



తెలంగాణ తెలంగాణ TELANGANA

24/11/17

Sl.No: 2495 Date: Rs. 100

Sold To: Channakura Gopal Reddy Mo malla Reddy Channakura

Forwhom: Self & others

No Secbad

R.H. 107567
REVALA SURESH

LICENSE STAMP VENDOR

Lic. No. 15-25-009/2015

H.No. 2-10-11 Aziz Nagar (Village
Moinabadi Mandal), R.R. Dist.

1000848

SALE DEED

This Deed of Sale is made and executed on this 23rd day of November 2017, at S.R.O. Gandipt, Ranga Reddy District by and between:

Smt. B.PADMA REKHA W/o. Sri GANGA BHAVAN REDDY D/o. B.G.K.REDDY, aged about 42 years, Occupation: Household, R/o. H.No.174/A/A/1, MLA Colony, Road No-12, Banjara Hills, Hyderabad-500034. Pan No.AAOPL8490K

(Hereinafter called the "VENDOR" which expression shall mean and include all their her heirs, representatives, executors, administrators, assignees etc)

B. Padma Rekha

① C. Gopal Reddy

② B. Padma

③

C. Mohan Reddy

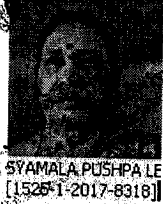
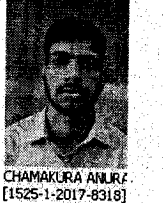
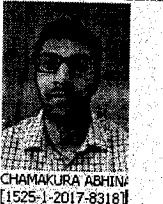
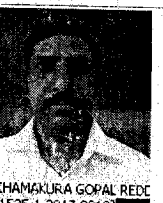
④

⑤ S. Preshpa

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Gandipet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 94430/- paid between the hours of 2 and 3 on the 23rd day of NOV, 2017 by Sri B.Padma Rekha

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
	CL		 SYAMALA PUSHPA LE [1525-1-2017-8318]	SYAMALA PUSHPA LEELAMMA W/O. S.ANJANEYULU PLAT NO.401,ADITYA SOVEREIGN APT.,SHAIKPET,HYDERABAD,Telangana a,500096, VETERINARY COLONY	S Pushpa
	CL		 CHAMAKURA ANURA [1525-1-2017-8318]	CHAMAKURA ANURAAG REDDY S/O. GOPAL REDDY CHAMAKURA PLOT NO.33,JAYA NAGAR COLONY,SECUNDERABAD,SECUNDE RABAD,Telangana,500011, NEW BOWENPALLY	
3	CL		 CHAMAKURA ABHINAV [1525-1-2017-8318]	CHAMAKURA ABHINAV REDDY S/O. GOPAL REDDY CHAMAKURA PLOT NO.33,JAYA NAGAR COLONY,SECUNDERABAD,SECUNDE RABAD,Telangana,500011, NEW BOWENPALLY	C Abhinav Reddy
4	CL		 VASANTHA LATHA CH [1525-1-2017-8318]	VASANTHA LATHA CHAMAKURA W/O. CHAMAKURA GOPAL REDDY PLOT NO.33,JAYA NAGAR COLONY,SECUNDERABAD,SECUNDE RABAD,Telangana,500011, NEW BOWENPALLY	Vantha
5	CL		 CHAMAKURA GOPAL REDD [1525-1-2017-8318]	CHAMAKURA GOPAL REDDY S/O. MALLA REDDY CHAMAKURA PLOT NO.33,JAYA NAGAR COLONY,SECUNDERABAD,SECUNDE RABAD,Telangana,500011, NEW BOWENPALLY	C Gopal Reddy
6	EX		 B.PADMA REKHA::23/11 [1525-1-2017-8318]	B.PADMA REKHA W/O. GANGA BHAVAN REDDY 174/1/1/1,MLA COLONY,BANJARA HILLS,HYDERABAD,Telangana,500034, BANJARA HILLS	Padma Rekha

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Gandipet

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IN FAVOUR OF

1. **Sri. CHAMAKURA GOPAL REDDY S/o. Sri. MALLA REDDY CHAMAKURA**, Aged about 46 Years, Occupation: Business, R/o. Plot No. 33, Jaya Nagar Colony, Near Narayana Junoir College, New Bowenpally, Secunderabad, Telangana, Postal Code - 500011, Mobile No.9848668800, Pan No:ABJPC6525E, Aadhar No:651841543487
2. **Smt. VASANTHA LATHA CHAMAKURA W/o Sri. CHAMAKURA GOPAL REDDY**, Aged about 44 Years, Occupation: House Wife, R/o. Plot No: 33, Jaya Nagar Colony, Near Narayana Junoir College, New Bowenpally, Secunderabad, Telangana, Postal Code - 500011, Mobile No.9848668800, Pan No:ACYPC2835M, Aadhar No:884859615393
3. **Sri. CHAMAKURA ABHINAV REDDY S/o. Sri. GOPAL REDDY CHAMAKURA**, Aged about 22 Years, Occupation: Business, R/o. Plot No: 33, Jaya Nagar Colony, Near Narayana Junoir College, New Bowenpally, Secunderabad, Telangana, Postal Code - 500011, Mobile No.9848668800, Pan No:AZYPC9400F, Aadhar No:570909869265
4. **Sri. CHAMAKURA ANURAAG REDDY S/o Sri. GOPAL REDDY CHAMAKURA**, Aged about 19 Years, Occupation: Business, R/o. Plot No: 33, Jaya Nagar Colony, Near Narayana Junoir College, New Bowenpally, Secunderabad, Telangana, Postal Code - 500011, Mobile No.9848668800, Pan No:BJJPC8191F, Aadhar No:416921342446
5. **Smt. SYAMALA PUSHPA LEELAMMA W/o. S.ANJANEYULU**, Aged about 58 Years, Occupation: House wife, R/o. Flat No.401, Aditya Sovereign Apartments, Veterinary Colony, Shaikpet, Film Nagar, Hyderabad - 500096, Pan No.BOMPS6366C, Aadhaar No.467378389292, Mobile No.9908171730

(Hereinafter called the "VENDEES" which expression shall mean and include all their legal heirs, representatives, executors, administrators, assignees etc)

WHEREAS the **VENDOR**, is the sole and absolute owner, peaceful possessor of Land admeasuring Ac. 0-11.74 Guntas forming part and parcel of Survey No.340/8 (Part) Situated at Narsingi Village, Gandipet Mandal(New), Rajendranagar Mandal(old), Ranga Reddy District.

WHEREAS the **VENDOR**, has acquired the Land admeasuring Ac.0-11.74 Guntas forming part and parcel of Survey No.340/8 (Part), Situated at Narsingi Village, Gandipet Mandal(New), Rajendranagar Mandal(old), Ranga Reddy District, from her **SETTLOR** Smt.B.Brunda by virtue of registered **Gift Settlement Deed Vide Document No.1283/2013** registered in the office of Sub Registrar, Gandipet, Ranga Reddy District.

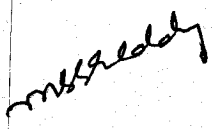
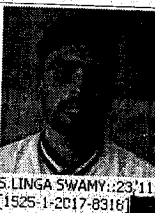
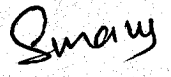
Whereas the Vendor obtained Patta Pass Book & Title Deed, Vide Patta No.593, Patta Pass Book & Title Deed No.635887 issued by Revenue authorities.

P. Brunda

① *C. Gopal Reddy* ② *Latha* ③ *C. Abhinav Reddy*

④ *Brunda* ⑤ *S. Pushpa*

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 M. SIVASANKAR REDDY: [1525-1-2017-8318]	M. SIVASANKAR REDDY PAN No. AHWPM8357M	
2		 S. LINGA SWAMY::23/11/2017 [1525-1-2017-8318]	S. LINGA SWAMY AADHAR NO. 762137632420	

23rd day of November, 2017

Signature of Sub Registrar
Gandipet

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	755340	0	0	0	755440
Transfer Duty	NA	0	283290	0	0	0	283290
Reg. Fee	NA	0	94430	0	0	0	94430
User Charges	NA	0	200	0	0	0	200
Total	100	0	1133260	0	0	0	1133360

Rs. 1038630/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 94430/- towards Registration Fees on the chargeable value of Rs. 18886000/- was paid by the party through E-Challan/BC/Pay Order No. 254STI211117 dated 22-NOV-17 of SBH/MANIKONDA

E-Challan Details Received from Bank :
(1). AMOUNT PAID: Rs. 1133260/-, DATE: 22-NOV-17, BANK NAME: SBH, BRANCH NAME: MANIKONDA, BANK REFERENCE NO: 028539506, REMITTER NAME: ALLU SRINIVASA REDDY, EXECUTANT NAME: B. PADMA REKHA, CLAIMANT NAME: CHAMAKURA GOPAL REDDY AND OTHERS).

Date:
23rd day of November, 2017

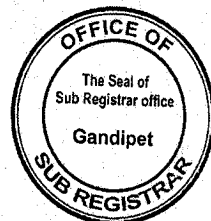
Signature of Registering Officer
Gandipet

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Sub Registrar
Gandipet
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1వ పుస్తకము 2017 సం॥ శా. శ. 1939
పు...8091!..... నెంబరుగా రిజిస్టరు చేయబడి
స్కానింగు నిమిత్తం గుర్తింపు చేసి...1525...
1వ ...8091.../2017 చందమైనది.
2017 సం॥ నవంబరు 23...చేసి.

రిజిస్టరింగ్ ఆఫీసారి

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WHEREAS, initially one Mrs. Gayatri Devi had purchased the land from Sri Omparkash admeasuring Ac. 3-00 Guntas in Survey No.340/8, Situated at Narsingi Village, Gandipet Mandal(New), Rajendranagar Mandal(old), Ranga Reddy District by virtue of registered sale deed vide Doc.No.2250/2004 registered in the office of Sub Registrar, Rajendranagar, Ranga Reddy District. Subsequently Mrs. Gayatri Devi had executed a sale deed in favour of 1)Neelima Gade 2) G.Sai Ramani and 3)Smt.B.Brunda transferring an extent of land admeasuring Ac. 3-16 Guntas (which exceeds the original extent by 16 guntas) in Survey No.340/8, Situated at Narsingi Village, Gandipet Mandal(New), Rajendranagar Mandal(old), Ranga Reddy District by virtue of registered sale deed vide Doc.No.2564/2004 registered in the office of Sub Registrar, Rajendranagar, Ranga Reddy District.

WHEREAS 1)Neelima Gade 2) G.Sai Ramani and 3) Smt.B.Brunda, without factoring the unduly increased extent of Ac 00-16 Guntas, jointly with two others had sold an extent of land admeasuring 4 Acres forming part and parcel of land in Sy.No. 340/8 and 340/9 to N.Bhanumathi and 7 others Situated at Narsingi Village, Gandipet Mandal(New), Rajendranagar Mandal(old), Ranga Reddy District by virtue of registered sale deed vide Doc.No.5124/2006 registered in the office of Sub Registrar, Rajendranagar, Ranga Reddy District leaving behind a land to an extent of Ac 1-05.09 Guntas for themselves in Sy.No. 340/8 Situated at Narsingi Village, Gandipet Mandal(New), Rajendranagar Mandal(old), Ranga Reddy District. Subsequently 1)Neelima Gade 2) G.Sai Ramani and 3) Smt.B.Brunda, further without factoring the unduly increased extent of Ac 00-16 Guntas, had jointly entered into a registered partition deed for the remaining extent of Ac 1-05.09 Guntas, by virtue of which Ac 00-14.07 Guntas, Ac 00-19.23 Guntas and Ac 00-11.74 Guntas forming part and parcel of land in Sy.No.340/8 are allotted to them respectively vide Partition Deed Doc.No.1260/2013 registered in the office of Sub Registrar, Gandipet, Ranga Reddy District.

WHEREAS, the **VENDOR** herein has jointly with her **SETTLOR** Smt.B.Brunda and Neelima Gade and G.Sai Ramani willfully and irrevocably agreed that the extent of the land originally accrued to 1)Neelima Gade 2) G.Sai Ramani and 3) Smt.B.Brunda by virtue of the registered sale deed vide Doc.No.2564/2004 registered in the office of Sub Registrar, Rajendranagar, Ranga Reddy District, unduly and without there being any excess land, was shown to be exceeded by Ac 00-16 Guntas and thus consequently they have agreed to rectify the said anomaly by deeming their respective shares as shown in the above said Partition Deed reduced by an extent of Ac.00-5 Guntas, Ac.00-7 Guntas, and Ac.00-4 guntas respectively.

WHEREAS, consequently, the land to the extent of Ac. 0-11.74 Guntas acquired by the **VENDOR** herein, by virtue of registered gift settlement deed vide Doc.No.1283/2013 registered in the office of Sub Registrar, Gandipet, Ranga Reddy District shall thus be deemed to be Ac 00-7.74 Guntas forming part and parcel of the Survey No.340/8 (Part), Situated at Narsingi Village, Gandipet Mandal(New), Rajendranagar Mandal(old), Ranga Reddy District.

Ranga Reddy

① C. Suresh Reddy

② Hatha

③ C. Mohan Reddy

④ [Signature]

⑤ S. Pushpa



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Gandipet

And **WHEREAS** thus the **VENDOR** herein has agreed to sell the Land admeasuring Ac. 0-7.74 Guntas or 936.54 Square yards forming part and parcel of Survey No.340/8 (part) Situated at Narsingi Village, Gandipet Mandal(New), Rajendranagar Mandal(old), Ranga Reddy District, Telangana State in favour the **VENDEES** herein (Schedule Property) and the **VENDEES** has agreed to purchase the same.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS

1. In consideration of Rs.1,88,86,000/- (Rupees One Crore Eighty Eight Lakhs Eighty Six thousand only) paid by the **VENDEES** to all the **VENDOR** towards full consideration, in the following manner, the receipt and realization of which the **VENDOR** hereby admits and acknowledges and accordingly discharges the **VENDEES**, the **VENDOR** hereby sells, transfers, conveys and assigns all his rights, title and interest whatsoever in respect of the Schedule Property together with all its easements and appurtenance thereto in favour of the **VENDEES** to have and hold the same absolutely and forever:

Amount	Chq/DD	Date	Bank	Branch	Paid by	Undivided share of land in guntas
4179285	000028	22-11-2017	KMB	Secunderabad	Vendee No.1	Ac.0-1.75 Gts
4179285	000038	22-11-2017	KMB	Secunderabad	Vendee No.2	Ac.0-1.75 Gts
4179285	000016	22-11-2017	KMB	Secunderabad	Vendee No.3	Ac.0-1.75 Gts
4179285	000007	22-11-2017	KMB	Secunderabad	Vendee No.4	Ac.0-1.75 Gts
Rs.1980000	RTGS	16-11-2017	SB	RAIDURG BRANCH	Vendee No.5	Ac.0-0.74 Gts
TDS amount of Rs.1,88,860/-						

Radha Kella

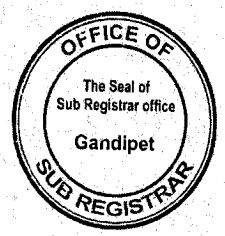
2. The **VENDOR** today put the **VENDEES** in peaceful, actual and vacant possession of the Schedule Property and the **VENDEES** shall enjoy the same absolutely, without any obstruction or hindrance from the **VENDOR** or anyone claiming through him.
3. The **VENDOR** do hereby declares and assures that the Schedule Property is free from all encumbrances, prior mortgages, charges, prior agreements of sale, adverse claims, litigations, demands, joint family interests, whatsoever etc., and that the **VENDOR** have free and marketable title to sell the same to the **VENDEES** herein and that they have not incurred or knowingly suffered any liability in respect thereof and further covenant to indemnify the **VENDEES** and keep the **VENDEES** fully indemnified from all or any loss that may be caused to the **VENDEES** or anyone claiming through **VENDOR**, due to any defect in title of the **VENDOR** or otherwise.

① *Radha Kella*
 ② *C. Srinivas Reddy*
 ③ *C. Abhinav Reddy*
 ④ *[Signature]*
 ⑤ *S. Pushpa*

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4. The **VENDOR** hereby declares that the **VENDEES** shall be entitled to seek mutation or any other transfer in favour of the **VENDEES** in all public records, without any further reference to the **VENDOR** and the **VENDOR** further agrees to execute any other document or deed for better conveyance as and when and in the manner required by the **VENDEES** at **VENDEES** cost.
5. The **VENDOR** hereby declares that they have paid all the taxes and other amounts due or other amounts payable to the Government or local bodies in respect of Schedule Property and there are no arrears whatsoever in respect of the Schedule Property and if any arrears are found as on today, they shall be only liable to pay the same.
6. That the **VENDOR** have this day handed over all relevant original documents pertaining to the said schedule property to the **VENDEES**.
7. That the **VENDOR** hereby declares that the **VENDOR** owning a vacant land in the peripheral area of Hyderabad urban Agglomeration, that after issue of the G.O.Ms.No.733, Rev.(UC.I) Dept., dated 31-10-1988, and availing of the exemption granted therein.
8. The **VENDOR** further declares that the Schedule Property is not an assigned land within the meaning of the A.P. Act 9 of 1977 and it is not a surplus land under A.P. Land Reforms (Ceiling on Agricultural Holdings) Act, 1973.
9. It is Notified under 22-A of I.R. Act vide G.O.Ms.No.1087 (Revenue Regn-I) Dept, dated: 06-06-2005 and it has been De-notified vide G.O.Ms.No.374(Revenue Regn-I) Dept, dated:25-03-2006.
10. The Market Value of the Schedule Property is Rs.1,50,00,000/- per Acre, total value Rs.29,02,500/- and the consideration is Rs.1,88,86,000/- and that there are no trees, fish ponds, mines or any valuables in the Schedule Property having bearing on the market value and hence, the stamp duty paid hereunder is sufficient.

SCHEDULE OF THE PROPERTY

All that the Land admeasuring Ac.0-7.74 Guntas forming part and parcel of Survey No.340/8 (Part), Situated at Narsingi Village, Gandipet Mandal(New), Rajendranagar Mandal(old), Ranga Reddy District, Telangana State and bounded by the following:

NORTH	:	Property belongs to Mrs.Padma Rekha
SOUTH	:	Property belongs to Mrs. Neelima Gade.
EAST	:	Internal 40 Feet Road
WEST	:	Property in Survey No.340/9.

Padma Rekha

① *C. Raju Reddy*

②

Shatha

③

C. Mohinar Reddy

④ *[Signature]*

⑤ *S. Pushpa*

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IN WITNESSES WHEREOF, the **VENDOR** and **VENDEES** signed and executed this Deed of Sale, out of free will and consent, on this the 23rd day of November, 2017 and in the presence of the following witnesses:

WITNESSES:

1. _____

2. _____

P. Anu Reddy

SIG. OF THE VENDOR

① C. Srinivas Reddy

Thatha

③ C. Ashwina Reddy

④ Anand

⑤ S. Pushpa

SIG. OF THE VENDEES

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आयकर विभाग
INCOME TAX DEPARTMENT
GOPAL REDDY CHAMAKURA
MALA REDDY CHAMAKURA
30/05/1971
Permanent Account Number
ABJPC652SE
Signature
भारत सरकार
GOVT. OF INDIA

C. Gopal Reddy

आयकर विभाग
INCOME TAX DEPARTMENT
BOJJALA PADMAREKHA REDDY
GOPALAKRISHNA REDDY BOJJALA
24/05/1975
Permanent Account Number
AAQPB8490K
Signature
भारत सरकार
GOVT. OF INDIA

Padma Reddy

आयकर विभाग
INCOME TAX DEPARTMENT
CHAMAKURA ABHINAV REDDY
GOPAL REDDY CHAMAKURA
04/10/1995
Permanent Account Number
AZYPC9400F
Signature
भारत सरकार
GOVT. OF INDIA

C. Abhinav Reddy

आयकर विभाग
INCOME TAX DEPARTMENT
VASANTHA LATHA CHAMAKURA
SHANKAR REDDY CHINTALA
20/01/1973
Permanent Account Number
ACYPC2835M
Signature
भारत सरकार
GOVT. OF INDIA

V. Latha

आयकर विभाग
INCOME TAX DEPARTMENT
SYAMALA PUSHPA LEELAMMA
NARSIREDDY DAMIREDDY
15/08/1959
Permanent Account Number
BOMPS6366C
Signature
भारत सरकार
GOVT. OF INDIA

S. Pushpa

आयकर विभाग
INCOME TAX DEPARTMENT
CHAMAKURA ANURAAG REDDY
GOPAL REDDY CHAMAKURA
17/12/1998
Permanent Account Number
BJJPC8191F
Signature
भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT
MAYALURI SIVASANKAR REDDY
SADASIVA REDDY MAYALURI
01/06/1979
Permanent Account Number
AHWPM8357M
Signature
भारत सरकार
GOVT. OF INDIA

S. Sivasankar Reddy

జనగణ లింగస్వామి
Jenigala Lingaswamy
పుట్టిన సంవత్సరం / Year of Birth : 1988
పురుషుడు / Male
7621 3763 2420
అధార్ - సామాన్యుని హక్కు

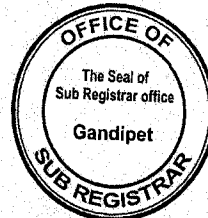


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Offline Challan Proforma[Dept. copy]

Challan No:254STI211117	
 Registration & Stamps Department, Telangana	
Fee Type : 2091	
CBS Screen Number :8888	
I Remitter Details	
Name	ALLU SRINIVASA REDDY
Address	ALAKAPOOR TOWN SHIP, NEKNAMPUR VILLAGE, GANDIPET MANDAL, R.R.DIST,
PAN Card Number	AAJFH5769E
Aadhar Card Number	
Mobile Number	*****699
II Executant Details	
Name	B.PADMA REKHA
Address	BANJARA HILLS, HYDERABAD
III Claimant details	
Name	CHAMAKURA GOPAL REDDY AND OTHERS
Address	PLOT NO. 33, JAYA NAGAR COLONY, NEW BOWENPALLY, SECUNDERABAD
IV Document Nature	
Nature of Document	SALE DEED
Property Situated in(District)	RANGAREDDY
V Amount Details	
Stamp Duty	755340
Transfer Duty	283290
Registration Fee	94430
User Charges	200
TOTAL	1133260
Total in Words	ELEVEN LAKH THIRTY THREE THOUSAND TWO HUNDRED SIXTY RUPEES ONLY
Date(DD-MM-YYYY)	21-11-2017
Journal No.	028539506
Stamp & Signature	

Offline Challan Proforma[Citizen copy]

Challan No:254STI211117	
 Registration & Stamps Department, Telangana	
Fee Type :2091	
CBS Screen Number :8888	
I Remitter Details	
Name	ALLU SRINIVASA REDDY
Address	ALAKAPOOR TOWN SHIP, NEKNAMPUR VILLAGE, GANDIPET MANDAL, R.R.DIST,
PAN Card Number	AAJFH5769E
Aadhar Card Number	
Mobile Number	*****699
II Executant Details	
Name	B.PADMA REKHA
Address	BANJARA HILLS, HYDERABAD
III Claimant details	
Name	CHAMAKURA GOPAL REDDY AND OTHERS
Address	PLOT NO. 33, JAYA NAGAR COLONY, NEW BOWENPALLY, SECUNDERABAD
IV Document Nature	
Nature of Document	SALE DEED
Property Situated in(District)	RANGAREDDY
V Amount Details	
Stamp Duty	755340
Transfer Duty	283290
Registration Fee	94430
User Charges	200
TOTAL	1133260
Total in Words	ELEVEN LAKH THIRTY THREE THOUSAND TWO HUNDRED SIXTY RUPEES ONLY
Date(DD-MM-YYYY)	21-11-2017
Journal No.	028539506
Stamp & Signature	

Note: This challan reference would be valid only from date :21-11-2017 To :01-12-2017

