



తెలంగాణ తేలంగానా TELANGANA

Z 870537

Sl.No. 289 Dt: 18-03-2020, Rs.100/-

Sold to: V.MARIAM

S/o.W.D/O. ANAND, R/O.KARIMNAGAR

For Whom: SAELF.

G. Anitha

GYARA ANITHA.

LICENSED STAMP VENDOR

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

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

Medchal-Malkajgiri Dist.

Cell.No.9391238621, 9032701718.

SALE DEED

THIS DEED OF SALE is made and executed on this the 04th day of May 2020 at S.R.O. Ghatkesar, M.M. Dist., by and between:-

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.

(HEREINAFTER CALLED THE 'VENDOR')

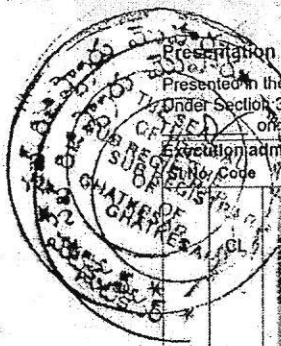
IN FAVOUR OF

SMT. VORAGANTI MIRIAM, W/o. VORAGANTI ANAND, aged about 51 Years, Occupation: House Wife, Resident of H.No.6-19, Galipalli, Karimnagar, District, Telangana-505 530.(Aadhaar No.215276305492, PAN No.AJLPV8627N).Mobile No.9030222204.

(HEREINAFTER CALLED THE 'PURCHASER')

Contd..2

H. Ananth



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. 6410/- paid between the hours of _____ and _____ on the 07th day of MAY, 2020 by Sri M.Vijaya Kumar

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
			 [1517-1-2020-2517]	VORAGANTI MIRIAM W/O. VORAGANTI ANAND H.NO.6-19 GALIPALLI KARIMNAGAR DIST.	<i>V. Miriam</i>
2	EX		 [1517-1-2020-2517] EX-999-14	M.VIJAYA KUMAR S/O. LATE MAMIDI RAMAIAH 2-3-647/B/5 PRESENTLY H.NO.2-3- 603/67/14/A/1 PREM Nagar AMBERPET, HYDERABAD	<i>M. Vijaya Kumar</i>

Identified by Witness:

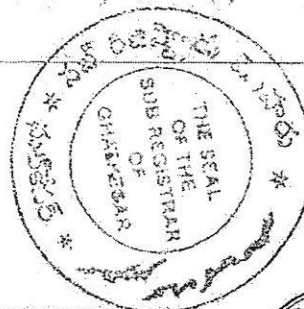
Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 [1517-1-2020-2517] WITNESS	K MAHESH R/O BODUPPAL MM DIST	<i>K Mahesh</i>
2		 [1517-1-2020-2517] WITNESS	A SADANANDAM R/O KARIMNAGAR	<i>A Sadanandam</i>

07th day of May, 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	
2	Aadhaar No: XXXXXXXX5492 Name: Voraganti Miriam	W/O Voraganti Anand, Galipalle, Karimnagar, Telangana, 505530	



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The terms 'THE VENDOR' and 'THE PURCHASER' herein used shall wherever the context so admits mean and include their respective heirs, executors, successors, legal representatives, administrators and assignees etc., as the parties themselves.

WHEREAS the Vendor is the sole and absolute owner of the **Open Land, In Survey No. 563, Admeasuring Ac. 2-00 Gts., or 0.81 Htrs., equivalent to Admeasuring 9680 Sq. Yds., or 8092 Sq. Mtrs.,** Situated at Ghatkesar Village and Municipality, Ghatkesar Mandal, Medchal-Malkajgiri Dist. by virtue of Regd. **Sale Deed Doct. No.2467/2020**, Regd. S.R.O. Ghatkesar, Medchal-Malkajgiri District.

WHEREAS the Vendor has offered to sell the above said the **OPEN PLOT NOS.414, 424, in Survey No.563, admeasuring 534 Sq.Yds., or 446.42 Sq.Mtrs.,** Situated at Ghatkesar Municipality & Mandal, Medchal-Malkajgiri District., [Erstwhile Ghatkesar Village, Ranga Reddy District], Free from encumbrances for a total consideration of **Rs.12,82,000/- (Rupees Twelve Lakhs Eighty Two Thousand Only)** and the Purchaser agreed to purchase the same for the said consideration.

WHEREAS the Vendor has already received from the said Purchaser the said consideration of **Rs.12,82,000/- (Rupees Twelve Lakhs Eighty Two Thousand Only)** by way of Cash, the receipt of which the Vendor hereby admits and acknowledges.

NOW THEREFORE this Deed of sale witnesses that in pursuance of the said agreement and in consideration of the sum of **Rs.12,82,000/-** already received by the vendor from the Purchaser the said vendor is absolute owner of the said property described in the schedule hereto and more clearly delineated in the plan annexed with the boundaries thereof shown in red colour does hereby transfer, convey and assign free from encumbrances all the said property to hold the same to the said Purchaser 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 hereby conveyed. The Purchaser shall hold and enjoy the same as absolute owner.

The Vendor hereby covenants with the Purchaser as follows:

1. The said property shall be quietly entered into and upon by the Purchaser who shall hold and enjoy the same as absolute owner without any interruption from the vendor or any persons claiming through the Vendor.

2. The Vendor has given vacant possession of the said property to the Purchaser.

M. Dhanraj

Contd..3

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 18 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	51280	0	0	0	51380
Transfer Duty	NA	0	19230	0	0	0	19230
Reg. Fee	NA	0	6410	0	0	0	6410
User Charges	NA	0	100	0	0	0	100
Total	100	0	77020	0	0	0	77120

Rs. 70510/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 6410/- towards Registration Fees on the chargeable value of Rs. 1282000/- was paid by the party through E-Challan/BC/Pay Order No. 800VYP050520 dated, 05-MAY-20 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 77020/-, DATE: 05-MAY-20, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 4175350081826, PAYMENT MODE: NB-1000200, ATRN: 4175350081826, REMITTER NAME: VORAGANTI MIRIAM, EXECUTANT NAME: M. VIJAYA KUMAR, CLAIMANT NAME: VORAGANTI MIRIAM

Date:

07th day of May, 2020

Signature of Registering Officer
Ghatkesar

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Ghatkesar

12 May 2020. 2483
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02 May 2020
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2020 May 07



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3. The Vendor has paid all taxes etc., payable on the said property up to date and the Purchaser will have to pay such taxes etc., payable hereafter.

4. The property is free from all encumbrances, charges, mortgages, prior assignments of sale or lease hold or court attachments and it is not subject to any other litigation.

5. The previous title deeds relating to the said property hereby handed over to the Purchaser.

6. The Vendor hereby agrees to co-operate with the Purchaser to get the title of the said property changed in the name of the Purchaser in Revenue Records.

7. The Vendor does hereby further agree with the Purchaser at all times hereafter and at the cost of the Purchaser to do and execute all such lawful acts, deeds and things for further and more perfectly assuring the said property to the Purchaser according to the true intent and meaning of this Deed.

8. The Vendor does hereby agree to keep indemnified the Purchaser from and against all losses, costs, damages and expenses which the Purchaser may sustain by reason of anybody claiming to the said property.

9. The land is not assigned land within the meaning of A.P. Assigned Land (Prohibition of Transfers) Act.9 of 1977 and it does not belong to or under mortgage to Govt. Agencies/Undertakings. And there is no house or any constructions in the said site, if any structure is there the Vendor may be prosecuted Under Section 27 & 64 of Indian Stamp Act.

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

The Market value of the property is **Rs.2,400/-** per Sq.Yard, total value of **Rs.12,82,000/-** for **534** Sq.Yds., Stamp duty, Registration and User Charges of **Rs.77,000/-** paid by way of **Online-Challan No. 800VYP0500**.

Contd..4

H. విజయలక్ష్మి

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SCHEDULE OF THE PROPERTY

All that the **OPEN PLOT NOS.414, 424**, in **Survey No.563**, admeasuring **534 Sq.Yds.**, or **446.42 Sq.Mtrs.**, Situated at **Ghatkesar Municipality & Mandal, Medchal-Malkajgiri District.**, [Erstwhile Ghatkesar Village, Ranga Reddy District], Under **S.R.O. Ghatkesar** and bounded by:

NORTH :: 25' WIDE ROAD.

SOUTH :: PLOT NOS.415 & 425.

EAST :: PLOT NO.429.

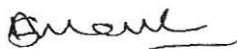
WEST :: 25' WIDE ROAD.

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

IN WITNESS WHEREOF the Vendor hereunto has set his hands to this Deed of Sale with his free will and sound mind on the day, month and the year first above mentioned in the presence of the following witnesses:

WITNESSES :

1.



M. D. S. S. S. S. S.
SIG. OF THE VENDOR.

2.



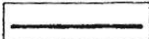
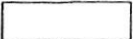
V. Miriam
SIG. OF THE PURCHASER.

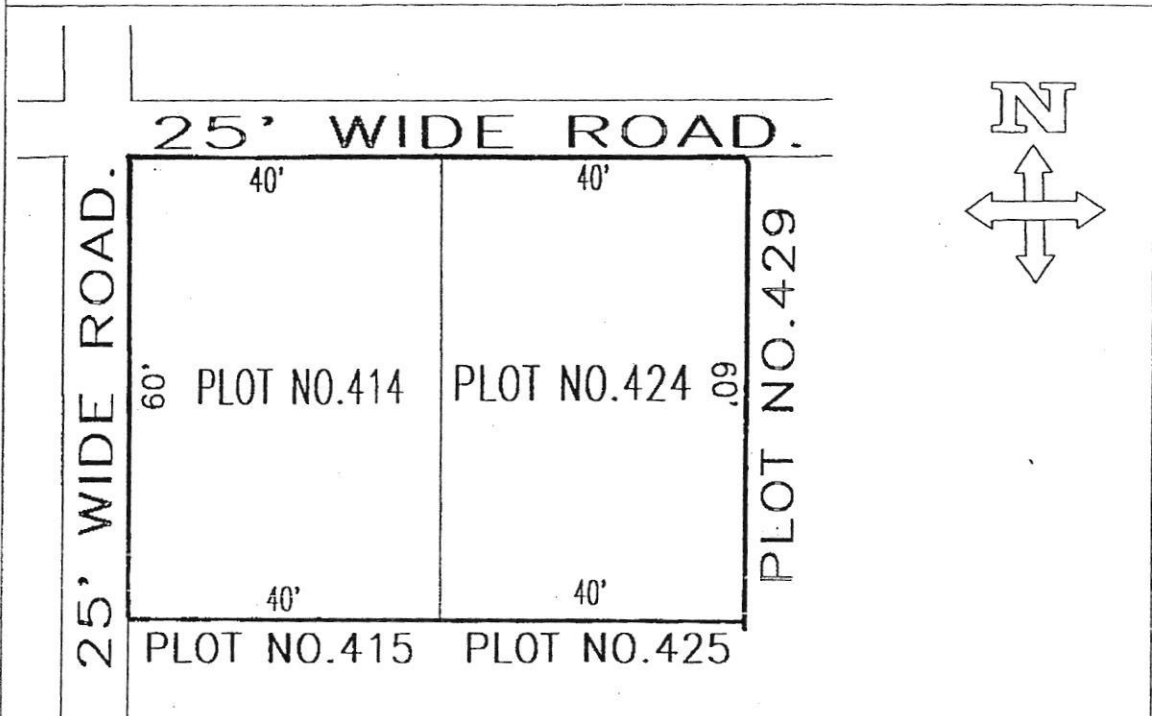
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Ghatkesar



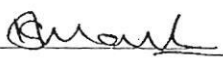
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REGISTRATION PLAN SHOWING OF THE OPEN PLOT NOS.414 & 424.			
IN SURVEY NO: 563, SITUATED AT: GHATKESAR MUNICIPALITY & MANDAL, MEDCHAL-MALKAJGIRI DISTRICT.			
VENDOR:		SRI. M. VIJAYA KUMAR, S/O. LATE. MAMIDI RAMAIAH.	
VENDEE:		SMT. VORAGANTI MIRIAM, W/o. VORAGANTI ANAND.	
REFERENCE :	SCALE	INCL :	EXCL :
AREA: 534 SQ. YDS OR 446.42 SQ. MTRS.			



SIGNATURE OF WITNESSES:

1. 

2. 

V. Miriam
SIG. OF THE VENDEE.

M. Swarup
SIG. OF THE VENDOR.

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భారత సర్కార్
GOVT OF INDIA

ఆధార్

విజయకుమార్
M Vijaykumar
జన్మ తేదీ/DOB: 20/07/1960
పురుషుడు/ MALE

2483 7816 2461
VID : 9173 3287 2537 9332

నా ఆధార్ - నా గుర్తింపు

భారతీయ విశిష్ట పత్రాని ప్రాథికరణ
GOVT OF INDIA

ఆధార్

విజయకుమార్, 2-3-
500013
Address :
S/O Late M Ramiah, 2-3-
500013, Prem Nagar, Amberpet,
Hyderabad,
Andhra Pradesh - 500013

2483 7816 2461
VID : 9173 3287 2537 9332

ఆదాయ విభాగ
INCOME TAX DEPARTMENT
GOVT OF INDIA

M VIJAYKUMAR
RAMAIAH MUMIDI
20/07/1960
Permanent Account Number
ALTPM3575C

విజయకుమార్

ఆదాయ విభాగ
INCOME TAX DEPARTMENT
GOVT OF INDIA

VORAGANTI MIRIAM
YACOB ERAVELLI
24/04/1969
Permanent Account Number
AJLPV8627N
V. Miriam
Signature

భారత సర్కార్
GOVT OF INDIA

ఆధార్

విజయకుమార్
Voraganti Miriam
జన్మ తేదీ/DOB: 02/07/1969
పు / Female

V Miriam
2152 7630 5492

ఆధార్ - సామాన్య ని హక్కు

భారతీయ విశిష్ట పత్రాని ప్రాథికరణ
GOVT OF INDIA

ఆధార్

విజయకుమార్
W/O: వరగంత్ అనంద్, ఇంటి నెం 6-19,
గోల్పల్లి, గోల్పల్లి, గోల్పల్లి,
గోల్పల్లి, కర్నూలు నగర్, ఆంధ్రప్రదేశ్ - 505530

Address:
W/O: Voraganti Anand, H No
6-19, Golpalli, Golpalli, Golpalli,
Golpalli, Karna Nagar, Andhra
Pradesh, 505530

2152 7630 5492

 భారత ప్రభుత్వం Government of India		 భారత ప్రభుత్వం Unique Identification Authority of India	
	పేరు: Kola Mahesh పుట్టిన తేదీ: DOB: 24/11/1987 లింగం: / MALE	పింఛన్ నంబర్: 2972 0024 9933	Address: S/O Yadagiri, Flat No. 608 F Block Mangold, Akurathi Town Ship Opposit Nt. Stach, Boduppal Boduppal, Kvr. Rangareddy Telangana - 500092
నా ఆధార్, నా గుర్తింపు		నా ఆధార్, నా గుర్తింపు	

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Sub Reg. Office
Ghatkesar

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

అనవేన సదానందం
Anavena Sadanandam
DOB: 08-08-1976
MALE

9977 1848 8737

భారత ప్రభుత్వం
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O: అనవేన ఓడలు, ఇంటి నం 9-6-543, విట్టల నగర్, గోదావరిఖని, విట్టలనగర్, విట్టలనగర్, కరీంనగర్, తెలంగాణ, 505214

S/O: Anavena Odelu, H No 9-6-543, vittal nagar, godavarikhani, Vittalanagar, Vittalanagar, Karimnagar, Telangana, 505214

9977 1848 8737

Mera Aadhaar, Meri Pehchaan

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2516



SI.No. 2516, Dt:20-03-2020, Rs.100/-

Sold to V. Manoj Kumar,

S/o. W/o. D/o. V. Anand

For whom Voruganti Infra Pvt. LTD R/o Karimnagar
SALE DEED

P. Sandhya
P.SANDHYA Z 867794
LICENSED STAMP VENDOR
LICENSE No.15-07-045/2011,
R.L. No.15-07-072/2020,
H.No.2-9-130, Sri Rama Colony,
Uppal, Hyderabad-500 039.
Cell:9959567441.

THIS DEED OF SALE is made and executed on this the 04th day of MAY, 2020 at S.R.O. Ghatkesar, M.M. Dist., by and between:-

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.

(HEREINAFTER CALLED THE 'VENDOR')

IN FAVOUR OF

M/S. VORUGANTI INFRA Pvt. LTD. PAN No.ATJPV7021Q, Rep by its
1. V. MANOJ KUMAR, S/o. V. ANAND, aged about 28 Years, Occupation: Business, R/o. H.No.8-4-510/1, Tirumala Nagar, Karimnagar, District-505 530.[AadhaarNo.493094559518].Mobile No.9030222204.

2. VESIREDDY DURGA REDDY, S/o. VESIREDDY NAGI REDDY, aged about 50 Years, Occ: Business, R/o.H.No.7-2-541/1, Mankammathota, Karimnagar, District, Telangana-505 001.[Aadhaar No.628339449320].Mobile No.9030222204.

(HEREINAFTER CALLED THE 'PURCHASER')

Contd..2

M. V. Karimnagar

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. 5630/- paid between the hours of 11 and 12 on the 07th day of MAY, 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
1	CL			M/S.VORUGANTI INFRA PVT.LTD REP.BY. (MP) VESIREDDY DURGA REDDY S/O. VESIREDDY NAGI REDDY H.NO.7-2-541/1 MANKAMMATHOTA KARIMNAGAR DIST.
2	CL			M/S.VORUGANTI INFRA PVT.LTD REP.BY.(MP) V.MANOJ KUMAR S/O. V.ANAND H.NO.8-4-510/1 TIRUMALA NAGAR KARIMNAGAR DIST.
3	EX			M.VIJAYA KUMAR S/O. LATE MAMIDI RAMAIAH 2-3-647/B/5 PRESENTLY H.NO.2-3- 603/67/14/A/1 PREMNAGAR AMBERPET, HYDERABAD

Identified by Witness:				Signature
Sl No	Thumb Impression	Photo	Name & Address	
1			K MAHESH R/O BODUPPAL MM DIST	
2			A SADANANDAM R/O KARIMNAGAR	

07th day of May,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	
2	Aadhaar No: XXXXXXXX9518 Name: Voraganti Manoj Kumar	C/O S/O VORAGANTI ANAND, Karimnagar, Karimnagar, Telangana, 505001	

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