

2484/2020

2518



తెలంగాణ తెలంగాణ TELANGANA

Z 870532

SL.No. 2374 Dt.: 18-03-2020, Rs.100/-

G. Anitha

GYARA ANITHA.

LICENSED STAMP VENDOR

Sold to: V.LATHA

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

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

S/o.W/o.DURGA REDDY, R/O.KARIMNAGAR

Medchal-Malkajgiri Dist.

Cell.No.9391238621, 9032701718.

For Whom: SAELF.

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. VESIREDDY LATHA, W/o. SRI. DURGA REDDY, aged about 36 Years, Occupation: House Wife, Resident of H.No.7-2-541/1, Mankammathota, Karimnagar, District, Telangana-505 001.(Aadhaar No.96657918063, PAN.ARGPV4610G).Mobile No.9030222204.

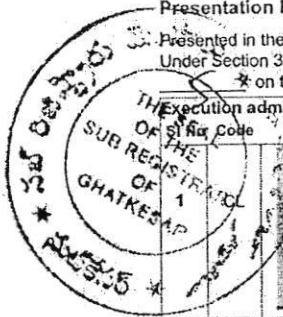
(HEREINAFTER CALLED THE 'PURCHASER')

Contd..2

M. V. Lakshmi

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):		Signature/Ink Thumb Impression
Sl No	Thumb Impression	Photo
1		
		VESIREDDY LATHA W/O. DURGA REDDY H.NO.7-2-541/1 MANKAMMATHOTA KARIMNAGAR DIST.
2		
		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:

Sl No	Thumb Impression	Photo	Name & Address	Signature
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 Ramalah, Amberpet, Hyderabad, Andhra Pradesh, 500013	
2	Aadhaar No: XXXXXXXX8063 Name: Vesireddy Latha	W/O Durgareddy, Karimnagar, Karimnagar, Telangana, 505001	

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Ghatkesar

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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.415, 425, 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. D. Ramesh

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 16 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. 736FBG060520 dated 06-MAY-20 of ICICIC/

Online Payment Details Received from SBI e-P

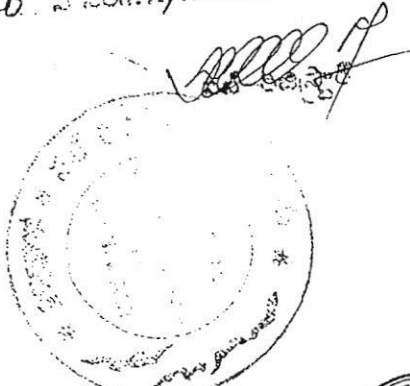
(1). AMOUNT PAID: Rs. 77020/-, DATE: 06-MAY-20, BANK NAME: ICICIC, BRANCH NAME: , BANK REFERENCE NO: 1743903478612, PAYMENT MODE: NB-1000200, ATRN: 1743903478612, REMITTER NAME: VESIREDDY LATHA, EXECUTANT NAME: M. VIJAYA KUMAR, CLAIMANT NAME: VESIREDDY LATHA)

Date: 07th day of May, 2020

Signature of Registering Officer
Ghatkesar

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Sub Registrar
Ghatkesar

1వ అంశము 2020 నాటిది
1942 నాటిది 2484 నెంబరు
రిజిస్టరు నేయబడి స్వామింగు
నిమిత్తం గుర్తింపు నెంబరుగా
2484 - 1-1517 ఇవ్వబడినది
2020 నాటిది 07th May నెంబరుగా



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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. 736F2G 060520**.

Contd..4

H. Narasimha Rao

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Ghatkesar



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SCHEDULE OF THE PROPERTY

All that the **OPEN PLOT NOS.415, 425**, 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 :: PLOT NO.414 & 424.

SOUTH :: 25' WIDE ROAD.

EAST :: PLOT NO.430.

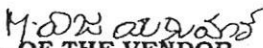
WEST :: 25' WIDE ROAD.

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

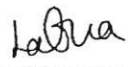
IN WITNESS WHEREOF the Vendor hereunto has set his hands to this Deed of Sale with his free will and sound mind on the day, month and the year first above mentioned in the presence of the following witnesses:

WITNESSES :

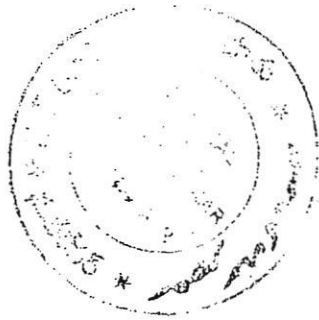
1. 


SIG. OF THE VENDOR.

2. 

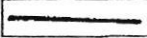
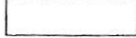

SIG. OF THE PURCHASER.

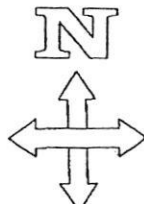
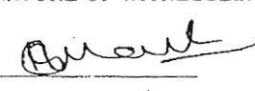
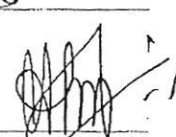
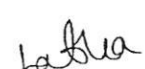
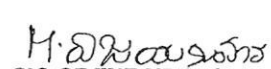
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REGISTRATION PLAN SHOWING OF THE OPEN PLOT NOS.415 & 425.			
IN SURVEY NO: 563, SITUATED AT: GHATKESAR MUNICIPALITY & MANDAL, MEDCHAL-MALKAJGIRI DISTRICT.			
VENDOR:		SRI. M. VIJAYA KUMAR, S/O. LATE. MAMIDI RAMAIAH.	
VENDEE:		SMT. VESIREDDY LATHA, W/o. DURGA REDDY.	
REFERENCE :	SCALE	INCL :	EXCL :
AREA: 534 SQ. YDS OR 446.42 SQ. MTRS.			

25' WIDE ROAD.	PLOT NO.414	PLOT NO.424	PLOT NO.430	
	40' 60' PLOT NO.415 40'	40' PLOT NO.425 40'		
25' WIDE ROAD.				
SIGNATURE OF WITNESSES:				
1.				
2.				
	 SIG. OF THE VENDEE.		 SIG. OF THE VENDOR.	

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Ghatkesar



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भारत सरकार
GOVT OF INDIA

आधार
Aadhaar

विजयकुमार
M Vijaykumar
प्रा. सं. सं. / DOB: 20/07/1960
प्रा. सं. सं. / MALE

2483 7816 2461
VID : 9173 3287 2537 9332

ना आधार - ना सुविधा

भारतीय विधिपालन प्राधिकरण
GOVT OF INDIA

आधार
Aadhaar

विजयकुमार
M Vijaykumar
प्रा. सं. सं. / DOB: 20/07/1960
प्रा. सं. सं. / MALE

2483 7816 2461
VID : 9173 3287 2537 9332

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

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

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

VESIREDDY LATHA
HANUMANTHA REDDY KOMMULA
20/07/1984
Permanent Account Number
ARGPV4610G

भारत सरकार
GOVT OF INDIA

आधार
Aadhaar

विजयकुमार
M Vijaykumar
प्रा. सं. सं. / DOB: 20/07/1960
प्रा. सं. सं. / MALE

2483 7816 2461
VID : 9173 3287 2537 9332

भारतीय विधिपालन प्राधिकरण
GOVT OF INDIA

आधार
Aadhaar

विजयकुमार
M Vijaykumar
प्रा. सं. सं. / DOB: 20/07/1960
प्रा. सं. सं. / MALE

2483 7816 2461
VID : 9173 3287 2537 9332

 भारत सरकार GOVERNMENT OF INDIA		 आधार UNIQUE IDENTIFICATION AUTHORITY OF INDIA	
	అధివాసి Kola Mahesh జన్మతేదీ / DOB: 24/11/1982 లింగం / GENDER: MALE	అధివాసి మంగోల్ నగర్ 608, ఎడల్ పరిశీలించిన అధివాసి బోధుల్ నగర్ వద్ద పిన్ కోడ్ 500032	Address: S/O: Yadagiri, Flat No. 608, E Block Mangold, Akurdi Town Ship Opposit Nt. Station Boduppal Boduppal, Ky. Rangareddy Telangana - 500032
2972 0024 9933		2972 0024 9933	
నా ఆధార్, నా గుర్తింపు		   help@uidai.gov.in www.uidai.gov.in	

Bk-1, CS No 2518/2020 & Doct No 1051/2020
24/11/2020

భారత సర్కార్
GOVERNMENT OF INDIA

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

9977 1848 8737

आधार विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

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

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

9977 1848 8737

Mera Aadhaar, Meri Pehchaan

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