



తెలంగాణ తేలంగానా TELANGANA

S.No./395 Dt: 12/01/2021 Rs: 100/-

Sold to: F. Sreekanth & E. Lakshman Rao. R/o R.R.For Whom: Self & others

AE 045275

SRI RAMULU
 Licensed Stamp Vendor
 L.No. 15-13-027/2010, R.L.No. 15-13-017/2010
 R/o. H.No. 3-14-52/33, Shukadeva Colony,
 Mansoorabad, R.R. Dist-500 070.
 Phone: 9490116760

:: SALE DEED ::

THIS DEED OF SALE is made and executed on this the 12th day of JANUARY, 2021, by:-

1. **Sri SAMA VENKAT REDDY**, S/o. **S.GOPAL REDDY**, aged about 53 years, Occupation: Business, R/o. Plot No.182, H.No.5-4-1233, Sharada Nagar Colony, Phase-I, Vanasthalipuram, HayathnagarMandal, Ranga Reddy District-500 070, T.S. (Aadhaar No. **XXXX XXXX 7855**, PAN: **AVUPS9694P**)
2. **Sri SAMA PRATHAP REDDY**, S/o. **S.GOPAL REDDY**, aged about 50 years, Occupation: Business, R/o. H.No.4-13-33/A, HUDA Sai Nagar Vanasthalipuram, HayathnagarMandal, Ranga Reddy District-500 070, T.S. (Aadhaar No. **XXXX XXXX 5140**, PAN: **AODPS 9033E**)

(HEREINAFTER collectively called as the "VENDORS")

:: IN FAVOR OF ::

1. **Sri EADARA SREEKANTH**, S/o. **E.LAKSHMAN RAO**, aged about 32 years, Occupation: Business, R/o. H.No.5-2-183/P84, Block-A, Snehamayee Nagar, Near Siva Sindhu School, Vanasthalipuram, Ranga Reddy District-500070, T.S. (AADHAAR NO. **XXXX XXXX 1732**; PAN NO. **GDOPS3710N**) MOBILE NO. **9704444044**
2. **Sri GANGA VENKATESWARA RAO**, S/o. **G.THYAGA RAJU**, aged about 39 years, Occupation: Business, R/o. Plot No.110, H.No.5-2-137/110, Medical and Health Colony, Vanasthalipuram, Ranga Reddy District-500070, T.S. (AADHAAR NO. **XXXX XXXX 0253**) PAN NO. **AKPPG0423Q**

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3. **Sri P.SUDHAKAR REDDY, S/o. P.YADI REDDY**, aged about 48 years, Occupation: Business, R/o. H.No.4-13-54/3, HUDA Sai Nagar, Vanasthalipuram, Ranga Reddy District - 500070.
(AadhaarNo.XXXX XXXX 4325) PAN NO.AGLPP9823H
4. **Sri PUTTA RAMESH, S/o. P. NAGESHWARA RAO**, aged about 32 years, Occupation: Business, R/o. Flat No.302, Bogi Prime Apartments, HMT Swarnapuri Colony, Near Community Hall, Miyapur, Tirumalagiri, Hyderabad -500 049.
(Aadhaar No.XXXX XXXX 3032) PAN NO.BEHPP4825C.

(HEREINAFTER collectively called as the "V E N D E E S ")

(the term and expression of the Vendors and Vendees used herein shall unless repugnant to the context thereof, wherever the mean and include wherever the context so admits, not only themselves but also all their respective heirs, legal representatives, administrators, successors-in-interest, executors, agents, attorneys, assignees, and nominees, etc.,)

WHEREAS the Vendors No.1 and 2 are the Joint and absolute owners and peaceful possessors of the Non-Agricultural land bearing **Survey No.41/e3, admeasuring 1452 Sq.Yards, or 1213.87 Sq.Mtrs, Situated at SAMA NAGAR in SAHEBNAGAR KALAN Village, Hayathnagar Revenue Mandal, Under Ward No.5, Block No.2, Hayathnagar, Under L.B.Nagar Circle No.3, of G.H.M.C., Ranga Reddy District**, having acquired the same towards their share in a Family Partition among his family members, through a Registered Partition Deed bearing Document bearing **Doct.No.8316/2018, (shown in Schedule C as item No.2) of Book I, Dated: 12-06-2018**, registered in SRO, Vanasthalipuram and it is now an Open Plot.

WHEREAS the Vendors being in need of money for their family and financial necessities have jointly and severally offered to sell the **Open Land, admeasuring an area of 389 Sq.Yards, equivalent to 325.24 Sq.Mtrs (Out of 1452 Sq.Yards), in Survey No.41/e3, Situated at SAMA NAGAR in SAHEBNAGAR KALAN Village, Hayathnagar Revenue Mandal, Under Ward No.5, Block No.2, Hayathnagar, Under L.B.Nagar Circle No.3, of G.H.M.C., Ranga Reddy District**, (For the sake of brevity hereinafter referred to as the "SCHEDULE PROPERTY, which is more vividly described in the Schedule hereunder), free from all sorts of encumbrances to the Vendees, for a total sale consideration of **Rs.15,56,000/- (Rupees FIFTEEN LAKHS AND FIFTY SIX THOUSAND Only)** and the Vendees have agreed to purchase the same for the said consideration from the Vendors.

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NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS :

IN PURSUANCE OF the said offer of sale by the Vendors and acceptance of the Vendees, and in consideration of the sum of **Rs.15,56,000/- (Rupees FIFTEEN LAKHS AND FIFTY SIX THOUSAND Only)** the Vendees have this day paid the entire sale consideration through cheques and bank transfer to the Vendors, in full and final settlement, and the Vendors hereby admit and acknowledge the receipt of the said sum and absolve the liability of the Vendees from further payment thereof and undertake not to demand any further amount from the Vendees by any pretext under any circumstances hereafter, and do hereby convey, and transfer all the Schedule property by way of absolute sale to the Vendees with all intrinsic and extrinsic rights, interest, liberties, privileges, easements, and appurtenances, edifices, yards, passages, paths, accesses, for ingress and egress, from the Road, all ways, water courses, drains, etc., attached thereto, to the Vendees TO HAVE and TO HOLD the same as the owners absolutely forever and ANON.

Payment Details :

Vendee No.	Amount	Cheque No.	Date	Name of the Bank/Branch
1	Rs.7,78,000/-	RTGS	13/07/2020	Karnataka Bank, Guntur UTRI No.KARBH20195832652
	Rs.4,50,800/-	565560	12/01/2021	Karnataka Bank, Dilsukhnagar
2	Rs.70,000/-	212666	12/01/2021	Karnataka Bank, Dilsukhnagar
3	Rs.1,09,200/-	132254	12/01/2021	ICICI Bank, Vanasthalipuram
4	Rs.1,48,000/-	000866	12/01/2021	ICICI Bank, Kondapur

The Vendors hereby covenant with the Vendees as follows:-

01. That the Vendors ever since the date of acquisition have been in lawful continuous and uninterrupted peaceful possession and enjoyment of the schedule property without any demur, or hindrance from anybody, and have not done any act, which in any manner eclipses their right or authority to execute this Sale Deed. There is no lis pendens or claim of any person, Govt. or Private is pending thereto, and thus the Vendors are the plenipotent absolute and lawful owners and peaceful possessors of the Schedule property hereby conveyed and they have got full and peremptory powers and unimpeachable legal valid unfettered marketable title in and over the schedule property and therefore hereby transfer all their intrinsic and extrinsic rights, title, interest privileges, easements and appurtenances, etc., which the Vendors have held and enjoyed hitherto in respect of the Schedule property, in favour of the Vendees, and except the Vendors, there is nobody else having any right, interest, easement, claim or title over the Schedule property, and the Vendors have got full authority to convey the same to the Vendees.

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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	62140	0	0	0	62240
Transfer Duty	NA	0	23340	0	0	0	23340
Reg. Fee	NA	0	7780	0	0	0	7780
User Charges	NA	0	100	0	0	0	100
Total	100	0	93360	0	0	0	93460

Rs. 85480/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 7780/- towards Registration Fees on the chargeable value of Rs. 1556000/- was paid by the party through E-Challan/BC/Pay Order No. 872Y33120121 dated, 12-JAN-21 of, KARB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 96360/-, DATE: 12-JAN-21, BANK NAME: KARB, BRANCH NAME: , BANK REFERENCE NO: 6833541458522, PAYMENT MODE: IB-1001133, ATRN: 6833541458522, REMITTER NAME: E SREEKANTH, EXECUTANT NAME: SAMA VENKAT REDDY AND ANOTHER, CLAIMANT NAME: EADARA SREEKANTH AND OTHERS).

Date:

12th day of January, 2021

Signature of Registering Officer
Vanasthalipuram

Certificate of Registration

Registered as document no. 788 of 2021 of Book-1 and assigned the identification number 1 - 1528 - 788 - 2021 for Scanning on: 12-JAN-21.

Registering Officer
Vanasthalipuram
(M. Ravikarth)

Bk - 1, CS No 825/2021 & Doct No 788/2021. Sub Registrar Vanasthalipuram Sheet 3 of 10



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02. The Vendor's

02. The Vendees herein purchased the Schedule Property from the Vendors on the specific assurance and the confirmation by the Vendors that the Vendors are the true and lawful owners and that there are no defects in the title of the Vendors over the Schedule Property and the same is unpolemic and free from all sorts of encumbrances, demands, claims from any Individuals, Govt. or Private, Financial Institutions, charges, liens, leases, gift, wills, pending litigations, mortgages, minor interests, and is not the subject matter of Acquisition Proceedings of Government, court attachments and legal impediments, etc., and if anything is found later on the Vendors shall be held responsible to clear off the same at their own cost and effort. The Vendors hereby declare that they have not yet encumbered or entered into any Agreement for Sale or any kind of alienation of the Schedule Property in full or any part thereof, to anybody else.
03. That the Vendors have this day delivered the physical and peaceful vacant possession of the schedule property to the Vendees and the Vendees hereby confirm the same.
04. That the Vendors have this day handed over copies of all the title deeds and link documents, now in their possession relating to the schedule property to the Vendees, and the Vendees hereby confirm the same and the Vendors hereby undertake to provide and hand over all such records or documents of title relating to the Schedule property, which may be found with the Vendor, in future.
05. That the Vendors hereby transfer all their rights of ownership, possession and easements, to the Vendees and by virtue of this Deed of Sale, the Vendees shall henceforth quietly and peaceably possess, hold and enjoy the schedule property as absolute owners in the following undivided extents out of total extent of 389 Sq.Yards.

Vendee No.	Extent Sq.Yards
1	307.2
2	17.5
3	27.3
4	37.0
Total	389.0

as the Vendees like, with all proprietary, possessory, easementary and hereditary rights, without any let, suit, trouble, eviction, or hindrance either from the Vendors, or any other person or persons whosoever claiming under the Vendors. From this day onwards, the Vendors or any of their legal heirs, agents, attorneys, administrators, and assignees, etc., shall have no more rights, interests, demands, and claims in and over the Schedule property.

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06. The Vendors hereby covenant and agree with the Vendees that notwithstanding any acts, deeds or things hereto before done, executed or knowingly and willingly suffered to the contrary by the Vendors or their predecessor-in-title, the Vendors themselves have got good right, full power and absolute authority and now lawfully seized and possessed of the Schedule Property.
07. That the Vendors hereby further declare that they have paid all the taxes, levies, rates and cesses etc., payable on the schedule property to the Govt., upto date and if any dues are still remain unpaid, as on the date of registration of this Sale Deed, the Vendees shall not be liable to pay any such taxes or dues payable in respect of the Schedule property and the Vendors shall alone be held responsible to clear off all the dues, and if under any circumstances, the Vendees are compelled to pay if any under threat, the Vendees shall be entitled to recover the said amount with interest, and the Vendee will have to pay such taxes etc., payable hereafter.
08. That the Vendors hereby further declare that the Schedule Property is believed and shall be taken to be correctly described about the easements, privileges and rights effecting the sale and should there be any error, misstatement, or omission or any amount found payable to anybody as on the date of this registration, on any count, the same shall be made good by the Vendors to the Vendees as if the said amount is due as debt by the Vendors to the Vendees and to the complete satisfaction of the Vendees.
09. That the Vendors hereby undertake to bind themselves in favour of the Vendees, to save harmless, indemnify and keep the Vendees indemnified at all times against all the encumbrances, future claims, disputes, charges, demands, losses, costs, damages and all other expenses that may be sustained by the Vendees at any time in future in case the Vendees are put to any loss due to deprivation of whole or any part of the schedule property hereby conveyed on account of any defect in the title of the Vendors or their predecessors-in-title, or due to any incorrect statement, of facts or affairs, or any superior claim is being made by third party, or on account of any wrong or incorrect statement and the Vendors shall make good such losses, and damages, which the Vendees may sustain and compensate the Vendees against the same and also undertake to preserve, perfect, protect and safeguard the interest title of the Vendees impeccable and undisputed, by clearing all hurdles and see that the Vendees' rights over the Schedule Property be untouched, undisturbed and unaffected, under any circumstances.

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10. THAT the property shown in the schedule which is effected by this Document is neither a Government land nor an assigned land within the meaning of T.S. Assigned Lands (Prohibition of Transfers) Act No.9 of 1977. There is no house or any type of construction in it. The said land is not under mortgage and does not belong to Govt. Agencies and its undertakings such as Telangana State Wakf Board, Telangana State Bhoodan Yagna Board, Charitable & Hindu Religious Institutions, and Endowments and this is not an Inam land, and it is not a surplus land under Ceiling law, and is not prohibited by any Act in existence. There are no protected tenants over the said land. If the transfer of the schedule property is subsequently found to be in violation of any of the provisions of the above Acts, or any Government Orders, the Vendors hereto will be held liable for all consequences, arising thereupon. That the Vendors hereby declare, confirm and reiterate that there is no legal impediment, complication, or prohibition such as Court decree, Status quo, order of Embargo, attachment or any injunction by any Court of law, against the Schedule property restraining the Vendors from alienating the same.
11. That it is agreed by the Vendors that whatever the benefits that may accrue in future to the Schedule Property by virtue of any proceeding, action, statute, amendment of laws, or order of any Authority of Governments of State and Central, Courts, Tribunals or any Forum of law, and the Vendors will not be entitled for such benefits and the Vendees shall alone be entitled to all such benefits whatever it may be as absolute owners as if they are validly transferred in favour of the Vendees.
12. That the Vendors hereby agree to co-operate with the Vendees to get the title of the schedule property mutated in the name of the Vendees in all Government records and shall at the request and cost of the Vendees, do or execute or cause to be done or executed all such further lawful acts, deeds, assurances and things i.e. Rectification deed, Supplemental Deed, Declarations, Affidavits, Statements, Papers, Forms, and Agreements, etc., to achieve every part thereof according to the true intent, meaning and purpose of this Sale Deed or anything as may be necessary, or reasonable or order for mutation of the Schedule Property in the name of the Vendees in Government records and for further and more perfectly conveying and assuring the title of the Vendees, on the Schedule Property, without demanding any fresh consideration from the Vendees.

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SCHEDULE OF THE PROPERTY

ALL THAT PIECE AND PARCEL of Open Land, admeasuring an area of 389 Sq.Yards, equivalent to 325.24 Sq.Mtrs (Out of 1452 Sq.Yards), in Survey No.41/e3, Situated at SAMA NAGAR in SAHEBNAGAR KALAN Village, Hayathnagar Revenue Mandal, Under Ward No.5, Block No.2, Hayathnagar, Under L.B.Nagar Circle No.3, of G.H.M.C., Ranga Reddy District, with in the jurisdiction of Registration Sub District Vanasthalipuram, and bounded by:

NORTH :: LAND OF E.SREEKANTH AND OTHERS;
SOUTH :: PLOT NO.1 BIT-C;
EAST :: LAND OF DAYANAND AND BROTHERS;
WEST :: LAND OF E.SREEKANTH AND OTHERS;

as clearly shown in RED colour in the Diagram written below:

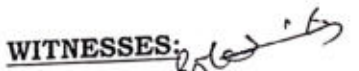
The Market Value of the said Property is Rs.15,56,000/- at the rate of Rs.4,000/- Per Sq.Yard and the stamp duty is paid on Market Value.

IN WITNESS WHEREOF the Vendors and the Vendees have set their hands and subscribed their signatures unto this Deed of Sale in token of acceptance of the contents stated herein above, with their own free will, consent, and sound disposing state of mind and health, without any coercion, fraud, and undue influence, on the day, month and year first above mentioned in the presence of the following witnesses.

1. 
2. 

(VENDORS)

WITNESSES:

1. 
2. N. Sanna

1. E. Sreekanth
2. G. Venkateswara Rao.
3. 
4. P. P.
(VENDEES)

DECLARATION

We, **1) SAMA VENKAT REDDY, S/o. S.GOPAL REDDY**, aged about 53 years, Occupation: Business, R/o. Plot No.182, H.No.5-4-1233, Sharada Nagar Phase-I, Vanasthalipuram, HayathnagarMandal, Ranga Reddy District-500 070, T.S.(Aadhaar No. 9936 3413 7855, PAN: AVUPS9694P) **2) SAMA PRATHAP REDDY, S/o. S.GOPAL REDDY**, aged about 50 years, Occupation: Business, R/o. H.No.4-13-33/A, HUDA Sai Nagar Vanasthalipuram, HayathnagarMandal, Ranga Reddy District-500 070, T.S., do hereby declare that we are the owners of the schedule property mentioned in this document which is a vacant site/vacant plot.

The said property is not assessed by the GHMC and was not allotted with any PTI/VLTA Number.

Place: Vanasthalipuram.

Date: 12 01-2021.

1.



2.



DECLARANTS