

తెలంగాణ ప్రభుత్వము

పట్టాదారు పాసు పుస్తకం

భూమి యాజమాన్య హక్కు పత్రం

జిల్లా : మేడ్చల్-మల్కాజిగిరి
మండలం : షామీర్ పేట్
పాస్ బుక్ నెంబర్ : T06130131634

డివిజన్ : కీసర
గ్రామం : లాల్గడిమలక్ పేట్



T06130131634



ఫాతా నెంబర్ : 60639

1. పట్టాదారు పేరు ఇంటిపేరుతో : మేహల్ వి మెహతా
2. తండ్రి/భర్త పేరు : వసంత యు మహతా
3. స్త్రీ / పురుషుడు : పురుషుడు
4. చిరునామ : లాల్గడిమలక్ పేట్, షామీర్ పేట్, మేడ్చల్-మల్కాజిగిరి
5. కులము : జనరల్
6. ఆధార్ సంఖ్య : *****6006
7. పట్టాదారు సంతకం ఎడమ / కుడి చేతి వేలిముద్ర

తహశీల్దార్ సంతకం

తెలంగాణ ప్రభుత్వము

జిల్లా : మేడ్చల్-మల్కాజగిరి

డివిజన్ : కీసర

మండలం : షామిర్ పేట్

గ్రామం : లాల్లడిమలక్ పేట్

వ్యవసాయ భూమి వివరములు

తేదీ :26-08-2021

క్ర సం	సర్వే నెంబర్/ సబ్ డివిజన్ నెంబర్	విస్తీర్ణము ఎంకు	భూమి పొందిన పద్ధతి	రిమార్కులు	తహశీల్దార్ సంతకం
1	116/A/1/1	0.1720	కొనుగోలు	పట్టా	4
పూర్తి విస్తీర్ణం		0.1720			

SCANNED

DOC No:-T04/2021

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 MALLESH, S/O LATE BRAHMANDLAPALLY POCHIAIAH, aged about 53 years, PAN No. EYDPM6440R, Occ: Farmer, Residing at 2-31/2, RAJABOLLARAM, Raj Bollaram, Medchal, Medchal-Malkajigiri, Telangana, 501401.
(Hereinafter called the "**VENDOR**" of the first part)

IN FAVOR OF

Sri/Smt./Kumari MEHUL V MEHTA, S/O VASANT U MEHTA, aged about 44 years, PAN No. ADKPM7094D, Occ: Business, Residing at PLOT NO-21 1ST FLOOR, BAPUBAGH COLONY, KIMS, PG ROAD, 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/1, Lalgadimalakpet (V), Shamirpet (M), Medchal-Malkajigiri District having TD-cum-Pass Book Number: T06130130475.

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.

[Signature]

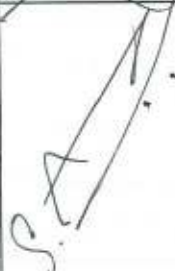
SCHEDULE OF PROPERTY

[Signature]

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 MALLESH, Address: 2-31/2, RAJABOLLARAM, Raj Bollaram, Medchal, Medchal-Malkajigiri, India	
2	BU:INDIVIDUAL	Aadhaar Verified		MEHUL V MEHTA, Address: PLOT NO-21 1ST FLOOR, BAPUBAGH COLONY,KIMS,PG ROAD, Hyderabad, India	
3	CONSENTING PARTY	Aadhaar Verified		SAMALA ANAND REDDY, Address: 1-5- 1076/3/301,FATHER BALAIAH NAGAR,GOLDEN PALACE APTS,ALWAL,HYDER ABAD,PIN 500010,TS,	


Tahsildar & Joint Sub-Registrar
Shamirpet Mandal

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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: T06130130475 within the limits of local body and bounded by:

S.No.	Survey No.	Extent Transferred (Ac.Gts)	NORTH	SOUTH	EAST	WEST
1	116/A/1	0.1720	OTHERS:LAND OF KAIRA VENKATAIAH AND KAIRA NARSAIAH	OTHERS:LAND OF NAKKA VENKATAIAH	ROAD	OTHERS:LAND OF NAKKA VENKATAIAH

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

BRAHMANDLAPALLY MALLESH

Aadhar

Number

xxxxxxxx5106

Address

2-31/2, RAJABOLLARAM, Raj Bollaram, Medchal, Medchal-Malkajigiri, Telangana, 501401

VENDEE

Signature

Name

MEHUL V MEHTA

Aadhar

Number

xxxxxxxx6006

Address

PLOT NO-21 1ST FLOOR, BAPUBAGH COLONY,KIMS,PG ROAD, 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,PIN 500010,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	CITY UNION BANK	MG ROAD SECUNDERABAD	76001001479354	CIUB0000076	NA


Tahsildar & Joint Sub-Registrar
Shamirpet Mandal

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

Date
26 August 2021


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





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

eChallan

Challan No. REG2100780651

Remitter Details		Buyer
Name	MEHUL V MEHTA	
Address	PLOT NO-21 1ST FLOOR, BAPUBAGH COLONY,KIMS,PG ROAD, Hyderabad, Telangana, 500003	
PAN No.	ADKPM7094D	
Aadhaar No.	xxxxxxxx6006	
Mobile No.	9848030075	

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 MALLESH
Address	2-31/2, RAJABOLLARAM, Raj Bollaram, Medchal, Medchal-Malkajigiri, Telangana, 501401
Buyer Name	MEHUL V MEHTA
Address	PLOT NO-21 1ST FLOOR, BAPUBAGH COLONY,KIMS,PG ROAD, Hyderabad, Telangana, 500003

Document Information

Property Details as per Dharani: Village, Mandal & District	Lalgadimalakpet, Shamirpet, Medchal-Malkajigiri
Passbook Number of Seller	T06130130475
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: XXXXXXXX6006 Mehul V Mehta	Mehul V Mehta, Address: S/O Vasant U Mehta, PLOT NO 21 1ST FLOOR, BAPUBAGH COLONY, NA, Hyderabad, INDIA	
3	Aadhaar No: XXXXXXXX5106 Brahmandlapally Mallesh	Brahmandlapally Mallesh, Address: S/O: Late Brahmandlapally Pochaiah, 2-31/2, Rajabollaram, 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

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

Transaction Summary

Application No. : 2100770487

Seller Details		Buyer Details	
PPB No.	T06130130475	PPB No.	
Aadhaar Number	xxxxxxx5106	Aadhaar Number	xxxxxxx6006
Name	BRAHMANDLAPALLY MALLESH	Name	MEHUL V MEHTA
Father's / Husband's Name	LATE BRAHMANDLAPALLY POCHAIHAH	Father's / Husband's Name	VASANT U MEHTA
Social Status	SC	Social Status	General
Gender	Male	Gender	Male
Occupation	Farmer	Occupation	Business
PAN No.	EYDPM6440R	PAN No.	ADKPM7094D
Address	2-31/2, RAJABOLLARAM, Raj Bollaram, Medchal, Medchal-Malkajigiri, Telangana, 501401	Address	PLOT NO-21 1ST FLOOR, BAPUBAGH COLONY,KIMS,PG ROAD, Hyderabad, Telangana, 500003

Details of Land Transferred

Type of Transaction : **SALE (SALE DEED)**

District : Medchal-Malkajigiri Mandal : Shamirpet Village : Lalgadimalakpet Khata No. : 2025

S.No.	Survey No.	Extent Transferred (Ac.Gts)	Consideration Value (in INR)	Market Value (in INR)	Chargeable Value (in INR)
1	116/A/1	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: REG2100780651 dated 25/08/2021.


Tahsildar & Jt. Sub Registrar Office,
Shamirpet, Medchal-Malkajigiri
Tahsildar & Joint 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. REG2100780651 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: 111613224685, PAYMENT CODE: ,ATRN: 6794323654018,REMMITER NAME: MEHUL V MEHTA, EXECUTANT NAME: BRAHMANDLAPALLY MALLESH, CLAIMANT NAME: MEHUL V 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 **MEHUL V MEHTA** the following land(s):

Village : Lalgadimalakpet

Survey Number and Sub Division No.	Extent of land
116/A/1	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

MALLESH

Date 25/08/2021

S/O

LATE BRAHMANDLAPALLY

POCHIAIAH

R/o Village

Raj Bollaram

**Tahsildar & Joint Sub-Registrar
Shamirpet Mandal**

Mandal

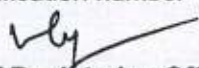
Medchal

PPB No.

T06130130475

Certificate of Registration

Registered as document no. 704 of 2021 of Book1 and assigned the identification number 1-6117-704-2021 for Scanning on 26 August 2021.


Signature Of Registering Officer
(Shamirpet)

M Surender
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 MALLESH** the following land(s):

Village : Lalgadimalakpet

Survey Number and Sub Division No.	Extent of land
116/A/1	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.

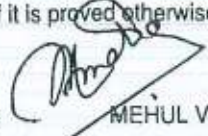
Declaration

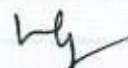
I have carefully read and understood ☒ / clearly been made aware ☒ of the above contents and. I declare that the particulars furnished above are true. I will be liable for criminal and civil action, if it is proved otherwise at any point of time.

☒

Place Hyderabad

Date 25/08/2021

Name  MEHUL V MEHTA
S/O VASANT U MEHTA
R/o District Hyderabad


Tahsildar & Joint Sub-Registrar
Shamirpet Mandal
PPB No.

Book1,CS No. 2100770487 & Doct No __704 / 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

బ్రహ్మాంధ్రపల్లి మల్లేష్
Brahmandipally Mallesh

పుట్టిన సంవత్సరం/Year of Birth: 1967
పురుషుడు / Male

9176 9267 5106

ఆధార్ - సామాన్యుని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాథికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O Late
Brahmandipally Pochaiiah,
2-31/2, Rajabollaram,
Medchal, Raj Bollaram, K V
Rangareddy, Rajbollaram,
Andhra Pradesh, 501401

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560001

Cell no: 955388713

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

మెహుల్ V మెహ్తా
Mehul V Mehta

పుట్టిన సంవత్సరం/Year of Birth: 1985
పురుషుడు / Male

7411 1261 6006

ఆధార్ - సామాన్యుని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాథికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O Vasant U Mehta,
PLOT NO 21 1ST FLOOR,
BAPUBAGH COLONY, KIMS. P
G ROAD, Secunderabad,
Secunderabad, Hyderabad,
Andhra Pradesh, 500003

1947
1800 180 1947

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www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560001

Cell no: 9848030075

భారత ప్రభుత్వం
Government of India

సామల ఆనంద్ రెడ్డి
Samala Anand Reddy

పుట్టిన తేదీ/DOB: 21/05/1977
పురుషుడు / MALE

2047 2903 9289
VID : 9136 3772 4147 7179

నా ఆధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాథికార సంస్థ
Unique Identification Authority of India

చిరునామా: S/O Samala Satha Reddy, 1-5-1076/3/301,
Father Balaiah Nagar, Golden Palace Apts,
Ajanta Hyderabad,
Telangana - 500010

2047 2903 9289
VID : 9136 3772 4147 7179

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

Cell no- 984805222

భారత सरकार
GOVERNMENT OF INDIA

సితారామణియ్యలు బురి
Sitaramanjanyulu Buri

పుట్టిన తేదీ/DOB: 16/08/1967
పురుషుడు / MALE

Mobile No: 9849629678

4830 9962 3820
VID : 9183 9026 9107 8060

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