

తెలంగాణ ప్రభుత్వం
ధరణి



GOVERNMENT OF TELANGANA
DHARANI

**Sale Deed
(SALE DEED)**

PRATAP REDDY
ADVOCATE & NOTARY
Appointed by Govt. of India
Plot No.622, H.No.5-6-627
Devaraya Nagar, Vanasthali, Hyderabad

THIS DEED OF SALE is made and executed on 12 January 2021 by and between: Sri/Smt./Kumari NAVEEN JAIN, S/O PAWAN KUMAR JAIN, aged about 48 years, PAN No. AHDPJ5100E, Occ: Business, Residing at 4-6-90/17, ATTAPUR, Hyderabad, Telangana, 500048. (Hereinafter called the "**VENDOR**" of the first part)

IN FAVOR OF

Sri/Smt./Kumari KALPANA SAHOO, W/O RAJIBLOCHAN NAYAK, aged about 43 years, PAN No. BYUPS4192J, Occ: House Wife, Residing at FLAT503, OLD BOWENPALLY, Bowenpalle, Balanagar, Medchal-Malkajigiri, Telangana, 500011. (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 4.1500 Ac.Gts in Survey No. 260/21/2, 257/25/2, 260/22/3, 260/23/2, 257/22/2, 260/22/2, 257/24/2, Siddapur[R] (V), Sadasivpet (M), Sangareddy District having TD-cum-Pass Book Number: T09220190319.

WHEREAS the Vendor has offered to sell the said scheduled property for a consideration of Rs. 6562500 /- (RUPEES SIXTY FIVE LAKH SIXTY TWO THOUSAND FIVE HUNDRED ONLY) and the Vendee has agreed to purchase the same. The consideration of Rs. 6562500 /- has already been paid to the Vendor by the Vendee and the Vendor acknowledges the receipt of the same.

Now therefore this Deed of Sale witnesses as follows: In consideration of the sum of Rs. 6562500 /- already received by the Vendor from the Vendee, the said Vendor as absolute owner of the said 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 said 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 sale consideration from the vendee has delivered the physical and vacant possession of the schedule property to the Vendee today.
3. The Vendor has also delivered to the vendee the original documents pertaining and relating to the schedule property including the deed under which the vendor acquired the schedule property, the link documents, tax bills and receipts, etc., and other papers thereof.
4. 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

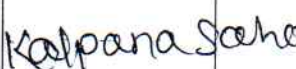
(Signature of Vendor)

(Signature of Kalpana Sahoo)

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.404985.00/- paid between the hours of ____ and ____ on the 12th day of January, 2021 by Sri .

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

S. No.	Code	Thumb Impression	Photo	Address	Signature
1	SE:Self	Aadhaar Verified		NAVEEN JAIN, Address: 4-6-90/17, ATTAPUR, Hyderabad, India	
2	BU:Self	Aadhaar Verified		KALPANA SAHOO, Address: FLAT503, OLD BOWENPALLY, Bowenpalle, Balanagar, Medchal- Malkajigiri, India	

Identified by Witness:

S. No.	Code	Thumb Impression	Photo	Address	Signature
1	WIT.	Aadhaar Verified		NAKKALAGANTI JANGAIAH, Address: SADASHIVPET,	
2	WIT.	Aadhaar Verified		BOYINI PRABHAKAR, Address: SADASHIVPET,	

Date
20 January 2021

Signature Of Registering Officer
Sadasivpet



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Additional Covenants

Original Link document is handed over to Vendee by the Vendor before witnesses.

SCHEDULE OF PROPERTY

All that the piece and parcel of Agricultural land admeasuring 4.1500 Ac.Gts in Siddapur[R] (V), Sadasivpet (M), Sangareddy District having TD-cum-Pass Book Number: T09220190319 within the limits of local body and bounded by:

S.No.	Survey No.	Extent Transferred (Ac.Gts)	NORTH	SOUTH	EAST	WEST
1	260/2/1/2	0.3550	OTHERS:LAND OF PRATHAP REDDY	OTHERS:LAND OF IMAM SAB AND OTHERS	ROAD	ROAD
2	257/2/5/2	0.0900	OTHERS:LAND OF PRATHAP REDDY	OTHERS:LAND OF IMAM SAB AND OTHERS	ROAD	ROAD
3	260/2/3	0.3500	OTHERS:LAND OF PRATHAP REDDY	OTHERS:LAND OF IMAM SAB AND OTHERS	ROAD	ROAD
4	260/2/3/2	0.2800	OTHERS:LAND OF PRATHAP REDDY	OTHERS:LAND OF IMAM SAB NAD OTHERS	ROAD	ROAD
5	257/2/2/2	0.2950	OTHERS:LAND OF PRATHAP REDDY	OTHERS:LAND OF IMAM SAB AND OTHES	ROAD	ROAD
6	260/2/2/2	0.2850	OTHERS:LAND OF PRATHAP REDDY	OTHERS:LAND OF IMAM SAB AND OTHERS	ROAD	ROAD
7	257/2/4/2	0.0950	OTHERS:LAND OF PRATHAP REDDY	OTHERS:LAND OF IMAM SAB AND OTHERS	ROAD	ROAD

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

NAVEEN JAIN

Aadhar Number

xxxxxxxx1879

Address

4-6-90/17, ATTAPUR, Hyderabad, Telangana, 500048



VENDEE

Signature

Name

KALPANA SAHOO

Aadhar Number

xxxxxxxx6279

E-KYC Details as received from UIDAI:			
S. No.	Aadhar Details	Address	Photo
1	Aadhaar No: XXXXXXXX6279 Kalpana Sahoo	Kalpana Sahoo, Address: W/O: Rajib Lochan Nayak, Plot No 12, jagruthishine, NA, Hyderabad, INDIA	
2	Aadhaar No: XXXXXXXX1879 Naveen Jain	Naveen Jain, Address: NA, 127 3rd Floor, Vigyan Vihar, NA, East Delhi, INDIA	
3	Aadhaar No: XXXXXXXX9579 Boyini Prabhakar	Boyini Prabhakar, Address: S/O: Boyini Shankaraiah, 2-14/4, NA, NA, Medak, INDIA	
4	Aadhaar No: XXXXXXXX4320 Nakkalaganti Jangaiah	Nakkalaganti Jangaiah, Address: S/O: Late Nakkalaganti Venkaiah, hno-5-30, indrakaran, NA, Medak, INDIA	



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Address

FLAT503, OLD BOWENPALLY, Bowenpalle, Balanagar, Medchal-Malkajigiri,
Telangana, 500011



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

In the form of								
Description of Fee/Duty	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	Total
Stamp Duty	0.00	0	262500	0	0	0.00	0	262500
Transfer Duty	0	0	98438	0	0	0	0	98438
Reg Fee	0	0	32813	0	0	0	0	32813
User Charges	0	0	0	0	0	0	0	0
PPB Charges	0	0	300	0	0	0	0	300
Mutation Charges	0	0	10934	0	0	0	0	10934
Total	0.00	0	404985	0	0	0.00	0	404985

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

Rs. 360938 towards Stamp Duty including T.D Under Section 41 of I.S Act, 1899 and Rs 32813/- towards Registration Fees on the chargeable value of Rs 6562500/- was Paid by the party through E-Challan/BC/Pay Order No. REG2100023492 dated 13-01-2021 of SBIN/.

Online Payment Details received from SBI e-PAY

(1).AMOUNT PAID Rs: 404985.00/- DATE: 13-01-2021, BANK NAME:SBIN, BRANCH NAME:, BANK REFERENCE NO: IGAKGKUFV2, PAYMENT CODE: , ATRN: 5629802173130, REMMITER NAME: KALPANA SAHOO, EXECUTANT NAME: NAVEEN JAIN, CLAIMAINT NAME: KALPANA SAHOO.

Date
20 January 2021

Signature Of Registering Officer
Sadasivpet



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భారత ప్రభుత్వం
Government of India

పుట్టిన తేదీ/Year of Birth: 1979

5760 0978 1879

ఆధార్ - సామాన్యని హక్కు



भारत सरकार
भारत सरकार



आधार

భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

నమోదు సంఖ్య / Enrollment No.: 1071/52111/02542

To

కల్పన సాహూ

Kalpna Sahoo

W/O: Rajib Lochan Nayak

Plot No 12 Jagruthishine

R R Nagar Old Bownpally

Tirumalagiri

Bownpally

Tirumalagiri Hyderabad

Andhra Pradesh 500011

9390191867

03/02/2014

ML14839653



ML148396535FT



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

7441 0410 6279

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
Government of India

కల్పన సాహూ

Kalpna Sahoo

పుట్టిన తేదీ / DOB : 09/02/1978

స్త్రీ / Female



7441 0410 6279

ఆధార్ - సామాన్యని హక్కు

Kalpna Sahoo



భారత ప్రభుత్వం
Government of India



బోయిని ప్రభాకర్

Boyini Prabhakar

పుట్టిన తేదీ/DOB: 14/05/1977

పురుషుడు/ MALE

3611 7399 9579

VID: 9166 4160 5828 7882



భారత ప్రభుత్వం
Government of India



నక్కలగంటి జంగలూ

Nakkalaganti Jangaliah

పుట్టిన తేదీ/DOB: 15/03/1968

పురుషుడు/ MALE

Download Date: 27/07/2020

Issue Date: 15/03/2016

6798 7726 4320

VID : 9166 4160 5828 7882

నా ఆధార్, నా గుర్తింపు



Kalpna Sahoo

తెలంగాణ ప్రభుత్వము

జిల్లా : సంగారెడ్డి
డివిజన్ : సంగారెడ్డి
మండలం : సదాశివపేట్

02

వ్యవసాయ భూమి వివరములు తేది : 11-04-2018

క్ర.సం.	సర్వే నెం./ సబ్ డివిజన్ నెం	విస్తీర్ణము ఎ. గు.	భూమి పొందిన పద్ధతి	రిమార్కులు	తహశీల్దార్ సంతకం
1.	257/బి2/2	0.2950	క్రనుగోలు	పట్టా	
2.	257/బి4/2	0.0950	క్రనుగోలు	పట్టా	
3.	257/బి5/2	0.0900	క్రనుగోలు	పట్టా	
4.	260/బి2/2	0.2850	క్రనుగోలు	పట్టా	

5.	260/బి3/2	0.2800	క్రనుగోలు	పట్టా	
6.	260/బి2/1/2	0.3550	క్రనుగోలు	పట్టా	
7.	260/బి2/3	0.3500	క్రనుగోలు	పట్టా	
పూర్తి విస్తీర్ణము		4.1500			

03



ATTEST
A. PRATAP REDDY
B.Com., LL.B.
ADVOCATE & NOTARY
Appointed by Govt. of India
Res: Plot No.622, H.No.5-6-627/1,
a Devaraya Nagar, Vanasthali
(Mandal), R.R. Dist.

XEROX COPY ATTESTED

తెలంగాణ ప్రభుత్వము

పట్టాదారు పాసు పుస్తకం

భూమి యాజమాన్య హక్కు పత్రం

జిల్లా : సంగారెడ్డి

డివిజన్ : సంగారెడ్డి

మండలం : సదాశివపేట్

గ్రామం : సిద్ధాపూర్

పాస్ బుక్ నెం. :

T09220190319



ఖాతా నెం. : 716



1. పట్టాదారు పేరు ఇంటిపేరుతో : నవీన్ జైన్
2. తండ్రి/భర్త పేరు : పవన్ కుమార్ జైన్
3. స్త్రీ/పురుషుడు : Male
4. చిరునామా : సిద్ధాపూర్
5. కులము : General
6. ఆధార్ సంఖ్య : XXXXXXXX1879
7. పట్టాదారు సంతకం ఎడమ/కుడి చేతి వేలిముద్ర



Kulpana sah

తహశీల్దార్ సంతకం

01

Certificate of Registration

Registered as document no. 84 of 2021 of Book1 and assigned the identification number 1-6181-84-2021 for Scanning on 20 January 2021.


Signature Of Registering Officer
(Sadasivpet)
PARAKKA ASHA JYOTHI

Book1,CS No. 2100027168 & Doct No __84 / 2021__ Sheet 4 of 4 Tahsildar & Jt Sub Registrar
Sadasivpet



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