



Government of Telangana
Registration And Stamps Department

163/019

474/2020

Payment Details - Citizen Copy - Generated on 21/12/2019, 04:24 PM

SRO Name: 1517 Ghatkesar

Receipt No: 13047

Receipt Date: 21/12/2019

Name: SYED MEERAN

CS No/Doct No: 12578 / 2019

Transaction: AGREEMENT OF SALE CUM GPA

Challan No:

E-Challan No: 379YSC211219

Chargeable Value: 18292000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 21-DEC-19

Bank Name:

Bank Branch:

E-Challan Bank Name: SBIN

E-Challan Bank Branch:

Account Description

Amount Paid By

Registration Fee

Deficit Stamp Duty

User Charges

Total:

DOCUMENT
RETURNED

DL 31 JAN 2020

In Words: RUPEES NINE LAKH FORTY TWO THOUSAND ONE HUNDRED ONLY

Prepared By: KAVITHA

Signature by SR

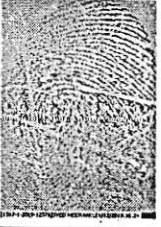
O.T.P. 4932418.

932418

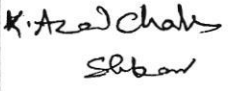
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Ghatkesar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 2000/- paid between the hours of 4 and on the 21st day of DEC, 2019 by Sri Syed Meeran

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink-Thumb Impression
1	CL		 ANAVENA SADANANDAN [1517-1-2019-12578]	ANAVENA SADANANDAN S/O. ODELU H.NO.9-6-573 VITTAL NAGAR GODHAWARIKHANI, KARIMNAGAR DIST	
2	CL		 KOLA MAHESH::21/12/2019 [1517-1-2019-12578]	KOLA MAHESH S/O. YADAGIRI FLAT NO.608 F BLOCK MARIGOLD AKRUTHI TOWN SHIP, BODUPPAL MEDIPALLY M.M.DIST	
3	EX		 SYED MEERAN::21/12/2019 [1517-1-2019-12578]	SYED MEERAN S/O. LATE SYED KHUNDMEER H.NO.1-4-308 SIDDIQNACAR BHOLAKPUR, HYDERABAD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 D LAXMAN::21/12/2019 [1517-1-2019-12578]	D LAXMAN R/O BODUPPAL M M DIST	
2		 A CH SHEKAR ::21/12/2019 [1517-1-2019-12578]	A CH SHEKAR R/O WARANGAL	

21st day of December, 2019

Signature of  Sub Registrar
Ghatkesar

Sl No	Aadhaar Details	E-KYC Details as received from UIDAI: Address:	Photo
1	Aadhaar No: XXXXXX3371 Name: A Ch Shekhar, Katakajiwala	S/O Shankara Chary, Kanchanpalle, Warangal, Telangana, 506244	
2	Aadhaar No: XXXXXX5175 Name: Dontaraboina Laxman	S/O D Muttaraj, Boduppal, Rangareddi, Andhra Pradesh, 500092	

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Whereas the Original Vendor/Principal was absolute owner of all that the piece and parcel of Plot Nos.335, 336, 343, 344, 351 to 354, 359 to 362, 370 to 373, 379 to 384, 388 to 393, 396 to 398, 399, 401 to 406, 408, 410, 412, 413, 418 to 420, in Survey Nos.559, 563 & 564, each Plot admeasuring 266.66 Sq. Yds., totally admeasuring 11999.70 Sq.Yds., or 10031.17 Sq.Mtrs., Situated at Ghatkesar Village and Gram Panchayat, Ghatkesar Mandal, Ranga Reddy District. (Hereinafter referred to as the above said property) having purchased through a sale Deed Dated:10th day of December 1983, executed by M.S. CHANDRASEKARA RAO, S/o. M.SHANKARAI AH, R/o. Maradpally, Secunderabad, Who acquired property vide Sale Deed Doct No.173/1969, dated 16th day of JANUARY 1969, Regd. at Hyderabad District, Since then the Vendor herein in absolute possession and enjoyment of the above said plots of land without any hindrance or obstructions whatsoever.

WHEREAS the above Vendor have offered and agreed to sell the Plot Nos.336 & 335, 344 & 343, 352 & 351, 354 & 353, 360 & 359, 362 & 361, 371 & 370, 373 & 372, 380 & 379, 382 & 381, 384 & 383, 389 & 388, 391 & 390, in Survey Nos.559, 563 & 564, each Plot 266.66 Sq. Yds., totally admeasuring 6933.16 Sq.Yds., or 5796.12 Sq.Mtrs., (out of 11999.70 Sq.Yds), Situated at Ghatkesar Municipality, Ghatkesar Mandal, Medchal-Malkajgiri District, [Erstwhile Ghatkesar Village and Gram Panchayat, Ranga Reddy District], free from all encumbrances to the Purchasers/Attorney for a sale consideration of Rs.1,87,92,000/- (Rupees One Crore Eighty Seven Lakhs Ninety Two Thousand Only) as she/he is in need of money for his/her urgent financial necessities and the Purchaser/Attorney agreed to purchase the same for the said consideration.

WHEREAS the Vendor/Principal also agreed to give a Agreement of Sale-Cum General Power of Attorney in favour of the Purchasers/Attorney in respect of the said property.

NOW THEREFORE this Deed of Agreement of sale cum General Power of Attorney witnesses as follows:-

It is agreed between the Vendor/Principal and the Purchasers/Attorney that the Vendor/Principal agreed to sell and the Purchasers/Attorney agreed to purchase the said property for the sum of Rs.1,87,92,000/- free from all encumbrances.

The Purchaser/Attorney has paid a sum of Rs.1,87,92,000/- (Rupees One Crore Eighty Seven Lakhs Ninety Two Thousand Only) by way of Cash, the receipt of which the Vendor/Principal hereby admits and acknowledges.

The Vendor/Principal has already given vacant and physical possession of the said property to the Purchaser/Attorney.

The Purchasers/Attorney shall bear all expenses of stamp duty; registration fees etc., in respect of the sale deeds.

Time is not the essence of this contract.

Contd...3.



SI No	Aadhaar Details	Address:	Photo
3	Aadhaar No: XXXXXXXX9933 Name: Kola Mahesh	S/O Yadagiri, Boduppall, K.V. Rangareddy, Telangana, 500092	
4	Aadhaar No: XXXXXXXX8737 Name: Anavena Sadanandam	S/O Anavena Odelu, Vittalanagar, Karimnagar, Telangana, 505214	

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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	940000	0	0	0	940100
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	2000	0	0	0	2000
User Charges	NA	0	100	0	0	0	100
Total	100	0	942100	0	0	0	942200

Rs. 940000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2000/- towards Registration Fees on the chargeable value of Rs. 18792000/- was paid by the party through E-Challan/BC/Pay Order No ,379YSC211219 dated 21-DEC-19 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 942100/-, DATE: 21-DEC-19, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 8735102349430, PAYMENT MODE: CASH-1000200, ATRN: 8735102849430, REMITTER NAME: KOLA MAHESH AND OTHERS, EXECUTANT NAME: SYED MEERAN, CLAIMANT NAME: KOLA MAHESH AND OTHERS).

Date:

21st day of December, 2019

Signature of Registering Officer

Ghatkesar

Bk - 1, CS No 12578/2019 & Doct No

474 12020. Sheet 2 of 21 Sub Registrar

Ghatkesar

1వ పుస్తకము 2020... సంగ్రహ

19.4.1... సంగ్రహ... 474... నెంబరు

రిజిస్టరు చేయబడి స్కానింగు

నిమిత్తం గుర్తింపు నెంబరుగా

474... -1-1517 ఇన్వెన్టరీ

JANUARY

2020 వ సం... నెం... తది



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The Vendor/Principal assures the Purchasers/Attorney that there are no encumbrances, charges, mortgages or subsisting agreement of sale in respect of the said property in favour of any person.

The Vendor/Principal is unable to execute the sale transaction and get them registered personally due to domestic pre- occupations;

The Purchasers/Attorney agreed to act in the name and on behalf of the Vendor as Agent of the Vendor.

The Vendor/Principal hereby irrevocable authorizes the said Purchasers/Attorney to do the following acts in the name and on behalf of the Vendor/Principal namely:-

To execute the sale deed in favor for him self/herself or to enter into sub-contract for the sale of the said property for any consideration which he deems reasonable in his absolute discretion and receive the earnest money and acknowledge the receipt of the same.

To sell the said property to the Sub-Agreement Holder or his/her nominee or nominees.

To execute the sale deed or sale deeds in favour of the Sub-Purchaser or Purchasers, receive the consideration money to present the sale deed or deeds execute by him in favour of the Sub-Purchaser or Purchasers before the concerned Registering Officer, admit execution and receipt of consideration and procure the registration of the said deeds.

To execute, sign and file all the statements, petitions, applications and declarations etc., necessary for and incidental to the completion of registration of the said sale deed/deeds.

To appear and act in all courts, civil, criminal revenue whether original or appellate, in the Registration and other offices of the State and Central Government and of Local Bodies in relation to the said property.

To sign and verify complaints, written statements, petitions of claims and objections of all kinds and file them in such courts and offices and to appoint Advocates and other legal practitioners to file and receive back documents to deposit and withdraw moneys and grant receipts in relation to the said property.

Generally to act as the Attorney or Agent of the Vendor in relation to the said property in relation to the matter aforesaid and to execute and do all deeds, acts and things in relation to the said property as fully and effectually in all respects as the Vendor himself would do if personally present.



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The Vendor for himself/herself, his/her heirs, executors, successors, legal representatives, administrators and assignees hereby ratify and confirm and agree to ratify and confirm all the acts, deeds and things lawfully done by the said Attorney namely the Purchasers/Attorney in pursuance of these presents.

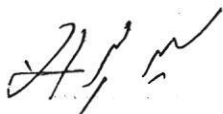
The land is not an assigned land within the meaning of A.P. Assigned lands (Prohibition of Transfers) Act 9 of 1977 and that the said property does not belong to and is not under mortgage to Government or their Agencies/Undertakings.

The said property is situated outside the Urban Agglomeration; hence the Urban Land Ceiling Act is not applicable.

SCHEDULE OF THE PROPERTY

All that the Plot Nos.336 & 335, 344 & 343, 352 & 351, 354 & 353, 360 & 359, 362 & 361, 371 & 370, 373 & 372, 380 & 379, 382 & 381, 384 & 383, 389 & 388, 391 & 390, in Survey Nos.559, 563 & 564, each Plot 266.66 Sq. Yds., totally admeasuring 6933.16 Sq.Yds., or 5796.12 Sq.Mtrs., (out of 11999.70 Sq.Yds), Situated at Ghatkesar Municipality, Ghatkesar Mandal, Medchal-Malkajgiri District, [Erstwhile Ghatkesar Village and Gram Panchayat, Ranga Reddy District], under S.R.O. Ghatkesar Medchal-Malkajgiri District, and bounded by:

More fully shown in all the plans in RED colour annexed hereto.



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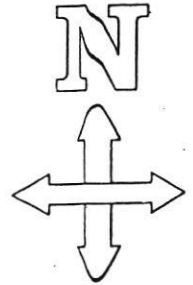
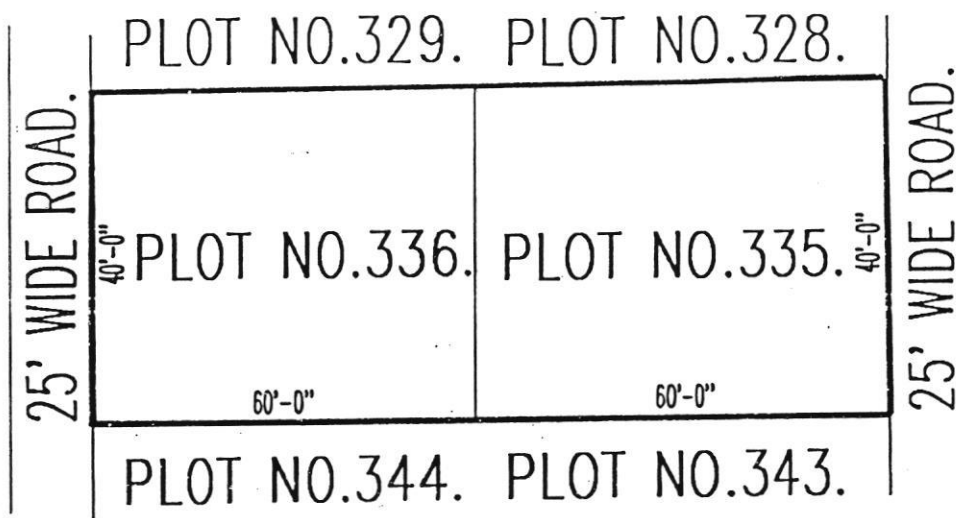
BOUNDARIE FOR PLOT NOs.335 & 336, Total Area 533.32 Sq. Yards, Value Rs.12,80,000/-

NORTH :: PLOT NO.329 & 328.

SOUTH :: PLOT NO.344 & 343.

EAST :: 25' WIDE ROAD.

WEST :: 25' WIDE ROAD.



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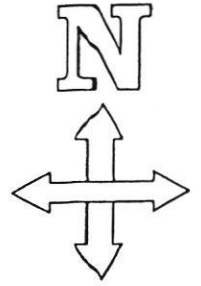
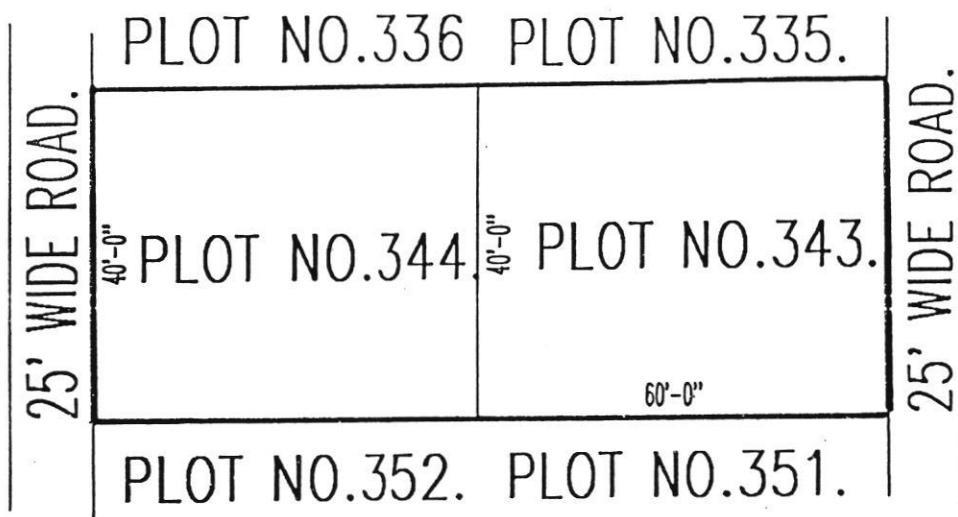
BOUNDARIE FOR PLOT NOs.344 & 343, Total Area 533.32 Sq. Yards, Value
Rs.12,80,000/-

NORTH :: PLOT NO.336 & 335.

SOUTH :: PLOT NO.352 & 351.

EAST :: 25' WIDE ROAD.

WEST :: 25' WIDE ROAD.



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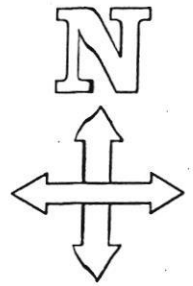
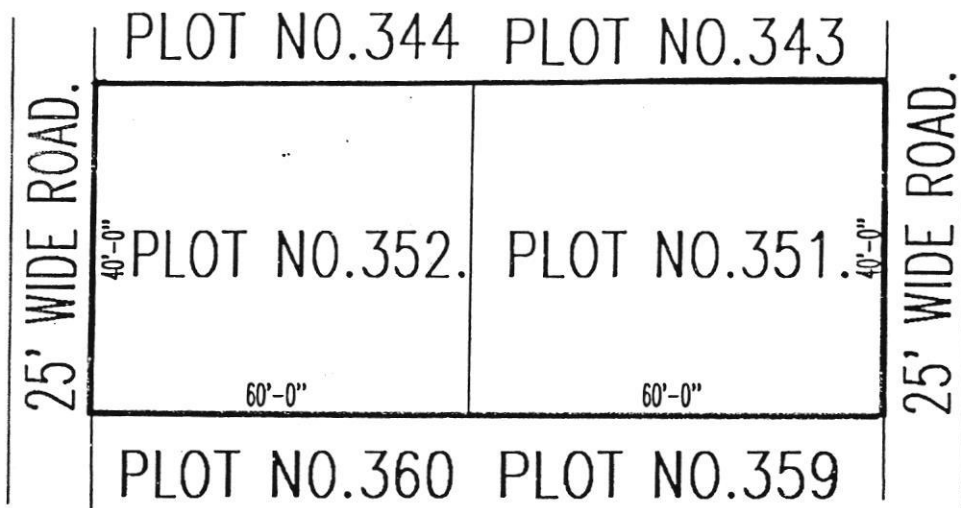
BOUNDARIE FOR PLOT NOs.352 & 351, Total Area 533.32 Sq. Yards, Value
Rs.12,80,000/-

NORTH :: PLOT NO.344 & 343.

SOUTH :: PLOT NO.360 & 359.

EAST :: 25' WIDE ROAD.

WEST :: 25' WIDE ROAD.



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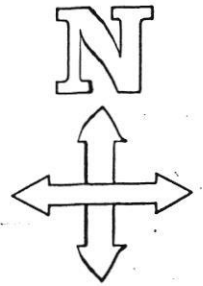
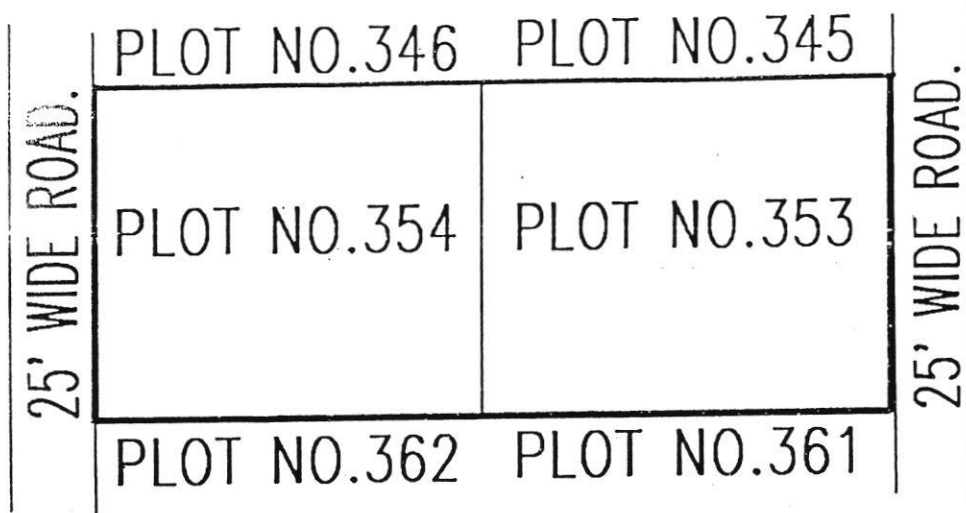
BOUNDARIE FOR PLOT NOs.354 & 353, Total Area 533.32 Sq. Yards, Value Rs.12,80,000/-

NORTH :: PLOT NO.346 & 345.

SOUTH :: PLOT NO.362 & 361.

EAST :: 25' WIDE ROAD.

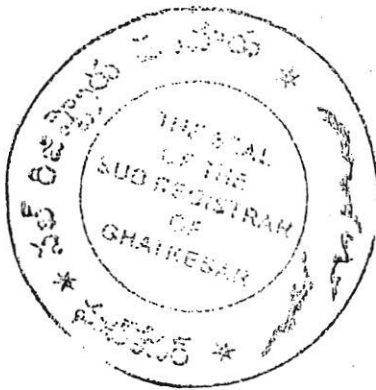
WEST :: 25' WIDE ROAD.



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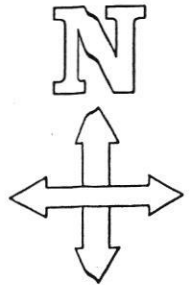
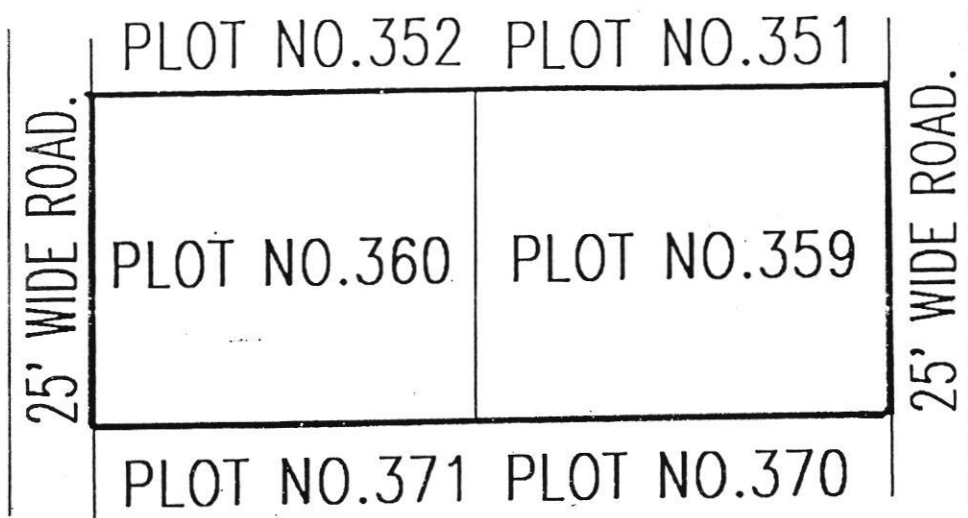


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BOUNDARIE FOR PLOT NOs.360 & 359, Total Area 533.32 Sq. Yards, Value Rs.12,80,000/-

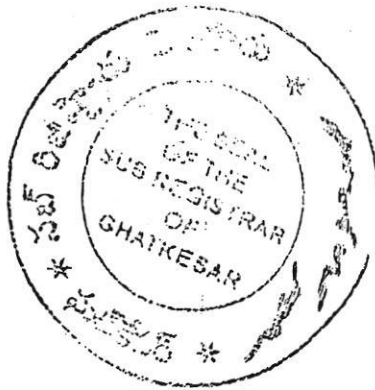
NORTH :: PLOT NO.352 & 351.
SOUTH :: PLOT NO.371 & 370.
EAST :: 25' WIDE ROAD.
WEST :: 25' WIDE ROAD.



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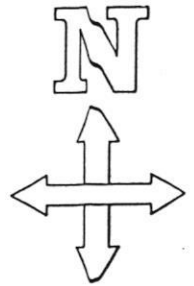
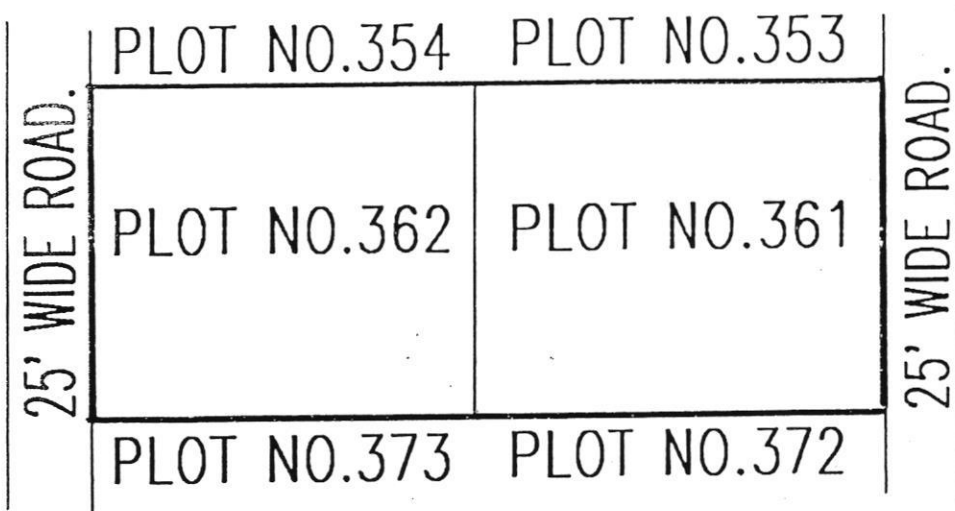
BOUNDARIE FOR PLOT NOs.362 & 361, Total Area 533.32 Sq. Yards, Value
Rs.12,80,000/-

NORTH :: PLOT NO.354 & 353.

SOUTH :: PLOT NO.373 & 372.

EAST :: 25' WIDE ROAD.

WEST :: 25' WIDE ROAD.

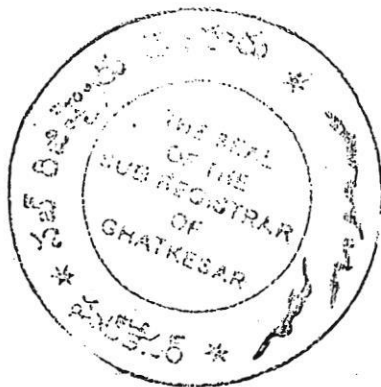


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BOUNDARIE FOR PLOT NO.368, Area 266.66 Sq. Yards, Value Rs.6,40,000/-

NORTH :: PLOT NO.358.

SOUTH :: PLOT NO.377.

EAST :: PLOT NO.367.

WEST :: 25' WIDE ROAD.

2152000

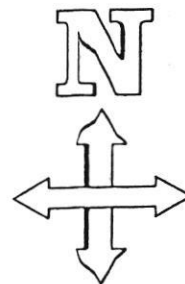
25' WIDE ROAD.

PLOT NO.358

PLOT NO.368

PLOT NO.367

PLOT NO.377



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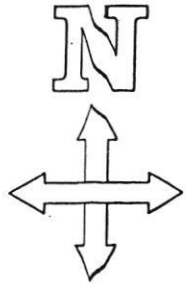
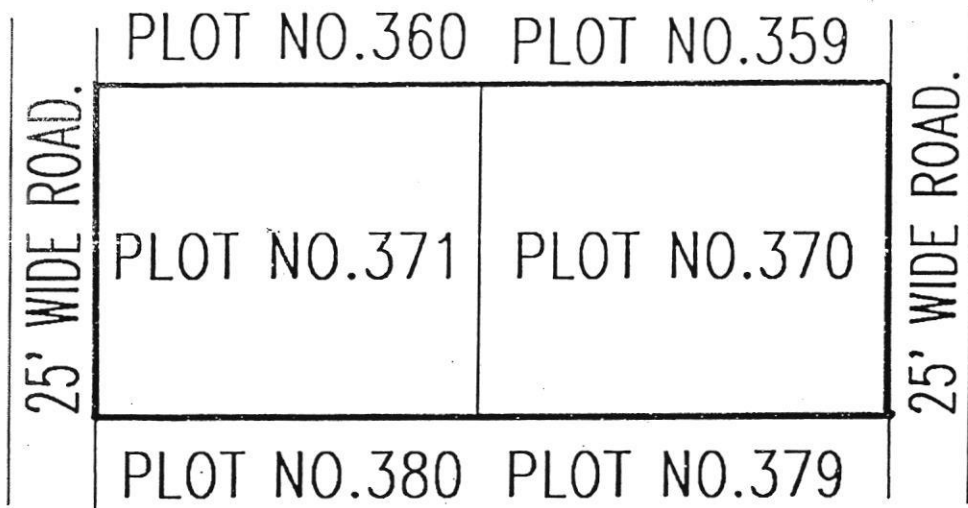
BOUNDARIE FOR PLOT NOs.371 & 370, Total Area 533.32 Sq. Yards, Value Rs.12,80,000/-

NORTH :: PLOT NO.360 & 359.

SOUTH :: PLOT NO.380 & 379.

EAST :: 25' WIDE ROAD.

WEST :: 25' WIDE ROAD.



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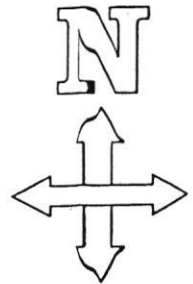
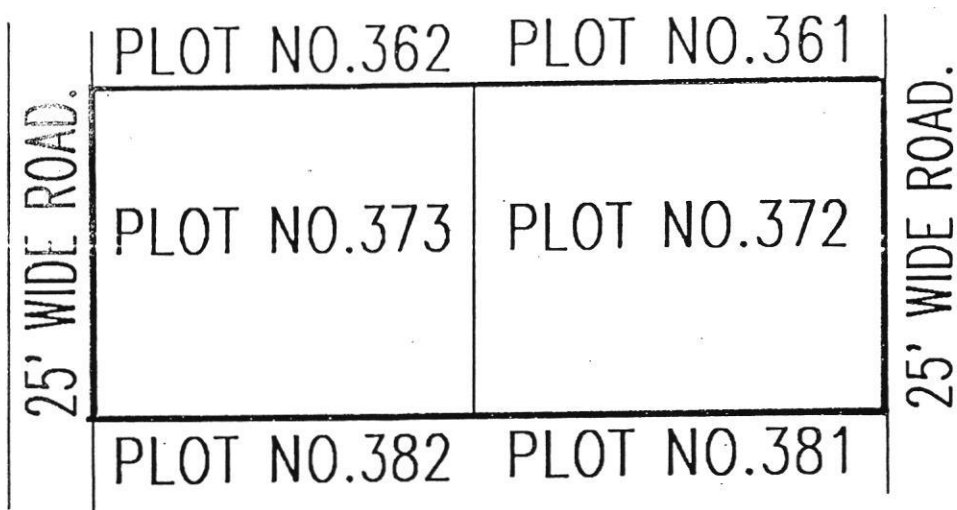
BOUNDARIE FOR PLOT NOs.373 & 372, Total Area 533.32 Sq. Yards, Value Rs.12,80,000/-

NORTH :: PLOT NO.362 & 361.

SOUTH :: PLOT NO.382 & 381.

EAST :: 25' WIDE ROAD.

WEST :: 25' WIDE ROAD.



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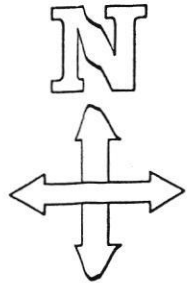
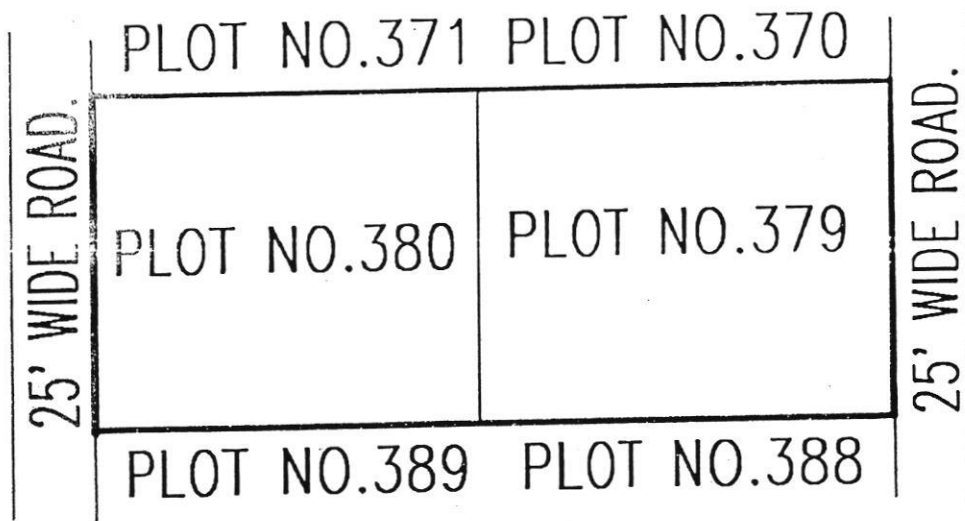
BOUNDARIE FOR PLOT NOs.380 & 379, Total Area 533.32 Sq. Yards, Value Rs.12,80,000/-

NORTH :: PLOT NO.371 & 370.

SOUTH :: PLOT NO.389 & 388.

EAST :: 25' WIDE ROAD.

WEST :: 25' WIDE ROAD.



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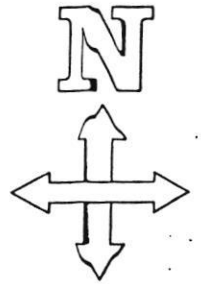
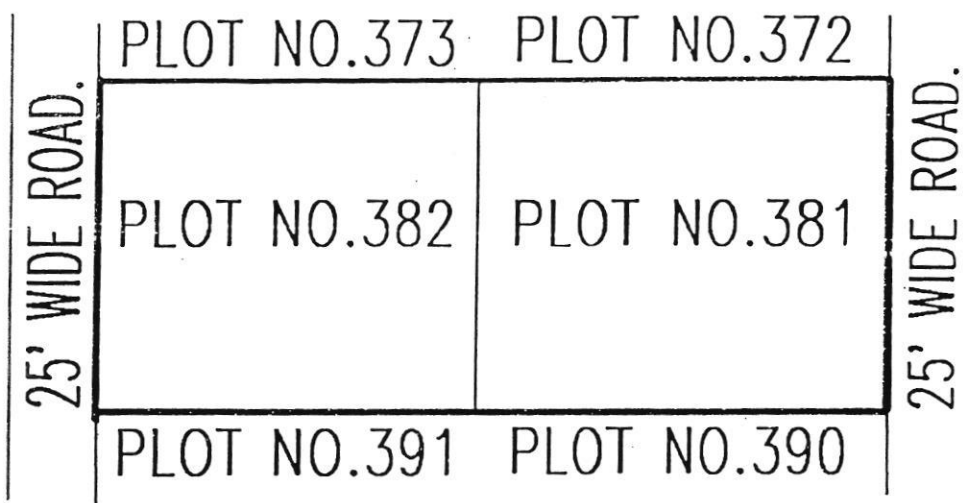
BOUNDARIE FOR PLOT NOs.382 & 381, Total Area 533.32 Sq. Yards, Value Rs.12,80,000/-

NORTH :: PLOT NO.373 & 372.

SOUTH :: PLOT NO.391 & 390.

EAST :: 25' WIDE ROAD.

WEST :: 25' WIDE ROAD.



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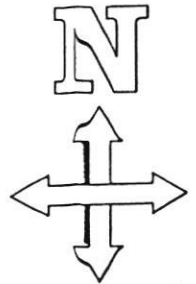
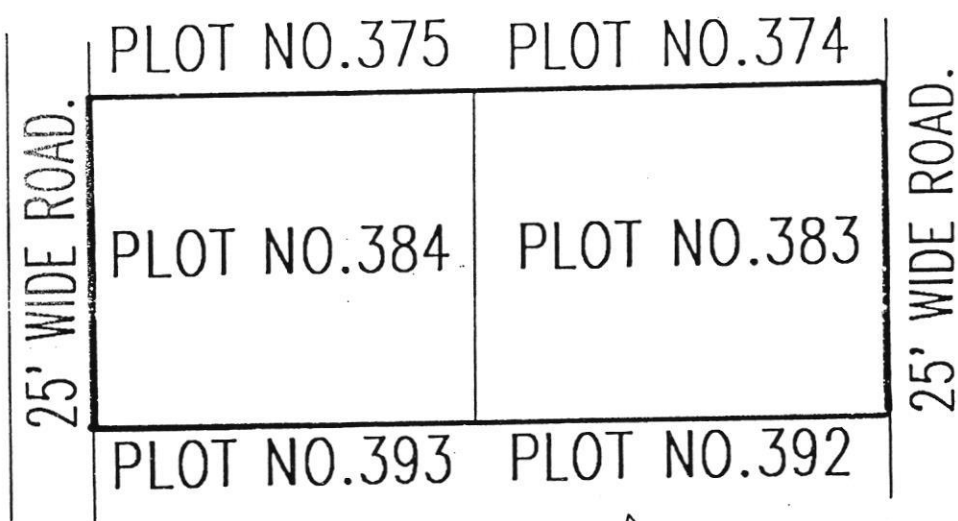


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BOUNDARIE FOR PLOT NOs.384 & 383, Total Area 533.32 Sq. Yards, Value Rs.12,80,000/-

NORTH :: PLOT NO.375 & 374.
SOUTH :: PLOT NO.393 & 392.
EAST :: 25' WIDE ROAD.
WEST :: 25' WIDE ROAD.



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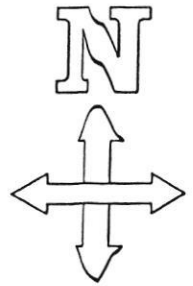
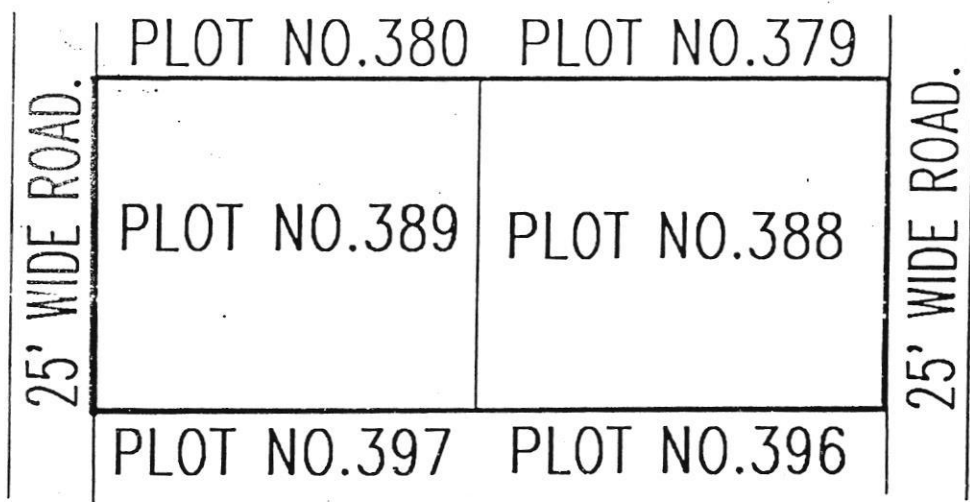
BOUNDARIE FOR PLOT NOs.389 & 388, Total Area 533.32 Sq. Yards, Value Rs.12,80,000/-

NORTH :: PLOT NO.380 & 379.

SOUTH :: PLOT NO.397 & 396.

EAST :: 25' WIDE ROAD.

WEST :: 25' WIDE ROAD.



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Bk - 1, CS No 12578/2019 & Doct No

474/2020. Sheet 17 of 21 Sub Registrar
Ghatkesar



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:: 19 ::

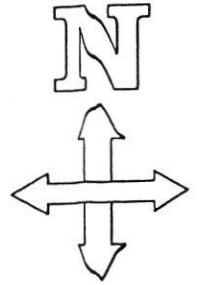
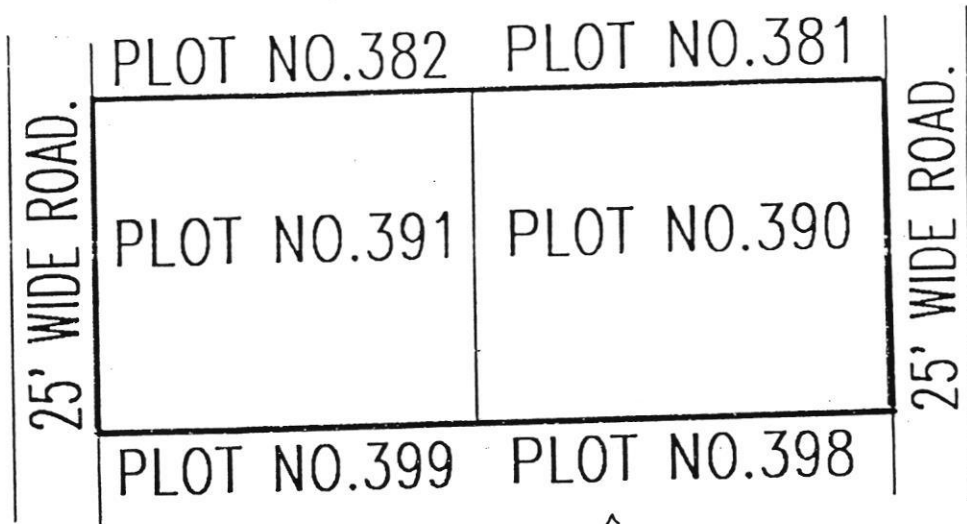
BOUNDARIE FOR PLOT NOs.391 & 390, Total Area 533.32 Sq. Yards, Value
Rs.12,80,000/-

NORTH :: PLOT NO.382 & 381.

SOUTH :: PLOT NO.399 & 398.

EAST :: 25' WIDE ROAD.

WEST :: 25' WIDE ROAD.



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Ghatkesar



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:: 19::

Stamp duty, Registration and User Charges of **Rs.9,42,100/-** paid by way of
Challan No. **379YSC211219**, Data: 21-12-2019, at State Bank of India.

IN WITNESS WHEREOF the Vendor and the Purchaser/Attorney hereto have
set their hands to this Deed of Agreement of Sale cum General Power of Attorney
out of their own free will and consent on the date first above mentioned in the
presence of the following witnesses:

WITNESSES:

1. 

2. K. Azad Chah
Shikhar


SIG. OF THE VENDOR/PRINCIPAL.

1) 

2) 

SIG. OF THE PURCHASERS/ATTORNEY.

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Ghatkesar



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భారత ప్రభుత్వం
GOVERNMENT OF INDIA
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O Syed Khundmeer Late
1-4-308, Siddiqnagar
Bholakpur, Hyderabad
Andhra Pradesh, 500020

Address:
S/O Syed Khundmeer Late
1-4-308, Siddiqnagar
Bholakpur, Hyderabad
Andhra Pradesh, 500020

[Handwritten Signature]

Aadhaar - Saamanyuni Hakku



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GOVERNMENT OF INDIA
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:

యాదగిరి, ప్లాట్ నెం 608 ఎఫ్ బ్లాక్
మంగోల్డ్, ఆకృతి టౌన్ షిప్,
స్టేట్, బోదుప్పల్, బోదుప్పల్,
కె.వి.రంగారెడ్డి,
తెలంగాణ - 500092

Address:
S/O, Yadagiri, Plot No 608 F Block
Mangold, Akruhi Town Ship,
Opposit Nr Stach, Boduppal,
Boduppal, K.V. Rangareddy,
Telangana - 500092

2972 0024 9933

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GOVERNMENT OF INDIA
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:

S/O: అనవేణి ఒడెలు, అంటి నెం
9-6-543, విల్ల నగర్,
గోదావరి విల్లనగర్ కమిటీ,
ఆంధ్ర ప్రదేశ్ - 505214

Address:
S/O: Anavena Odela, H No 9-6-543
vital nagar, godavari khani,
Villanagar, Karim Nagar,
Andhra Pradesh - 505214

9977 1848 8737

Aadhaar-Aam Admi ka Adhikar



భారత ప్రభుత్వం
GOVERNMENT OF INDIA
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O D Muttiah 3-122-15-1
bheem reddy nagar, near fish
building ghatkesar mandal,
Boduppal, Rangareddy, Andhra
Pradesh, 500092

Address: S/O D Muttiah
3-122-15-1, bheem reddy nagar
near fish building, ghatkesar
mandal, Boduppal, Boduppal,
Rangareddy, Andhra Pradesh
500092

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1400 180 1347

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P.O. Box No. 1347
Bengaluru-560 001



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UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:

శ్రీ: శంకర్ ఛారి, కంచనపల్లి,
17-వార్డు, డిఆర్ నెం 7-15,
కంచనపల్లి, వరంగల్,
తెలంగాణ - 506244

Address:
S/O: Shankar Ghary,
Kanchanapally, 07-ward, DR NO
7-15, Kanchanpalle, Warangal,
Telangana - 506244

6390 0149 3371

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[Handwritten Signature]



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GOVERNMENT OF INDIA



సిద్ది మీరాన్
Syed Meeran

పుట్టిన సంవత్సరం / Year of Birth : 1941
పురుషుడు / Male

5519 7044 201



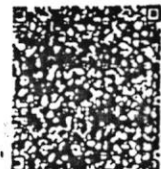
ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

కోలా మహేష్

Kola Mahesh
పుట్టిన తేదీ / DOB: 24/11/82
పురుషుడు / MALE



2972 0024 9933

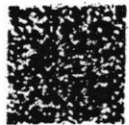
నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

అనవేణి సదానందం

Anavena Sadanandam
పుట్టిన తేదీ / DOB: 08/08/1976
పురుషుడు / MALE



9977 1848 8737

ఆధార్-సామాన్యమానపుడి హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

Dontaraboina Laxman
Dontaraboina Laxman

జన్మ తేదీ / Year of Birth : 1983
పురుషుడు / Male



3092 7275 5175

ఆధార్ - సామాన్యని హక్కు



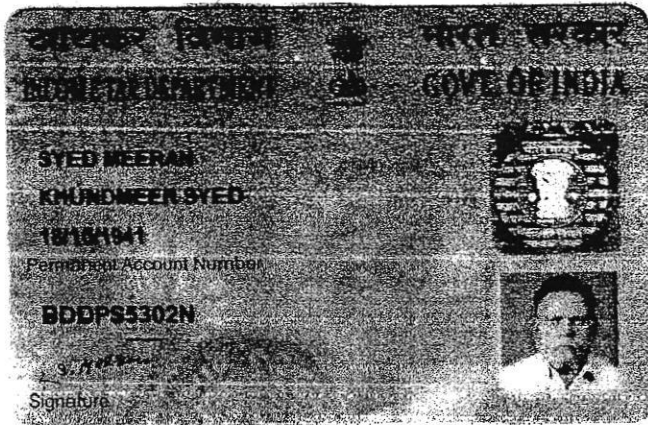
భారత ప్రభుత్వం
GOVERNMENT OF INDIA

ఎ చి శేఖర్ కలకొజ్జులా

A Ch Shekhar Kalakojjwala
పుట్టిన తేదీ / DOB: 10/07/1989
పురుషుడు / MALE



6390 0149 3371



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Bk - 1, CS No 12578/2019 & Doct No
4741 2020 Sheet 20 of 21 Sub-Registrar
Ghatkesar

Signature of the Owner
Date of Registration
Tax
Regn. Valid Up to
No. of current transfers
Color
Unladen Weight
Seating Capacity
Wheel Base
Maker's Classification
Cubic Capacity
M0733005/06
1405
TATA INDICA DLS V2
2400
5
1000
A SILVER
Self Owned
30/06/2019
Rs. 32670 (Life Time)
01/07/2004
Addl. Registering Authority
RTA-HYDERABAD-CZ

Handwritten signature



D E C L A R A T I O N

"VENDOR"

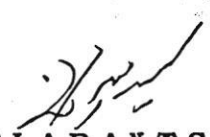
I, SRI. SYED MEERAN, S/o. LATE. SYED KHUNDMEER, aged about 78 years, Occupation: House Holder, Resident of H.No.1-4-308, Siddiqnagar, Bholapur, Hyderabad-500020.(AadhaarNo.551970442011).

Hereby declare that, I am the Owner/ possessor/ Executants/ of the Scheduled property mentioned in the By Virtue of Regd. Doct.Sale Deed Doct No.173/1969, Regd. at S.R.O. Hyderabad, District.

Which is a Structure/ Vacant Site/ Vacant Plot. The said property is not assessed by the Corporation / Municipal/ Cantonment Nagar Panchayat and was not allotted with any PTI/VLTA Number.

Date: 21-12-2019.

Place: Ghatkesar.


DECLARANTS

Bk - 1, CS No 12578/2019 & Doct No
474 / 2020. Sheet 21 of 21. Sub Registrar
Ghatkesar



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