



Government of Telangana
Registration And Stamps Department

SUB-REGISTRAR
SAROORNAGAR

3696/2/18

Payment Details - Citizen Copy - Generated on 06/07/2018, 04:11 PM

SRO Name: 1513 Saroornagar

Receipt No. 3983

Receipt Date: 06/07/2018

Name: ADAPALA VENKATA SWAMY REDDY

CS No/Doc No: 3759/1/2018

Transaction: Sale Deed

E-Challan No:

E-Challan No: 2982YY050718

Chargeable Value: 2123000

DD No:

DD Dt:

E-Challan Dt:

E-Challan Dt: 05-JUL-18

Bank Name:

Bank Branch:

E-Challan Bank Name: SBIN

E-Challan Bank Branch:

Account Description

SUB-REGISTRAR
Amount Paid By

	Cash	Challan	DD	E-Challan
Registration Fee				10515
Transfer Duty /TPT				31845
Deficit Stamp Duty				84820
User Charges				120
Total:				127400

In Words: RUPEES ONE LAKH TWENTY SEVEN THOUSAND FOUR HUNDRED ONLY

Prepared By: ANWARULLA

Signature by SR

TE OF THE SUB-REGISTRAR
ROORNAGAR, R.R.DIST.

SUB-REGISTRAR
SAROORNAGAR

3696/2/18



తెలంగాణ తెలంగాణ TELANGANA
S.No. 4301 Date 05/07/2018 Rs. 100/-
Sold to B. Aruna
Smt. B/o B. Srinivasulu
For whom Self

R. PAVANI KUMARI P 848847
Licensed Stamp Vendor
L.No. 15-28-004/2015, R.L.No. 15-28-024/2018
H.No. B-155, Phase-I, Complex,
Vanasthalipuram, R.R. Dist-500 070
Cell No: 9908584000

SALE DEED

This Deed of Sale is made and executed on this the 6 Day of July, 2018, Saroornagar Ranga Reddy District Telangana State By:-

SRI ADAPALA VENKATA SWAMI REDDY, S/o LATE A. CHENCHU REDDY, aged about 66 Years, Occupation: Business, Resident of 35, Raja Pushpa Cannonda Survey No.111, Near Finance District, Kokapet, Rajendranagar, Ranga Reddy District Telangana State, Aadhaar No.393359764186 Pan No.AAXPA5479N and Cell No.9490748592

(Hereinafter called the "VENDOR")

IN FAVOUR OF

SMT BALUSA ARUNA, W/o SRI B. SRINIVASULU, aged about 49 Years, Occupation: House Wife, Resident of House No.19-115, Maruthi Nagar Colony, Achampet Mahaboobnagar District, Telangana State, Aadhaar No.808575512804 Pan No.ANUPA1344E and Cell No.9010240293.

(Hereinafter Called the "PURCHASER")

Contd.2

Presentation Endorsement

Presented in the Office of the Sub Regs. Saroornagar along with the Photographs & Thumb Impressions as required under Section 17 of the Registration Act, 1908 and fee of Rs. 10615/- paid between the hours of 4 and 5 on the 06th day of JUL 2018 by Sri Adapala Venkata Swamy Reddy

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

Sl No. Code Thumb Impression

Photo

Address

Signature/Ink Thumb Impression

1 CL



BALUSA APUNA
W/O B SRINIVASULU
H/O 19-115 MARUTH NAGAR
COLONY ACHAMPET
MAHABOORNAGAR DIST

B. Adapa

2 EX



ADAPALA VENKATA SWAMI REDDY
S/O LATE A CHENCHU REDDY
R/O 35 RAJA PUSHPA CANNONDA
SURVEY NO 111 NEAR FINANCIAL
DISTRICT KOTAPET RAJENDRANAGA
RL RR DIST

Adapa

Identified by Witness:

Sl No. Thumb Impression

Photo

Name & Address

Signature

1



B. KRISHAN REDDY
R/O SAIDBAD HYDERBAD

B. Krishan Reddy

2



B. SHRAVAN
R/O UPPUGUDA HYDERBAD

B. Shraavan

06th day of July, 2018

Signature of Sub Registrar Saroornagar

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					Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash				
Stamp Duty	100	0	84820	0		0	0	84920
Transfer Duty	NA	0	31845	0		0	0	31845
Reg. Fee	NA	0	10615	0		0	0	10615
User Charges	NA	0	120	0		0	0	120
Total	100	0	127400	0		0	0	127500

Rs. 116665/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 10615/- towards Registration Fees on the chargeable value of Rs. 2123000/- was paid by the party through E-Challan/BC/Pay Order No. 2982YY050718 dated 05-JUL-18 of SBIR

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:: 2 ::

The terms "THE VENDOR" and the "THE PURCHASER" herein used shall wherever the context so admits mean and include their respective heirs, executors, successors, legal representatives, administrators, and assignees etc., as the parties themselves.

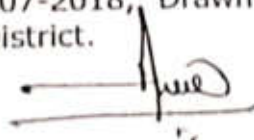
WHEREAS the Vendor is the sole and absolute owner and peaceful possessor of the on Plot Nos.1 & 2 (each admeasuring 213 Square yards) Plot No.8 (admeasuring 193 Square Yards) Plot No.9 admeasuring 147 Square Yards) in all Total admeasuring 766.00 Square Yards or 640.45 Square Meters, in Survey No.40, Situated at **WARD NO.3, BLOCK NO.1, ADJACENT SHIVAPURI COLONY, BAHADURGUDA VILLAGE, SAROORNAGAR REVENUE MANDAL, RANGA REDDY DISTRICT**, Within the Limits Of L.B.Nagar Circle, Greater Hyderabad Municipal Corporation (Hereinafter called the Said Property) having purchased the same from **SRI G. RAMA RAJU, S/o SRI G.S.RAJU**, Represented by his General Power of Attorney Holders **SMT A. SUNITHA, W/o SRI A.V.S.REDDY, 2) SMT G.VIJAYA LAXMI, W/o SRI G.KALINGA RAO**, through a Registered a Agreement of Sale Cum General Power of Attorney Vide Document No.2881/2000, in Book No.I, Dated:15-07-2000, and Sale Deed Vide Document No.6346/2003, in Book No.I, Dated:15-12-2003, both are Registered at S.R.O. Saroornagar Ranga Reddy District,

WHEREAS the Vendor is the sole and absolute owner and peaceful possessor of the on Plot No.8, admeasuring 193.00 Square yards or 161.36 Square Meters, in Survey No.40, Situated at **WARD NO.3, BLOCK NO.1, ADJACENT SHIVAPURI COLONY, BAHADURGUDA VILLAGE, SAROORNAGAR REVENUE MANDAL, RANGA REDDY DISTRICT**, Within the Limits Of L.B.Nagar Circle, Greater Hyderabad Municipal Corporation (Hereinafter called the Said Property)

WHEREAS the Vendor due to her personal and family necessities has offered to sell the above said property to the said purchaser, free from Encumbrances for a Total Consideration of **Rs.21,23,000/- (RUPEES TWENTY ONE LAKHS TWENTY THREE THOUSAND ONLY)** and the purchaser agreed to purchase the same for the said Consideration.

WHEREAS the Vendor has received from the said Purchaser of the Said Consideration **Rs.21,23,000/- (RUPEES TWENTY ONE LAKHS TWENTY THREE THOUSAND ONLY)** as Follows:-

- a) **Rs.9,00,000/- (RUPEES NINE LAKHS ONLY)** through Cheque No.002695, Dated:05-07-2018, Drawn on ICICI Bank, Bachupally Branch, Ranga Reddy District.



Contd.3

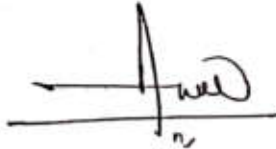
:: 3 ::

b) **Rs.11,00,000/- (RUPEES ELEVEN LAKHS ONLY)** through Cheque No.355244, Dated:05-07-2018, Drawn on State Bank of India Achampet Branch, Mahoobnagar District.

c) **Rs.1,23,000/- (RUPEES ONE LAKHS TWENTY THREE THOUSAND ONLY)** by way cash to the Vendor thereby the Vendor hereby admits and acknowledges the Receipt of the Total Sale Consideration from the Purchaser the Vendor hereby conveys, Sell, transfers, and assigns, the schedule property to the Purchaser forever.

That Vendor hereby acknowledges the receipt of the said sum and releases the Purchaser from any future liability of payment in transaction. That the Vendor also hereby declares and transfers the schedule mentioned property by the absolute sale to the Purchaser to have and to hold the same absolutely forever together all the rights, title, liens, easements, advantages and appurtenances pertaining in which the Vendor having in respect of the schedule property.

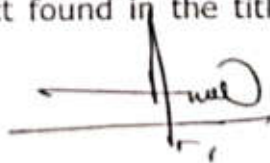
NOW THEREFORE this Deed of Sale Witnesseth that in pursuance of the said agreement and in consideration of the sum of **Rs.21,23,000/- (RUPEES TWENTY ONE LAKHS TWENTY THREE THOUSAND ONLY)** received by the Vendor from the purchaser the said Vendor as absolute owner of the said property described in the schedule hereto and more clearly delineated in the plan annexed with the Boundaries thereof shown in **Red Colour** does hereby transfer, convey and assign free from encumbrances all the said property to hold the same to the said purchaser 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 hereby conveyed. The Purchaser shall hold and enjoy the same as absolute owner.



Contd.4

**THE VENDOR HEREBY COVENANTS WITH THE PURCHASER AS
FOLLOWS:-**

1. The said property 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 Vendor or any persons claiming through the Vendor.
2. The Vendor has delivered vacant physical possession of the said property to the purchaser to-day.
3. The Vendor has paid all taxes etc., payable on the said property upto date and the purchaser will have to pay such taxes etc., payable hereafter.
4. The Property is free from all encumbrances, charges, mortgages, prior assignments of sale of lease hold or court attachments and its not subject to any other litigation.
5. The previous title deeds relating to the said property are hereby handed over to the purchaser.
6. The Vendor hereby agrees to co-operate with the purchaser to get the title of the said property changed in the name of the Purchaser in Municipal Records.
7. The Vendor does hereby further agree with the Purchaser at all times hereafter and at the cost of the purchaser to do and execute all such lawful acts, deeds and things for further and more perfectly assuring the said property to the Purchaser according to the true intent and meaning of this Deed.
8. The Vendor does hereby agree to keep indemnified the purchaser from and against all losses, costs, damages and expenses which the purchaser may sustain by reason of anybody claiming to the said property or any defect found in the title to the said property hereby conveyed.

A handwritten signature in black ink, appearing to be 'C. Patel', written over a horizontal line.

Contd.5

9. The Vendor hereby declares that he/she was owning a vacant land admeasuring 193.00 Square Yards in the peripheral area of Hyderabad Urban Agglomeration; that after issue of the G.O.Ms.No.733, Rev.(UC-II) Dept, Dated:31-10-1988 and availing of the exemption granted therein; he/she has so far transferred an extent of 193.00 Square Yards and through this document he/she is transferring 193.00 Square Yards. If the transfer of the land is subsequently found to be in violation of any of the provisions of the Urban Land (C & R) Act, 1976 or of the G.O. referred to above, he/she shall be liable for prosecution besides this transaction, being declared as null and void.

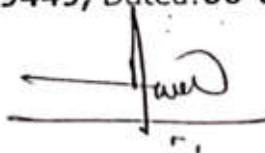
10. The Vendor hereby declare that this transfer of property does not covered under any prohibitory property classification including the category of classification of urban land ceiling Act 1976 and never declared as surplus land and does not effect the rights of any individual or agency whether Govt or private and if any suppression of facts noticed at any time the Vendor hereby agreed that he is liable to be prosecuted as per law besides payment of all losses damages, compensations penalties, duties etc as and when detected.

11. The land is not an assigned land within the meaning of A.P. Assigned Lands (Prohibition of Transfers) Act. No.9 of 1977 and it does not belong to or under mortgage to Government agencies or their undertakings. There is no house or any construction in the site.

The Market Value of the said property is **Rs.21,23,000/-** at the Rate of **Rs.11,000/-** per Square yard for **193.00** Square Yards, Stamp Duty is paid on Market Value.

An amount of **Rs.84,820/-** Towards Stamp Duty, **Rs.31,845/-** towards Transfer Duty, **Rs.10,615/-** Towards Registration Fee, **Rs.120/-** towards Users through Bank E-Challan No.**2982YY050718**, Dated:**06-07-2018**, at State Bank of India, Sri Venkateshwara Colony Branch, Saroornagar.

An Amount of **Rs.2200/-** 0.1% on the Market Value/Consideration Value of **Rs.21,23,000/-** has been paid towards the Mutation Charges in the name of the Commissioner Greater Hyderabad Municipal Corporation, Hyderabad Vide D.D. No.**459449**, Dated:**06-07-2018**.



Contd.6

:: 6 ::

SCHEDULE OF THE PROPERTY

All that Piece and Parcel on Plot No.8, admeasuring 193.00 Square yards or 161.36 Square Meters, in Survey No.40, Situated at **WARD NO.3, BLOCK NO.1, ADJACENT SHIVAPURI COLONY, BAHADURGUDA VILLAGE, SAROORNAGAR REVENUE MANDAL, RANGA REDDY DISTRICT**, Within the Limits Of L.B.Nagar Circle, Greater Hyderabad Municipal Corporation, Within jurisdiction of Sub-Registrar, Saroornagar, and Bounded by:-

NORTH :: PLOT NO.7;
SOUTH :: PLOT NO.9;
EAST :: PLOT NO.2;
WEST :: 30' WIDE ROAD.

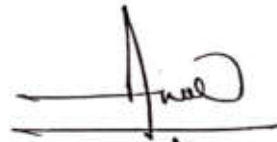
And more clearly shown in the Plan in **RED** Annexed herewith

IN WITNESS WHEREOF the Vendor and Purchaser hereunto have set their hands to this deed of sale with their free will and sound mind on this the day, month and year afore mentioned in the presence of the following Witnesses:

WITNESSES:-

1. 

2. 



SIGN OF THE VENDOR



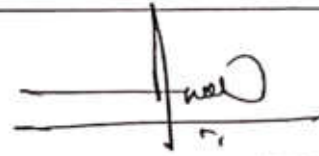
SIGN OF THE PURCHASER

STATEMENT REGARDING THE MARKET VALUE OF THE
PROPERTY FILED

Under Rule 3 of the Andhra Pradesh prevention of under Valuation of
Instruments rules 1975

I, **SRI ADAPALA VENKATA SWAMI REDDY, S/o LATE A. CHENCHU REDDY**, aged about 66 Years, Occupation: Business, Resident of 35, Raja Pushpa Cannonda Survey No.111, Near Finance District, Kokapet, Rajendranagar, Ranga Reddy District Telangana State, Do hereby Declare and state to the best of my knowledge to be alienated is as follows:-

PLACE	S.NO.	VALUE PER	TOTAL MARKET
	PLOT NO.	AREA SQ.YARD	VALUED
Adj SHIVAPURI	SY.NO.40	Rs.11,000/-	Rs.21,23,000/-
COLONY	PLOT NO.8		
BAHADURGUDA (V)		Adm193.00	
SAROORNAGAR (M)			
RANGA REDDY DIST			
STATION: SAROORNAGAR			



SIGNATURE OF EXECUTANT

DATE:06-07-2018

Registration Plan showing the PLOT NO. 8.

In Survey No. 40.

W-NO. 3. E-NO. 1.

ADJACENT TO SHIVAPURI COLONY.

Situated at BAHADUR GUDA

(V)

SARDORNAGAR.

Mandal, Ranga Reddy Dist.

VENDOR : SRI. A.V.S. REDDY.

S/O LATE. CHENCHU REDDY.

VENDEE : SMT. B. ARUNA.

W/O B. SRINIVASULU.

REFERENCE :

SCALE : 1"

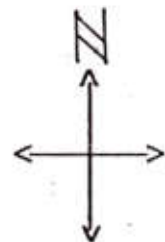
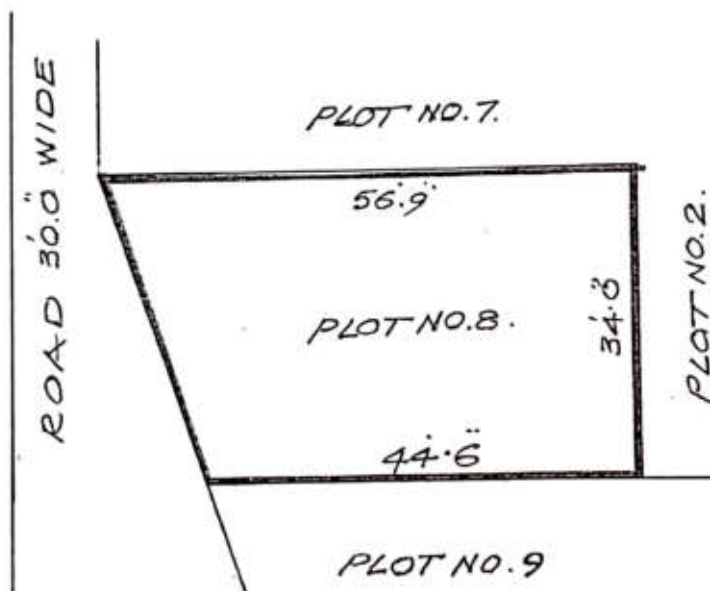
INCL :

EXCL :

AREA

193.00 SQ. YDS.

OR 161.36 SQ. MTR.



WITNESSES :

1. [Signature]

2. [Signature]

[Signature]

SIG. OF THE VENDEE

[Signature]

SIG. OF VENDOR



भारत सरकार
GOVERNMENT OF INDIA



అదపాల వెంకట స్వామి రెడ్డి
Adapala Venkata Swami Reddy
DOB: 15-03-1952
Gender: Male



3933 5976 4186

आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O అదపాల వెంకట రెడ్డి, పిం 35,
రాజపుష్పా కనోన్డాస్, పిన్ కోడ్ 111,
సర్వే నెంబర్ 111, నేర ఫైనాన్షియల్,
కోకపేట్, రాజేంద్రనగర్, కె.వి. రంగారెడ్డి,
తెలంగాణ, 500075

Address:
S/o Adapala Chenchu Reddy, VIII
35, Rajapushpa Cannonda's,
Survey No 111, Near Financial
Dist, Kokapet, Kokapet,
Rajendranagar, K.V. Rangareddy,
Telangana, 500075



1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No. 184
Bangalore-560 08

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER



AAXPA5479N

नाम /NAME

VENKATASWAMY REDDY ADAPALA

पिता का नाम /FATHER'S NAME

CHENCHU REDDY ADAPALA

जन्म तिथि /DATE OF BIRTH

15-03-1952

हस्ताक्षर /SIGNATURE

मुख्य आयकर अधिकारी, आंध्र प्रदेश

Chief Commissioner of Income-tax, Andhra Pradesh

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें

मुख्य आयकर आयुक्त,

आयकर भवन,

बशीर बाग,

हैदराबाद - 500 004.

In case this card is lost/found, kindly inform/return to
the issuing authority :

Chief Commissioner of Income-tax,

Aayakar Bhavan,

Bashoorbagh,

Hyderabad - 500 004.



भारत सरकार

बलुसा अरुणा
Balusa Aruna



जन्म वर्ष /Year of Birth: 1989
♀ / Female

8085 7551 2804



ఆధార్ - సామాన్యుని హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण

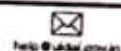
చిరునామా: W/O బలూస స్రీనివాసులు
19-11E, మామిడి మార్గం, అప్పగూడ
హైదరాబాద్, ఆంధ్రప్రదేశ్, 509375

Address: W/O. Balusa
Srinivasulu, 19-11E,
MARUTHI NAGAR,
Achampet, Achampet,
Mahabub Nagar, Andhra
Pradesh, 509375

8085 7551 2804



1800 300 1947



help@uidai.gov.in

www.uidai.gov.in



भारत सरकार

GOVERNMENT OF INDIA



బండి కృష్ణ రెడ్డి
Bandi Krishna Reddy
పుట్టిన తేదీ/DOB: 08/04/1958
పురుషుడు/ MALE



8443 9669 9794

నా ఆధార్ - నా గుర్తింపు



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O లేట్ బి అయ్యప్ప రెడ్డి, 17-1-
383/న/49/1, రోడ్ నెం 2 వినయ నగర్ కలనీ, సైదాబాద్,
సైదాబాద్, జి.పి.ఎం.సి. పార్క్, సైదాబాద్,
హైదరాబాద్,
తెలంగాణ - 500059

Address :
S/O Late B Ayyappa Reddy,
17-1- 383/A/49/1, road no 2
vinay nagar colony, saidabad,
near g h m c park, Saidabad,
Hyderabad,
Telangana - 500059



1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No. 1847
Bangalore-560 08



भारत सरकार

GOVERNMENT OF INDIA



బి శ్రీవణి
B Shrivani

పుట్టిన సంవత్సరం/Year of Birth: 1987
పురుషుడు / Male



2688 3154 0345

ఆధార్ - సామాన్యుని హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O బొమ్మ (ప్రొఫెసర్)
18-1-337/న/24/ఎ, సాయి బాబా నగర్
ఉప్పగూడ, హైదరాబాద్, ఆంధ్రప్రదేశ్
అంధ్ర ప్రదేశ్ 500053

Address: S/O Bommu
Srinivas, 18-1-337/A/24/A,
Sai Baba Nagar, Uppuguda,
Hyderabad, Andhra Pradesh,
500053

