

తెలంగాణ ప్రభుత్వం
ధరణి



GOVERNMENT OF TELANGANA
DHARANI

SALE DEED

THIS DEED OF SALE is made and executed on **01 May 2021** by and between:

Smt. BATHULA KAVITHA, W/O BATHULA V BHASKARA REDDY, aged about 40 years, PAN No. BIVPB4240D, Occupation: House Wife, Residing at 5-3-448/25/2, SRI KRISHNA NAGAR, KUKATPALLY, Hyderabad, Telangana, 500072.

(Hereinafter called the "**VENDOR**" of the first part)

IN FAVOR OF

Sri. AARTHA VENKAT REDDY S/O A KRISHNA REDDY aged about 42 years, **Authorized by M/S WESTERN MAGIC DEVELOPERS** (Firm Regn No: 4163/2017 and PAN No: AACFW6815F) Represented by its partners: AARTHA VENKAT REDDY S/O A KRISHNA REDDY and KAIPU NAGI REDDY S/O ANKI REDDY, having its registered office at 2-114, Pocharam (v), Ghatkesar Mandal, Medchal-Malkajgiri District, Telangana, 501301.

(Hereinafter called the "**VENDEE**" of the second part)

The terms "**VENDOR**" and "**VENDEE**" herein used shall wherever the context so admits / mean and include their respective heirs, executors, successors, legal representatives, Administrators and assignees etc.,

WHEREAS the **VENDOR** is the sole and absolute owner of the agricultural land having extent of **Ac: 01-00 Gts** in Survey Nos. 58/1/1 situated at Maddikunta (V), Sadasivpet (M), Sangareddy District, by virtue of Sale Deed No: 6109/2018 registered at S.R.O Sadasivpet, and having obtained Title Deed-cum-Pass Book Number: T09220271368. (Hereinafter called the "**SCHEDULE PROPERTY**" more fully described later).

WHEREAS the **VENDOR** has offered to sell the **SCHEDULE PROPERTY** having extent of **Ac: 01-00 Gts**, for a total consideration of **Rs. 500000/- (RUPEES FIVE LAKH ONLY)** and the **VENDEE** has agreed to purchase the same. The Total Consideration of Rs. 500000/- (RUPEES FIVE LAKH ONLY) has already been paid through Bank to the **VENDOR** by the **VENDEE** and the **VENDOR** acknowledges the receipt of the same.

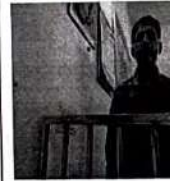
Kavitha

[Signature]

Presentation Endorsement

Presented in the Office of the Tahsildar & Jt Sub Registrar, Sadasivpet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs.32499.00/- paid between the hours of ___ and ___ on the 23rd day of April, 2021 by Sri

Execution admitted by (Details of all Seller/Buyer under Sec 32A):

S. No.	Code	Thumb Impression	Photo	Address	Signature
1	SE:INDIVIDUAL	Aadhaar Verified		BATHULA KAVITHA, Address: HNO, 5-3-448/25/2, SRI KRISHNA NAGAR, KUKATPALLY, Hyderabad, India	
2	BU: Authorized Person	Aadhaar Verified		AARTHA VENKAT REDDY Authorized by M S WESTERN MAGIC DEVELOPERS, Address: Pocharam, Ghatkesar, Medchal-Malkajigiri, India	
3	CONSENTING PARTY	Aadhaar Verified		Kaipu Nagi Reddy, Address: Nizampet,	

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Now therefore this Deed of Sale witnesses as follows:

In consideration of the sum of Rs. 500000/- (RUPEES FIVE LAKH ONLY) already received by the **VENDOR** from the **VENDEE**, the said **VENDOR** as absolute owner of the **SCHEDULE PROPERTY** described in the Schedule hereto does hereby transfer, convey and assign, free from encumbrances, all the said property to hold the same to the **VENDEE** 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 is hereby conveyed. The **VENDEE** shall hold and enjoy the same as absolute owner.

The VENDOR hereby covenants with the VENDEE as follows:

1. The **VENDOR** declares that the schedule property is free from all kinds of liens, charges, mortgages, litigations, court cases, encumbrances, prior agreements, acquisitions, attorneys, etc. The **VENDOR** hereby agrees to indemnify and keep indemnified the vendee from all kinds of losses, damages, demands & third-party claims, etc., which the **VENDEE** is put to by the reason of any defect in the title of the Vendor or any act or omission on **VENDOR's** part.
2. The **VENDOR** having received Total sale consideration from the **VENDEE** has delivered the physical and vacant possession of the schedule property to the Vendee today.
3. The **VENDOR** assures that the land is not an assigned land as defined in Telangana Assigned Lands (Prohibition of Transfers) Act. 9 of 1977. The **VENDOR** further declares that the schedule land is not attracted by the provisions of Telangana Land Reforms (Ceiling on Agricultural Holding) Act. No. 1 of 1973. This land is not falling under any category of land prohibited under Section 22A of Registration Act, 1908.

SCHEDULE OF PROPERTY

All that the piece and parcel of Agricultural land admeasuring **Ac: 01-00 Gts** in Maddikunta (V), Sadasivpet (M), Sangareddy District having TD-cum-Pass Book Number: T09220271368 and bounded by:

S.NO	Survey No	Extent Transferred (Ac - Gts)	NORTH	SOUTH	EAST	WEST
1	58/2/1	1.0000	Survey No: 58 Part	Survey No: 58 Part	Survey No: 58 Part	Survey No: 58 Part

Ravitha

[Signature]

Identified by Witness:					
S. No.	Code	Thumb Impression	Photo	Address	Signature
1	WIT.	Aadhaar Verified		VARAKANTHAM MAHIPAL REDDY, Address: CHOUTUPPAL,	
2	WIT.	Aadhaar Verified		KOLANU MADHAVAREDDY, Address: HYDERABAD,	

Date
01 May 2021


Signature Of Registering Officer
Sadasivpet



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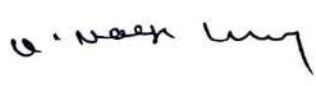


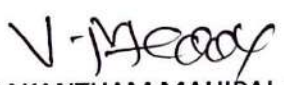
EXECUTION DETAILS

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

VENDOR: Signature : 
Name : BATHULA KAVITHA

VENDEE: Signature : 
Name : AARTHA VENKAT REDDY Authorized by M/S WESTERN
MAGIC DEVELOPERS (Firm No. - 4163/2017)

CONSENTING PARTY: Signature : 
Name : KAIPU NAGI REDDY

WITNESS 1: Signature : 
Name : VARAKANTHAM MAHIPAL REDDY

WITNESS 2: Signature : 
Name : KOLANU MADHAVA REDDY

E-KYC Details as received from UIDAI:			
S. No.	Aadhar Details	Address	Photo
1	Aadhaar No: XXXXXXXX2775 Aartha Venkat Reddy	Aartha Venkat Reddy, Address: S/O: Aartha Krishna Reddy, 2-114, Pocharam, NA, K.v. Rangareddy, INDIA	
2	Aadhaar No: XXXXXXXX1055 Nagi Reddy Kaipu	Nagi Reddy Kaipu, Address: C/O Kaipu Anki Reddy Late, Flat No-606, Block No-E, Vertex Sadguru Krupa Apartments, NA, Medchalmalkajgiri, INDIA	
3	Aadhaar No: XXXXXXXX6237 Bathula Kavitha	Bathula Kavitha, Address: W/O Bathula V Bhaskara Reddy, 5-3-448/25/2, SRI KRISHNA NAGAR, NA, Hyderabad, INDIA	
4	Aadhaar No: XXXXXXXX2314 Varakantham Mahipal Reddy	Varakantham Mahipal Reddy, Address: S/O Varakantham Sathireddy, H No 1- 30, NA, NA, Nalgonda, INDIA	
5	Aadhaar No: XXXXXXXX3296 Kolanu Madhavareddy	Kolanu Madhavareddy, Address: S/O Kolanu Rangareddy, H No 1- 43, NA, NA, Nalgonda, INDIA	

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భారత ప్రభుత్వం
Government of India

అర్జున్ కటా
Bathula Kavitha
జన్మ తేదీ DOB: 18/02/1981
FEMALE
Mobile No: 9985879309

5616 8271 6237
VID : 9120 9039 0705 0182

Download Date: 07/03/2021

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Bathula Kavitha
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5616 8271 6237

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Government of India

అర్జున్ కటా
Aartha Venkat Reddy
జన్మ తేదీ DOB: 15/06/1978
MALE

9451 9545 2775
VID : 9105 3211 3329 4620

Download Date: 07/03/2021

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Government of India

అర్జున్ కటా
Aartha Venkat Reddy
జన్మ తేదీ DOB: 15/06/1978
MALE

9451 9545 2775
VID : 9105 3211 3329 4620

Download Date: 07/03/2021

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Government of India

కైపు నాగి రెడ్డి
Kaipu Nagi Reddy
జన్మ తేదీ DOB: 13/06/1977
MALE

7559 0712 1055

Download Date: 07/03/2021

భారత ప్రభుత్వం
Government of India

కైపు నాగి రెడ్డి
Kaipu Nagi Reddy
జన్మ తేదీ DOB: 13/06/1977
MALE

7559 0712 1055

Download Date: 07/03/2021

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Government of India

కోలను మాధవరెడ్డి
Kolanu Madhavareddy
జన్మ తేదీ DOB: 23/09/1980
MALE

3744 6354 3296
VID : 9144 0233 1894 3236

Download Date: 03/03/2021

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Government of India

కోలను మాధవరెడ్డి
Kolanu Madhavareddy
జన్మ తేదీ DOB: 23/09/1980
MALE

3744 6354 3296
VID : 9144 0233 1894 3236

Download Date: 03/03/2021

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Government of India

వరకాంతం మహిపాల్ రెడ్డి
Varakantham Mahipal Reddy
జన్మ తేదీ DOB: 10/06/1980
MALE

6367 7881 2314
VID : 9169 7856 8570 4166

Download Date: 16/04/2021

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Government of India

వరకాంతం మహిపాల్ రెడ్డి
Varakantham Mahipal Reddy
జన్మ తేదీ DOB: 10/06/1980
MALE

6367 7881 2314
VID : 9169 7856 8570 4166

Download Date: 16/04/2021

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of the instruments.

Description of Fee/Duty	In the form of							Total
	Stamp Paper	Challan u/S 41 of Is Act	E-challan	Cash	T-App	Stamp duty u/S 16 of Is Act	DD/BC/Pay Order	
Stamp Duty	0.00	0	20000	0	0	0.00	0	20000
Transfer Duty	0	0	7500	0	0	0	0	7500
Reg Fee	0	0	2500	0	0	0	0	2500
User Charges	0	0	0	0	0	0	0	0
PPB Charges	0	0	0	0	0	0	0	0
Mutation Charges	0	0	2499	0	0	0	0	2499
Total	0.00	0	32499	0	0	0.00	0	32499

Total Deficit amount for document is Rs. 0/-.

Rs. 27500 towards Stamp Duty including T.D Under Section 41 of I.S Act, 1899 and Rs 2500/- towards Registration Fees on the chargeable value of Rs 500000/- was Paid by the party through E-Challan/BC/Pay Order No. REG2100366984 dated 23-04-2021 of SBIN/.

Online Payment Details received from SBI e-PAY

(1).AMOUNT PAID Rs: 32499.00/- DATE: 23-04-2021, BANK NAME:SBIN, BRANCH NAME:, BANK REFERENCE NO: CHG4230518, PAYMENT CODE: ,ATR: 8176925986719,REMMITER NAME: M S WESTERN MAGIC DEVELOPERS R/B AARTHA VENKAT REDDY, EXECUTANT NAME: BATHULA KAVITHA, CLAIMANT NAME: M S WESTERN MAGIC DEVELOPERS.

Date
01 May 2021

Signature Of Registering Officer
Sadasivpet

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తెలంగాణ ప్రభుత్వం

సమూహ XIV

(నియమము 26 చూడండి)

పట్టాదారు పాసు పుస్తకం

భూమి యాజమాన్య హక్కు పత్రం

జిల్లా : సంగారెడ్డి
మండలం : సదాశివపేట్
పాస్ బుక్ నెంబర్ : T09220271368

డివిజన్ : సంగారెడ్డి
గ్రామం : మద్దికుంట

బార్ కోడ్:



T09220271368



కోడ్ :



ఖాతా నెంబర్ : 60274

1. పట్టాదారు పేరు ఇంటిపేరుతో : బి కవిత
2. తండ్రి/భర్త పేరు : బి భాస్కర్ రెడ్డి
3. స్త్రీ / పురుషుడు : మహిళ
4. చిరునామ : మద్దికుంట, సదాశివపేట్, సంగారెడ్డి
5. కులము : జనరల్
6. ఆధార్ సంఖ్య : *****6237
7. పట్టాదారు సంతకం ఎడమ / కుడి చేతి వేలిముద్ర

తహశీల్దార్ సంతకం