

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం. 15492

శ్రీమతి / శ్రీ

Subrahmanyan

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale				
దస్తావేజు విలువ	4046000				
స్టాంపు విలువ రూ.	100				
దస్తావేజు నెంబరు	316/2017				
రిజిస్ట్రేషన్ రుసుము	202300				
లోటు స్టాంపు (D.S.D.)	1618300				
GHMC (T.D.)	606900				
యూజర్ ఛార్జీలు	100				
అదనపు షిట్లు					
5 x					
మొత్తం	7427600				

(అక్షరాల)

తేది 16/10/2017

రూపాయలు మాత్రమే)

వాసను తేది

Joint Sub-Registrar - నల్ల రిజిస్ట్రారు

Sampurna Reddy Nagar

If Document Is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.

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C840 3169
2018

3116-2018

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

T 366362

9744 15/10/2018 Rs. 100/-

Sold to D. Siva Rama Raju

D/o. W/o. S/o. D. Venkata Ramu Raju

For V. sell. Hyderabad

SALE DEED

Licensed S. F. No. 100/2018
Licence No. 100/2018
R. Licence No. 100/2018
H. No. 3-3-166/2, Chagallu
Hyderabad (South)
Cell: 9846414954

This Deed of Sale is made and executed on this 16th day of October, 2018 at Hyderabad, by and between: -

1. Smt. BALA KRISHNAVENI, W/o. Late Sri. Ch. Narayana Raju, aged about 63 years, Occ: House wife, Resident of R/o. H.No.1-16/1, Near Rachabanda, Pendyala, Nidadavole, West Godavari Dist, Andhra Pradesh 534329. (Aadhaar No.6851 8739 0133) (PAN No.BORPC1693D).
2. Sri. CH. VENKATRAMA RAJU, S/o. Late Sri. Ch. Narayana Raju, aged about 44 years, Occ: Business, R/o. H.No.1-16/1, Near Rachabanda, Pendyala, Nidadavole, West Godavari Dist, Andhra Pradesh 534329. (Aadhaar No.6241 2864 0127) (PAN No. AFWPC1863Q).
3. Sri. CH. PHANI RAJU, S/o. Late Sri. Ch. Narayana Raju, aged about 43 years, Occ: Business, resident of Peualyala, Nidadavalu Mandal, West Godavari District. (Aadhaar No:6378 2926 9688) (PAN No.AHNPC9432E).

Hereinafter called the "VENDORS" which term shall mean and include their heirs, legal representative, successor, executor, administrator, and assignees etc., of the ONE PART.

చివరికి అమ్మకం జరిగింది Ch.V. Ramu Raju

D L L

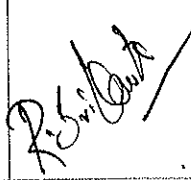
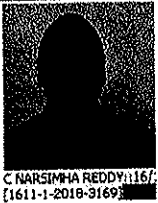
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Presentation Endorsement:

Presented in the Office of the Sub Registrar, S.R.Nagar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 202300/- paid between the hours of 1 and 2 on the 16th day of OCT, 2018 by Sri Bala Krishna Veni

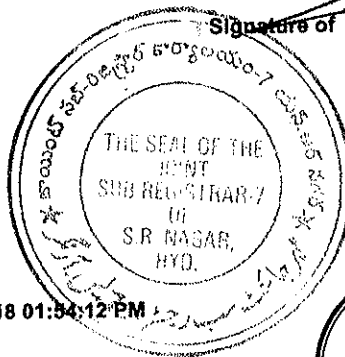
Execution admitted by (Details of all Executants/Claimants under Sec 32A):				Signature/Ink Thumb Impression
Sl No	Code	Thumb Impression	Photo	Address
1				DANDU SIVARAMA RAJU S/O. D VENKATARAMA RAJU PLOT NO 1242/B ROAD NO 62, JUBILEE HILLS HYD
2				CH PHANI RAJU S/O. LATE CH NARAYANA RAJU PEUALYALA NIDADAVOLU MANDAL, EST GODAVARI DIST
3	EX			CH VENKATRAMARAJU S/O. LATE CH NARAYANA RAJU 1-16/1 NEAR RACHABANDA PENDYALA, NIDADAVOLE WEST GODAVARI DIST AP
4	EX			BALA KRISHNA VENI W/O. LATE CH NARAYANA RAJU 1-16/1 NEAR RACHABANDA PENDYALA, NIDADAVOLE WEST GODAVARI DIST AP

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			R SRIKANTH PLOT NO 29 30 31 AND 32 FLAT NO 302 VAISHNAVI INFRA KOTHAPET R R DIST ADHRA NO 966888042151	
2			C NARSIMHA REDDY FLAT NO 107 PUPPALAGUDA K V RANGA REDDY ADHRA NO 549507534520	

16th day of October, 2018

Signature of Sub Registrar
S.R.Nagar



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Bk - 1, CS No 3169/2018 & Doct No 3116
Sub Registrar S.R.Nagar
Sheet 0 of 8

IN FAVOUR OF

Sri. DANDU SIVARAMA RAJU, S/o. Sri. D. Venkatarama Raju, aged about 65 years, Occupation: Business, R/o. Plot No 1242/B, Road No 62, Jubilee Hills, Hyderabad-500033 (Aadhaar No. 9160 3572 5310), (PAN No.ABVPD6399K).

Hereinafter called the "VENDEE" which term shall mean and include his heirs, legal representative, successor, executor, administrator and assignees of the **OTHER PART**.

Whereas the above said Vendors herein are the absolute owners and possessors of the piece and parcel of the 25% of undivided share in the land admeasuring 4760 Square Yards or 3980 Square Meters, working out to 1190 Square Yards or 995 Sq. mts., in Survey No.22, corresponding to T.S No:20/3, situated at Somajiguda, Begumpet, Hyderabad, which is more fully described in the schedule and plan annexed hereto and marked in RED COLOUR and the same hereinafter referred as "**SCHEDULE MENTIONED PROPERTY/SAID PROPERTY**".

Whereas originally One Ms. INDIRA RAI, W/o. Sri. SHAUKAT RAI, D/o. Late B. D. PURI, having purchased an extent of 17,777 Square Yards from Late Ghouse Mohiuddin during the years 1961 to 1963 under various sale deeds bearing document Nos:- 1. 1372 of 1961 dated 23.08.1961, 2. 2002 of 1961 dated 15.12.1961. 3. 352 of 1962 dated 14.03.1962 and 4. 1301 of 1963 dated 08-08-1963. Who has purchased the same from Ghulam Mahmood Tahir and Nawab Hadi Ali Khan by registered sale deeds bearing document Nos:- 1 of 1336 Fasli, Book 1, page No.1 dated 13th Azur 1336 Fasli (1929 A.D) and Document No.9, Book I, Page 7 dated 28th Meher 1338 Fasli (1929 A.D.) respectively and both registered at Registrar of Shamsabad.

And whereas Ms. INDIRA RAI has been in continuous possession and enjoyment of the property purchased by her.

And whereas the Ms. INDIRA RAI has given 1190 Square Yards of land with the structures thereon to each of her children under a family settlement dated 25-06-1974.

Ch. V. Rama Rao

చేతులబాలకృష్ణబాబు

Ch. V. Rama Rao

Ch. V. Rama Rao

Ch. V. Rama Rao

Bk - 1, CS No 3169/2018 & Doct No 31716-218
Sub Registrar S.R.Nagar

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX0133 Name: Chekuri Balakrishna Veni	W/O Narayana Raju, Pendyala, West Godavari, Andhra Pradesh, 534329	
2	Aadhaar No: XXXXXXXX9688 Name: Phani Raju Chekuri	S/O Narayana Raju Late, Rajendranagar, Rangareddi, Andhra Pradesh, 500030	
3	Aadhaar No: XXXXXXXX0127 Name: Chekuri Venkata Ramaraju	S/O Chekuri Narayana Raju Late, Pendyala, West Godavari, Andhra Pradesh, 534329	
4	Aadhaar No: XXXXXXXX5310 Name: Danu Siva Rama Raju	S/O Late Venkata Rama Raju, Jubilee hills, Hyderabad, Andhra Pradesh, 500033	

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	1618300	0	0	0	1618400
Transfer Duty	NA	0	606900	0	0	0	606900
Reg. Fee	NA	0	202300	0	0	0	202300
User Charges	NA	0	100	0	0	0	100
Total	100	0	2427600	0	0	0	2427700

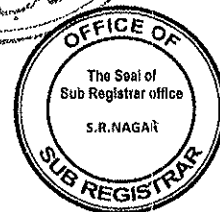
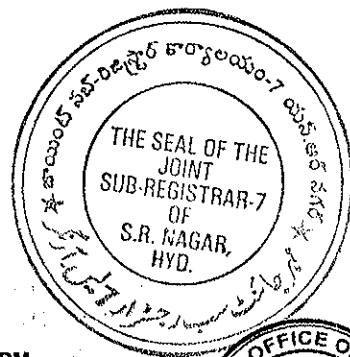
Rs. 2225200/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 202300/- towards Registration Fees on the chargeable value of Rs. 40460000/- was paid by the party through E-Challan/BC/Pay Order No. 433XVN151018 dated, 15-OCT-18 of, SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 2427600/-, DATE: 15-OCT-18, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 4821148390612, PAYMENT MODE: CASH-1000200, ATRN: 4821148390612, REMITTER NAME: D SIVARAMA RAJU, EXECUTANT NAME: M. BHARATHI, CLAIMANT NAME: D SIVARAMA RAJU).

Date:
16th day of October, 2018

Signature of Registering Officer
S.R.Nagar



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And whereas there was some dispute with the neighbours about fixing of boundaries and said Ms. INDIRA RAI has filed a suit bearing O.S.No.1684 of 1993 and during the pendency of the suit all the parties entered into a compromise pursuant to which the court passed a final decree on the 21st June 1993 under which the Ms. INDIRA RAI was held owner of 17,777 Square Yards of land along with structures and marked and shown as portions "D", "E", "F", "G", "H" & "I" in the plan enclosed to the decree in the above suit.

Whereas Ms. INDIRA RAI is the absolute owner and possessor of land admeasuring About 4760 Square Yards or 3980 Square Meters, in Survey No.22, corresponding to T.S No:20/3, situated at Somajiguda, Begumpet, Hyderabad, and marked and shown as portion "H" in the plan enclosed to the decree in the above suit.

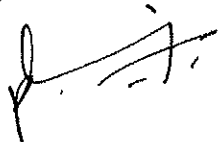
Subsequently, Ms. Indira Rai, W/o. Mr. Shaukat Rai, represented by her G.P.A. 1) Sri. K.Anil Kumar, S/o. K.V.Narsimha Reddy, 2. D. Sivarama Raju, S/o. D. Venkatarama Raju, 3. Mohd. Noorulhaq, S/o. Mohammadul Haq, has sold the scheduled property, to one Sri. Ch. Narayana Raju (Husband of above said Vendor No.1 and Father of above said Vendor Nos.2&3 herein), by virtue of registered Sale Deed bearing Document No.3984 of 1993, Book-I, Volume No.1046, pages: 153 to 174, Dated: 24-06-1993, registered in the Office of the Sub-Registrar, Vallabhnagar.

AND WHEREAS said Ch. Narayana Raju, expired on 03-08-1994, leaving behind the above named Vendors as his sole and exclusive legal heirs, and ever since the above named Vendors are enjoy the above said property.

And whereas now the above said Vendors for their personal necessities herein have offered to sell the Scheduled Property to the Vendee, herein for a total sale consideration of Rs.4,04,60,000/- (Rupees Four Crores Four Lakhs Sixty Thousand Only) and the above named Vendee hereby agreed to purchase the same.

IN PURSUANCE of the aforesaid offer and acceptance the above named Vendor has received the total sale consideration of Rs.4,04,60,000/- (Rupees Four Crores Four Lakhs Sixty Thousand Only) of the schedule mentioned property from the Vendee, and also acknowledge the same, and has delivered the vacant and peaceful possession of the Schedule mentioned Property.

చె హరిబాలకి ఎస్టేట్ లో వారి



Ch. Narayana Raju

D L L Raju
D L L Raju

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Sub Registrar
S.R.Nagar

Sheet 3 of 7
3116-2018

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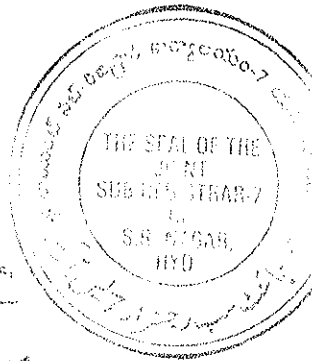
31.16/2018.. నెంబర్గా రిజిస్ట్రేషన్ చేయబడినది. స్వామింగ్

నిమిత్తం గుర్తింపు నెంబర్ 1611-I-3116/2018

యిచ్చబడమైనది.

2018 నంబర్ 1611-I-3116/2018 నెం... 16..... వ తేది

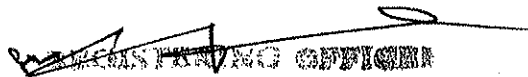




CERTIFICATE OF SCANNING

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SUB REGISTRAR

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NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. Whereas the above named Vendor herein is the absolute owner and peaceful possessor of the schedule mentioned property hereby conveyed and that except the above said Vendor, there are no other person or persons have any manner of rights or interests in the same and the above named Vendor has full authority to convey the same.
2. That the above named Vendor herein put the Vendee in vacant and peaceful possession of the schedule mentioned property hereby sold by the Vendor to the Vendee.
3. That the above named Vendor herein paid all the dues, which are payable to the Government or any other authority up to the date of registration and hereby declares that there are no dues of any kind whatsoever on the said property.
4. That the above named Vendor herein handed over all the relevant papers and original link documents pertaining to the schedule mentioned property to the Vendee for his records.
5. That the schedule property hereby sold by the Vendor to the Vendee is free from all encumbrances and charges whatsoever either by the Government or Public.
6. That the above named Vendor hereby agrees to save harmless and keep indemnified the Vendee from and against all losses, damages, costs, expenses, which the Vendee may sustain or incur by reason of any claim being made by any body whatsoever to the said property.
7. That the above named Vendor does hereby further agrees and undertakes to sign all the papers, applications, forms & affidavits etc., at the cost and instance of the Vendee to get the name of the Vendee mutated in the Municipal and other Revenue Records.
8. That the Vendee shall hold and enjoy the schedule property as absolute owner as he like without any let or hindrance either from the Vendor or any other person or persons whomsoever.

Ch U Rama Rao

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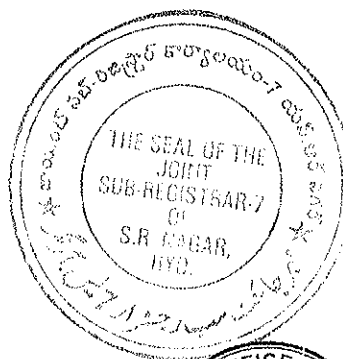
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3716-2518 Sub Registrar
S.R.Nagar



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9. That the Vendor further assures to execute any Rectification or Supplementary Deed required by the Vendee in future regarding the schedule property to make perfect title for the Vendee without demanding any fresh consideration to execute such documents.

SCHEDULE OF THE PROPERTY

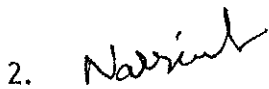
All that piece and parcel of the 25% of undivided share in the land admeasuring 4760 Square Yards or 3980 Square Meters, working out to 1190 Square Yards or 995 Sq. mts., in Survey No.22, corresponding to T.S No:20/3, situated at Somajiguda, Begumpet, Hyderabad, and bounded by:

NORTH	:	Property belong to Mr. Rishad Ahmad Siddiqui and Others
SOUTH	:	Property belongs to M. Bharathi
EAST	:	Property belongs to Sri. D. Sivarama Raju & Others
WEST	:	40' - 0" Wide Road

IN WITNESS whereof, the VENDOR and VENDEE have signed this Deed of Sale with their own free will and consent on the day, month and year first above written before the following Witnesses.

WITNESSES: -

1. 

2. 

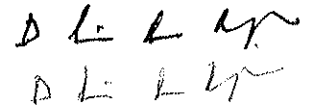
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1.

2. 

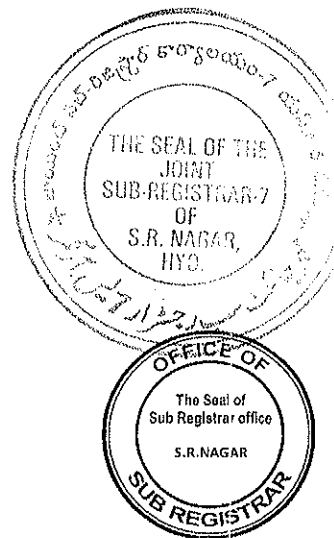
3. 

VENDOR



VENDEE

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Sub Registrar
S.R.Nagar



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REGN. PLAN OF that piece and parcel of the 25% of undivided share in the land admeasuring 4760 Square Yards or 3980 Square Meters, working out to 1190 Square Yards or 995 Sq. mts., in Survey No.22, corresponding to T.S No:20/3, situated at Somajiguda, Begumpet, Hyderabad,

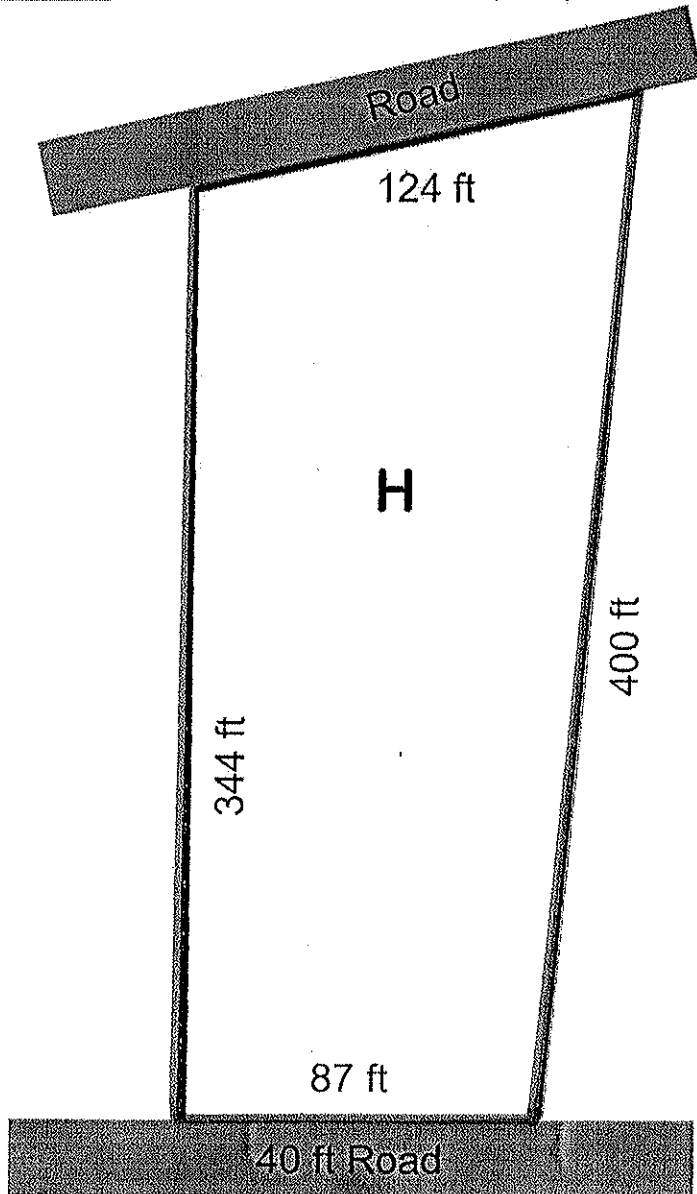
VENDOR 1 : Smt Ch. Bala Krishnaveni, W/o. Late. Ch. Narayana Raju

VENDOR 2 : Ch Venkatrama Raju, S/o Late. Ch. Narayana Raju

VENDOR 3 : Ch Phani Raju, S/o Late. Ch. Narayana Raju

Vendor 1, 2 & 3 are the legal heirs of Late Ch Narayana Raju.

VENDEE : Mr. D SIVARAMA RAJU, S/o, D Venkatarama Raju,



REFERENCE :-

INCLUDED : ☐
EXCLUDED : ☐



చాక్షురబాలకృష్ణప్రభాకరరావు

1)

2) Ch Venkatrama Raju.

3)

VENDOR

D L L 4m

D L L 4m

VENDEE

WITNESSES :-

1)

2)

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31716-2018 Sub Registrar
S.R.Nagar



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OFFICE OF THE DIRECTOR, NATIONAL IDENTITY AUTHORITY OF INDIA

भारतीय प्रजासत्ताक शासनाधीन

GOVERNMENT OF CANADA

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Ch V Rama Rf

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3116 - 2 of 8 Sub-Registrar
S.R.Nagar



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