

2467/2020

(5) (22/2020)

1996

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

Z 870398

Sl.No. 2611 Dt. 24-02-2020 Rs.100/-

Sold to Mamidi Vijaya Kumar

S/o.W/o.D/o. Late Mamidi Ramaiah

For Whom: Self R/o Hyderabad

G. Anitha

GYARA ANITHA.

LICENSED STAMP VENDOR

L.No.15-17-006/2015,R.L.No.15-17-032/2018

H.No.3-85, Patel Nagar, Ghatkesar (V & M)

Medchal-Malkajgiri Dist. T.S.Cell.No.9391238621,

SALE DEED

THIS DEED OF SALE is made and executed on this the 07th day of MARCH, 2020 at S.R.O. Ghatkesar, M.M. Dist., by and between:-

1. Dr. T. NEELA PRASAD, S/O. LATE T.D. PRASAD, aged about 67 years, Occ. Doctor,

2. SRI. T. ASHOK KUMAR, S/O. LATE T.V.R. SOMAYAJULU, aged about 54 years, Occ. Business.

3. SRI. T. MURLIDHAR, S/O. LATE T.V.R. SOMAYAJULU, aged about 53 years, Occ. Business, Sl. No. 1 to 3 are residing at H. No. 3-2-98, General Bazar, Secunderabad.

4. LT. COL. P.K. MURTHY, S/O. P. RAMAIAH, aged about 73 years, Occ. Ex-Service men, R/o. Gun Rock, H. No. 151, Secunderabad.

Represented by their Agreement of sale cum GPA Holder:

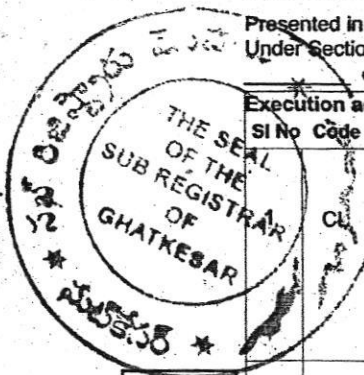
SRI. M. VIJAYA KUMAR, S/O. M. RAMAIAH, aged about 62 years, Occ. Business, R/o. H. No. 2-3-647/B/5, New Prem Nagar, Amberpet, Hyderabad, Telangana, Aadhaar No. 2483 7816 2461, By Virtue of Agreement of sale cum GPA Doct. No. 5366/2004, at SRO Ghatkesar, R. R. Dist, Presently Medchal-Malkajgiri Dist.

Hereinafter called the VENDORS of the First Part.

H. R. R. R. R. R.

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. 64000/- paid between the hours of _____ and _____ on the 07th day of MAR, 2020 by Sri M.Vijaya Kumar



Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thumb Impression
Sl No	Code	Thumb Impression	Photo	Address	
			 M.VIJAYA KUMAR::07/03/2020 [1517-1-2020-1996]	M.VIJAYA KUMAR S/O. LATE MAMIDI RAMAIAH H.NO.2-3-647/B/5 PRESENTLY 2-3-603/67/14/A/1 PREM NAGAR AMBERPET, HYDERABAD	<i>M.Vijaya Kumar</i>
2	EX		 REP.BY AGPA HOLDER M.VIJAYA KUMAR S/O. M.RAMAIAH H.NO.2-3-647/B/5 NEW PREMNAGAR AMBERPET, HYDERABAD		<i>M.Vijaya Kumar</i>

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 S JANARDHAN REDDY::07/03/20 [1517-1-2020-1996]	S JANARDHAN REDDY R/O SAROORNAGAR RR DIST	<i>S Janardhan Reddy</i>
2		 K MAHESH::07/03/2020.12:39 [1517-1-2020-1996]	K MAHESH R/O MUSHEERABAD HYD	<i>K Mahesh</i>

07th day of March, 2020

Signature of Sub Registrar
Ghatkesar

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX2461 Name: M Vijaykumar	S/O Late Mamidi Ramaiah, Amberpet, Hyderabad, Andhra Pradesh, 500013	

Bk - 1, CS No.1996/2020 & Doct No
Sub Registrar
Ghatkesar
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IN FAVOUR OF

SRI. M. VIJAYA KUMAR, S/O. LATE. MAMIDI RAMAIAH, aged about 63 years, Occ. Business, R/o. H.No.2-3-647/B/5, Presently Residing at H.No.2-3-603/67/14/A/1, Prem Nagar, Amberpet, Hyderabad, Telangana-500 013. Aadhaar No.2483 7816 2461, PAN No.ALPPM3575C. mobil No. 9030221104.

Hereinafter called the **VENDEE** of the other part.

Which expression the **VENDORS** and the **VENDEE** shall mean and include all their heirs, executors, legal representatives, administrators, successors and assignees etc.,

WHEREAS the vendors 2 to 4 along with Late T. D. Prasad and (1) Sri. P. Srinivas (2) Smt. P. Rama, the children of Lt. Col. P.K. Murthy, the vendor No. 4 herein, have jointly purchased the Agriculture Land admeasuring Ac. 2-00 Gunts equivalents to 0.81 hectares forming part of Survey No. 563, situated at Ghatkesar Revenue Village, Ghatkesar Mandal, Ranga Reddy District, Presently Medchal-Malkajgiri District, more fully described in the schedule hereto, from Sri. M. S. Chandra Sekhar Rao through a Sale Deed registered as document No. 5361/1988, Book-I, Volume-1205, pages 105 dated 16-6-1988 at the District Registrar Office Ranga Reddy. Rectification Deed Doct. No. 8034/2004, at SRO Ghatkesar, R.R.Dist. Present M. M. Dist. Rectification Deed Doct. No. 8035/2004, at SRO Ghatkesar, R.R.Dist, Present M. M. Dist. and Rectification Deed Doct. No. 3178/2004, at R. O .Ranga Reddy District, T.D. Prasad expired in the year 1988. After his death, his wife Dr. T. Neela Prasad the Vendor No. 1 herein, has succeeded his share in the above said property, being the only his legal heir, It was noticed by the purchaser that the number of the survey Number covered by the land purchased by them was wrongly mentioned as Survey No. 559 instead of survey No. 563, in the said registered Sale Deed and the said mistake was rectified by the Rectification Deed registered as document No. 5192/2004, Book-I at the SRO Ghatkesar, Ranga Reddy District, Since then all the vendors herein, are in absolute possession and enjoyment of the said land without any hindrance or obstructions whatsoever.

M. విజయకుమార్

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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	454000	0	58080	0	512180
Transfer Duty	NA	0	192000	0	0	0	192000
Reg. Fee	NA	0	64000	0	0	0	64000
User Charges	NA	0	100	0	0	0	100
Total	100	0	710100	0	58080	0	768280

Rs. 646000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 64000/- towards Registration Fees on the chargeable value of Rs. 12800000/- was paid by the party through E-Challan/BC/Pay Order No. 250QH070320 dated 07-MAR-20 of ICICIC/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 710100/-, DATE: 07-MAR-20, BANK NAME: ICICIC, BRANCH NAME: ; BANK REFERENCE NO: 3399890672320, PAYMENT MODE: NB-1000200, ATRN: 3399890672320, REMITTER NAME: M. VIJAYA KUMAR, EXECUTANT NAME: DR. T. NEELA PRASAD AND OTHERS, CLAIMANT NAME: M. VIJAYA KUMAR).

Date:

07th day of March, 2020

Signature of Registering Officer
Ghatkesar

BK-1, CS No 1996/2020 & Doct No 2467/2020
Sub-Registrar
Ghatkesar

Rs. 631760/- towards Stamp Duty including T.D Under Section 41 of The I S Act 1899 and Rs 52,160/- towards Registration Fee On The Chargeable Value of Rs. 2,32,32,000/- Were Paid By The Party Through Bank S.B.H Ghatkesar vide Challan/DD/BC/ Pay order No 27-04-2020 Date 2011

Sub-Registrar
Collector U/s 41 of I/S Act



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Whereas the vendor offer to sell the Open Land In Survey No. 563, Admeasuring Ac. 2-00 Gts., or 0.81 Htrs., equivalent to 9680 Sq.Yds., or 8092 Sq. Mtrs., Situated at Ghatkesar Village and Municipality, Ghatkesar Mandal, Medchal-Malkajgiri Dist.,

Whereas the VENDOR has having personal needs, offered and agreed to dispose of the schedule property to the VENDEE for a total sale consideration of Rs.8,00,000/- and the VENDEE has agreed to purchase the same.

WITNESSETH:

1. In pursuance of the said agreement and sale consideration of Rs.8,00,000/- (Rupees **Eight Lakhs Only**) the VENDEE has already paid the total sale consideration in full and final settlement to the VENDOR and the VENDOR hereby admit and acknowledge the receipt for the said sale consideration.
2. Whereas the VENDOR hereby convey and transferred all rights, titles to the VENDEE TO HAVE AND TO HOLD the same absolutely for ever together with all rights, titles, claims, interests, liberties, and privileges etc.,
3. Whereas the VENDOR is having absolute authority to sell the schedule property. That the VENDOR hereby covenant with the VENDEE if the VENDEE is deprived of the whole or any part of the schedule property hereby sold on account of any defect in the VENDOR title, the VENDOR Shall compensate the VENDEE against the same.
4. Whereas the VENDOR has paid all taxes in respect of the schedule property which is free from all encumbrances, charges, mortgages, liens and court attachment etc.,
5. Whereas the VENDOR has delivered the vacant physical possession of the schedule property to the VENDEE with all internal and external rights, by virtue of this document and also delivered concerned title deeds to the VENDEE today.
6. That now or in future the VENDOR or his/her/their legal heirs, executors, shall not have any right, title or dispute on the said sold property. And the VENDEE can enjoy the schedule property for generation to generation without any disturbance.
7. The land mentioned in the document is not an assigned land as defined in Andhra Pradesh Act No.9 of 1977 and it does not belongs to or under mortgage to Government agencies or undertakings. There is no house or any construction on the said property. If any structure is found the VENDOR may be prosecuted under Section 27 & 64 of Indian Stamp Act.

(That the GPA Holder hereby declared under Section 32/A of Registration act.1908 for the purpose of execution regular sale deed in the name of Principal owner is alive.

M. S. R. A. S. S. S.

That AGPA Holder further declare that principal owner of the said land is alive and he/she/they have not revoked my AGPA which is still in force).

The market value of the property is **Rs.64,00,000/-** per Acer., Total value of **Rs.1,28,00,000/-** for (Ac.2-00 Gunts) stamp duty paid as per market value.

Doct. No.	D.S.D.6%	Adjustment 4%
5366/2004	Rs.87,120/-	Rs.58,080/-
Rs.14,52,000/-		

SCHEDULE OF THE PROPERTY

All that the **Open Land, In Survey No. 563, Admeasuring Ac. 2-00 Gts., or 0.81 Htrs., Admeasuring 9680 Sq. Yds., or 8092 Sq. Mtrs.,** Situated at Ghatkesar Village and Municipality, Ghatkesar Mandal, Medchal-Malkajgiri Dist., Under SRO Ghatkesar, Medchal-Malkajgiri Dist. and bounded by :-

NORTH :: Part of Survey No. 563. 25' WIDE ROAD.

SOUTH :: Part of Survey No. 563. 40' WIDE ROAD.

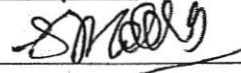
EAST :: Part of Survey No. 559. 25' WIDE ROAD.

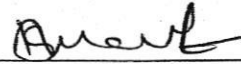
WEST :: Part of Survey No. 563. 25' WIDE ROAD.

more fully shown in the plan in RED colour annexed hereto.

IN WITNESS WHEREOF the **VENDOR** and the **VENDEE** hereunto have set their hands to this Deed of Sale with their free will and sound mind on this the day, month and the year first above mentioned in the presence of the following witnesses:

WITNESSES:

1. 

2. 


SIG. OF THE VENDOR
(Through AGPA Holder)


SIG. OF THE VENDEE