

(7)

19/01/2014

G. RAJESH REDDY
10 guntas

20.1.2014



ఆంధ్రప్రదేశ్ ఆచార ప్రదేశ ANDHRA PRADESH

s No. 265 23-1-14 Rs. 100/-
G. Rajesh
Ranga Reddy
R/o Hysa

SALE DEED

This Sale Deed is made and executed on this 23rd day of January 2014 at S.R.O. Maheshwaram, Ranga Reddy District by :-

1. **TALARI YELLAMMA**, W/o. TALARI LAXMAIAH, aged about 67 years, Occ - Agriculture, R/o. Raviryal Village, Maheshwaram Mandal, Ranga Reddy District.
2. **TALARI MAHENDAR**, S/o. TALARI LAXMAIAH, aged about 48 years, Occ - Business, R/o. Raviryal Village, Maheshwaram Mandal, Ranga Reddy District.
3. **TALARI SRINIVAS**, S/o. TALARI LAXMAIAH, aged about 48 years, Occ - Business, R/o. Raviryal Village, Maheshwaram Mandal, Ranga Reddy District.
4. **TALARI PRABHAKAR**, S/o. TALARI LAXMAIAH, aged about 48 years, Occ - Agriculture, R/o. Raviryal Village, Maheshwaram Mandal, Ranga Reddy District.

(Hereinafter called the "VENDORS")

Contd.



Book 1 CS family TBH of 2014 of SRB Maheswaram

Registration number

at year 2014

Signature of Joint Sub-Registrar
Maheswaram

Sheet 1 of 7 Sheets

Presentation Endorsement

Presented in the Office of the Sub-Registrar Maheswaram along with the Photographs of
Thampi Maheswaram acquired under Section 32 A of Registration Act. from serial No. 2 P
4750-1001 between the hours of 10 AM to 4 PM on the 28th day of July 2014
by S. T. Yellappa

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

Sl No/Code Thampi Impression

Photo

Address

Signature of Thampi
Impression

1



TALARI YELLAMMA

H.O. RAVIYAL
VILLAGE MAHESWARAM
AMMANGALU

Signature

2



RAJESH
GOURAVARAM

H.O. NO. 16-2
BAGH, SAIDABAD, HYD

Signature

3



TALARI SRINIVAS

H.O. RAVIYAL
VILLAGE MAHESWARAM
AMMANGALU

Signature

4



TALARI PRABHAKAR

H.O. RAVIYAL
VILLAGE MAHESWARAM
AMMANGALU

Signature

5



TALARI MAHENDAR

H.O. RAVIYAL
VILLAGE MAHESWARAM
AMMANGALU

Signature

IN FAVOUR OF

RAJESH GOURAVARAM, S/o. G. RAM REDDY, aged about 40 years, Occ : Software Engineer, R/o. H.No.16-2-835/87, Begum Bagh, Saidabad, Hyderabad, A.P.

(Hereinafter called the "**V E N D E E** ")

(The expressions of the VENDORS and the VENDEE shall mean and include all their heirs, executors, administrators, legal representatives, nominees and assignees etc.,)

Whereas the Vendor No.1 is the absolute owner and possessor of the Agriculture land bearing Survey No.117/6, admeasuring Ac 1-00 Gts, Situated at Raviryal Village and Grampanchayat, Maheshwaram Mandal, Ranga Reddy District. The vendors purchased the said land under a Regd. Sale Deed bearing Document No.855/1997, dated : 31-03-1997, registered in the Office of the Sub-Registrar, Maheshwaram, Ranga Reddy District from the original owner Smt. Pandam Laxmamma and subsequently got mutated her name in the Revenue Records. Thus the vendors herein has got Ac.1-00 Gts in Sy.No.117, Situated at Raviryal Village and Grampanchayat, Maheshwaram Mandal, Ranga Reddy District Vide Pattadar Pass Book No.Z-98732 and Title Deed No.Z-272132 with patta No.292, issued by the Mandal Revenue Officer, Maheshwaram, Ranga Reddy District and it is self acquired property of the vendors and they have got absolute right to alienate the same. Vendor No.3 to 4 are the " Sons " of the Vendor No.1, they also executed a perfect Sale deed to avoid any future complications.

Whereas the name of the vendors in the aforesaid sale deed under which she purchased was mentioned as Kalari Yellamma instead of Talari Yellamma and the said mistake went unnoticed by the vendors herein. Recently the vendors herein noticed the said mistake upon which she got executed a Rectification Deed from the LRs of the original owner i.e. Pandam Laxmamma vide Rectification Deed bearing document No. 10 of 2014, dated : 03-01-2014, registered in the Office of the Sub-Registrar, Maheshwaram, Ranga Reddy District.

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Book - 1 CS Number 188 of 2014 of SRG Maheswaram

Regular document number 190 of year 2014

Sheet 2 of 7 Sheets

Signature of Joint SubRegistrar
Maheswaram

Identified By Witness

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			N MAHENDAR REDDY RAVRAYAL VILLA NO.	
2			G BALRAJ RAVRAYAL VILLA NO.	

23rd day of January 2014

Signature of Joint SubRegistrar
Maheswaram

Endorsement

Description of Fee/Duty	Stamp Papers	Challan as 41 of 11 Act	In the Form of			Total
			Cash	Stamp Duty as 16 of 11 Act	DD/BC Pay Order	
Stamp Duty	100	52150	0			52150
Transfer Duty	NA	0	0			0
Reg. Fee	NA	4750	0			4750
User Charges	NA	100	0			0
Total	100	57000	0			57100

Rs. 52150 towards Stamp Duty including T.D. under Section 41 of 11 Act * 8.50 and Rs. 4750 towards Registration Fees on the stampable value of Rs. 57000. Total Rs. 57100/- paid through Challan/BC Pay Order No. 758507 dated 23-1-2014.

Date

23rd day of January 2014

1925 State 03

Signature of Registering Officer
Maheswaram

And whereas the vendors in order to meet their family necessities have jointly offered to sell the land admeasuring Ac.0-10 Gts (out of Ac.1-00 Gts) in Sy.No.117/66, Situated at Raviryal Village and Grampanchayat, Maheshwaram Mandal, Ranga Reddy District (Hereinafter called the said property) for a total sale consideration of Rs.9,50,000/- (Rupees Nine Lakhs Fifty Thousand Only) at the rate of Rs.38,00,000/- per acre and the vendee herein has agreed to purchase the same for the said consideration.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

1. IN PURSUANCE of the said Agreement and in consideration of sum of Rs.9,50,000/- (Rupees Nine Lakhs Fifty Thousand Only) paid to Vendee through by way of cash to the Vendors receipt of the said sum which the Vendors do hereby admit and acknowledges the receipt of the said sale consideration.
2. The land under shall be quietly entered into and upon by the purchaser who shall hold and enjoy the same as absolute owner without any interruption from the vendors or their heirs, legal representatives and assigns or any from other claiming through the vendors.
3. That the vendors herein have handed over peaceful vacant possession of the land under sale to the purchaser herein and hereafter the purchaser entitled to maintain his possession as that of owner and purchaser of the same.
4. That the vendors indemnifies the purchaser from all sort of defects in title and possession of the land under sale and in case any sort of defect found in future, the vendors undertakes to rectify the same and protect the interest of the purchaser over the land under sale.
5. The land under sale is free from all sort of encumbrances upto this date and if any the same shall be payable by the vendors as and when demanded either by the government or local bodies or by any other person whatsoever may be.

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6. That the vendors hereby further declare that she has not created any prior mortgages or agreements of sale or any lease deeds or court attachments over the land under sale and if any found in future the vendors undertake to clear of the same and thereby protect the interest of the purchaser herein.

7. That the vendors hereby assures the purchaser that she will cooperate by all means to get transfer the patta of the land under sale in the name of the purchaser in the revenue records without any such reservations whatsoever.

8. That the vendors hereby undertake to execute in the any applications or documents as and when necessary in the matter of proceedings and as well as while protecting the title and possession of the purchaser herein.

9. That the vendors hereby agree to keep indemnified the purchaser from and against all losses, costs and expenses which the purchaser may sustain by reason of anybody put forth any sort of claims in respect of the land under sale which is fully described in the schedule annexed hereto.

10. That the land is not an assigned land and the provisions of the Assignment of land (Prohibition of Transfer Act) does not apply to the sale transaction.

11. That further the vendors hereby declare that this land is not attracted by the provisions of A.P Land Reforms (Ceiling on Agricultural Holdings Act).

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12. That provided always it is hereby agreed that whatever such an interpretation would be requisite to give the fullest possible scope and effect to the contract or covenant herein before contained and the expressions the vendors and the purchaser herein before used shall include all his/her respective heirs, successors, legal representatives and assigns whereof.

SCHEDULE OF THE PROPERTY

All that part and parcel of land admeasuring Ac.0-10 Gts (out of Ac.1-00 Gts) in Sy.No.117/4. Situated at Raviryal Village and Grampanchayat, Maheshwaram Mandal, Ranga Reddy District, Registration Sub-District : Maheshwaram, Ranga Reddy District, and bounded by :-

NORTH	:	Land belongs to Vendors (proposed sell to J. Veera Narayana Reddy).
SOUTH	:	Land belongs to N. Mahender Reddy & Others
EAST	:	Land belongs to vendors (proposed sell to K. Krishna Reddy).
WEST	:	Land belongs to K. Vishnuvardhan Reddy in Sy.No.117

RULE - 3 MAIN STATEMENT

Sy.No.	Extent	Rate Per Acre	Total Value
117/4.	Ac.0-10 Gts	Rs.38,00,000/-	Rs.9,50,000/-
Total Ac.0-10gts.		Total	Rs.9,50,000/-

Challan No. 45060, Dt.23-01-2014, for Rs.57,000/- submitted in S.B. Maheshwaram Branch, Ranga Reddy District.

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IN WITNESS WHEREOF the Vendors and Vendee have signed
this Deed of Sale with their own free will and consent on the day, month
and year first above mentioned in presence of the following witnesses

WITNESSES :-

1. *[Signature]*

2. *G. [Signature]*

1. *[Signature]*

2. *T.M.*

3. *T.N.*

4. *T.P.*

VENDORS

G. Rajesh
VENDEE

H 3 3347 1.49 2505

© 2022/21/

Address
S/O G Ram Reddy, 16-2-
835/87, Baquerbagh, Opp lane
to Co-Operative bank New
Saidabad Colony, Saidabad
Saidabad Hyderabad
Andhra Pradesh, 500055

आयकर विभाग
INCOME TAX DEPARTMENT

RAJESH GOURAVARAM

RAMREDDY GOURAVARAM

20/08/1978

Permanent Account Number
AKYPG8966D

Signature

C. Rajesh



भारत सरकार
GOVT. OF INDIA

