

5936
5844

Doc. No. 5707/2021

SALE DEED

THIS DEED OF SALE IS MADE AND EXECUTED ON THIS THE 20th DAY OF JANUARY 2021, AT HANAMKONDA, WARANGAL DISTRICT (URBAN). BY:

1) BETHI SHOBHA RANI, W/o. B. Ravinder, D/o. Akkaladevi Bala Siddaiah, Age 52 years, Occu.: Housewife, R/o. Plot No. 137, Anandi Enclave, Bandlaguda, Nagole, Hyderabad, Telangana- 500068. **Aadhar No 2483 1776 9822**

2) AKKALADEVI VENKATA LAXMI, W/o. A. Bala Siddaiah, Age 70 years, Occu.: Housewife, R/o. H.No.2-7-771, Excise Colony, Subedari, Hanamkonda, Warangal City and District (Urban)-506001, **Aadhar No 8078 7871 5694**

3) AKKALADEVI SHAILAJA, W/o. Ganapathi Samana, D/o. A. Bala Siddaiah, Age 47 years, Occu.: Housewife, **Present address 102 Revere Forest Court, Cary NC 27519. Passport No. 484811612**

Hereinafter called the "**VENDORS**"

Which terms and expressions shall include wherever the context may so require all her/their heirs, executors, administrators, successors-in-interest and assignees etc.

[Signature]
[Signature] (VENDOR)

B. Shobha Rani.

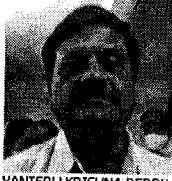
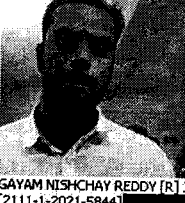
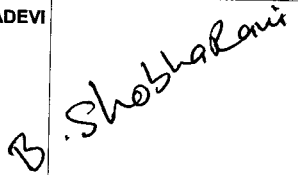
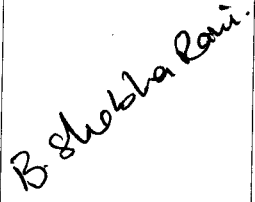
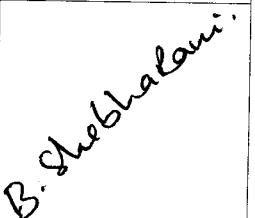
[Signature]
A. Venkatesh

[Signature] (VENDORS)

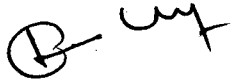
Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar1, Warangal (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 14000/- paid between the hours of 1 and 2 on the 12th day of FEB, 2021 by Sri Chobhar Ani

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 VANTERU KRISHNA REDDY [2111-1-2021-5844]	VANTERU KRISHNA REDDY (PARTNER) S/O. VENKAT REDDY 2-2-146, HANAMKONDA, HANAMKONDA, WARANGAL(URBAN), TELANGANA, 506001, ,	
2	CL		 GAYAM NISHCHAY REDDY [R] [2111-1-2021-5844]	GAYAM NISHCHAY REDDY[R]JR CONSTRUCTIONS . LAXMA REDDY 2-6-1231/2, HANAMKONDA, HANAMKONDA, WARANGAL(URBAN), TELANGANA, 506001, ,	
3	EX		 BETHI SHOBHA RANI [R] [2111-1-2021-5844]	BETHI SHOBHA RANI[R]AKKALADEVI SHAILAJA . GANAPATHI SAMANA BANDLA GUDA, LB NAGAR, HYDERABAD	
4	EX		 BETHI SHOBHA RANI [R]A [2111-1-2021-5844]	BETHI SHOBHA RANI[R]AKKALADEVI VENKATA LAXMI . BALA SIDDIAH 137, BANDLAGUDA, NAGOLE, HYDERABAD	
5	EX		 BETHI SHOBHA RANI [2111-1-2021-5844]	BETHI SHOBHA RANI W/O. RAVINDER 137, HYDERABAD, HYDERABAD, HYDERABAD, TELANGANA, 506001, ,	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 G LAXMA REDDY::12/02/ [2111-1-2021-5844]	G LAXMA REDDY S/O.KOTI REDDY R/O.HNK WGL	
2		 B ROHITH::12/02/2021 [2111-1-2021-5844]	B ROHITH S/O.RAVINDER R/O.HYD	

12th day of February, 2021

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Signature of Joint SubRegistrar1



Bk - 1, CS No 5844/2021 & Doct No 12/02/2021
 Joint SubRegistrar1
 Warangal (R.O)
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IN FAVOUR OF

M/s. J.R. Constructions, Hanamkonda, Warangal Urban, Rep. by

1) GAYAM NISHCHAY REDDY, S/o. Laxma Reddy, Age 25 years, Occu.: Business, R/o. H.No.2-6-1231/2, K.L.N.Reddy Colony, Hanamkonda, Warangal City and District (Urban)-506001, **Aadhaar No. 5862 9143 3546**

2) VANTERU KRISHNA REDDY, S/o. Venkat Reddy, Age 60 years, Occu.: Business, R/o. H.No.2-2-146, Flat No.202, Sadhana Enclave, Naimnagar, Hanamkonda, Warangal City and District (Urban)-506001, **Aadhaar No.4202 1619 5504**

Hereinafter called the **"PURCHASERS/VENDEE"**

Which terms and expressions shall include wherever the context may so require all his/their/its heirs, executors, administrators, successors-in-interest and assignees etc.

WHEREAS the vendor No.1 is the absolute owner, peaceful possessor and enjoyer of the "All that part and parcel of **R.C.C. House with open place**, bearing **GWMC H.No.2-10-915/1**, (in Plot No.4 & 5, in Survey No.558 of Waddepally Revenue Village), to an extent of **612.00 Sq. yards or 511.69 sq. Meters**, covered with Plinth Area **482'-0" Sft.**, situated at **Bank Colony, Hanamkonda**, Warangal City and District (Urban)", hereinafter called the Schedule property. The said property acquired by the vendor No.1 through Regd. Deed of Gift Settlement bearing **Document No.7314/2009**, dt.9-11-2009 at Jt.S.R.O., Warangal (Urban/R.O.).

The said schedule property stands in the Greater Warangal Municipal Corporation Records in the name of vendor No.1 as exclusive owner and possessor of the property. As such the vendor No.1 has all sorts of rights over the said schedule property and she is entitled to sell the same.

Whereas the vendor No.2 is the Mother and vendor No.3 is sister of vendor No.1 and the vendor No.2 and 3 executed a Regd. Deed of Gift Settlement by transferring the said Schedule property in favour of vendor No.1, through Regd. **Document No.7314/2009**, dt.9-11-2009 at Jt.S.R.O., Warangal (Urban/R.O.). As such the vendor No.2 and 3 joined as parties in this Sale Deed as executants to ratify this sale deed in favour of the purchaser, to convey better title and right over the schedule property.

WHEREAS originally the vendor No.2 is the absolute owner and possessor of vacant site to an extent of 300.00 Sq. yards, covered in Plot No.4, in Survey No.558 of Waddepally Revenue Village, situated at Bank Colony, Hanamkonda, Warangal District (Urban), who purchased from Smt. Nalla Pochamma, W/o. Late Komuraiah, R/o. Waddepally (V), vide Regd. Sale Deed bearing **Doct. No.1152/1995** of R.O. Warangal, dt.24-3-1995 and later on she obtained LRS Proceedings vide Procdgs.No.LRS/C1/727/09, dt.17-02-2010; and


10/11/2009
(PURCHASER)

B. Shobha Rani.
8
AVR
A. Shanthi
(VENDORS)

SI No	Thumb Impression	Photo	Name & Address	Signature
				Warangal (R.O)

E-KYC Details as received from UIDAI:			
SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9822 Name: Shobha Rani Bethi	W/O Ravindar Bethi, Hayathnagar, K.v. Rangareddy, Telangana, 500068	
2	Aadhaar No: XXXXXXXX5504 Name: Vanteru Krishna Reddy	S/O Vanteru Venkat Reddy, Hanamkonda, Warangal, Andhra Pradesh, 506009	
3	Aadhaar No: XXXXXXXX3546 Name: Gayam Nishchay Reddy	S/O Laxma Reddy, Hanamkonda, Warangal, Andhra Pradesh, 506001	

Endorsement: Stamp Duty, Tranfer 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	0	0	112000	0	0	0	112000
Transfer Duty	NA	0	42000	0	0	0	42000
Reg. Fee	NA	0	14000	0	0	0	14000
User Charges	NA	0	150	0	0	0	150
Mutation Fee	NA	0	3000	0	0	0	3000
Total	0	0	171150	0	0	0	171150

Rs. 154000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 14000/- towards Registration Fees on the chargeable value of Rs. 0/- was paid by the party through E-Challan/BC/Pay Order No ,87174T110221 dated ,11-FEB-21 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 171150/-, DATE: 11-FEB-21, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 6643043452320, PAYMENT MODE: NB-1001138, ATRN: 6643043452320, REMITTER NAME: JR CONSTRUCTIONS, EXECUTANT NAME: B.SHOBHA RANI AND OTHERS, CLAIMANT NAME: JR CONSTRUCTIONS

Date:
12th day of February, 2021


Signature of Registering Officer
Warangal (R.O)

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Joint Sub Registrar
Warangal (R.O)
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Whereas the vendor No.3 is the absolute owner and possessor of vacant site to an extent of 266.00 Sq. yards, covered in Plot No.5, in Survey No.558 of Waddepally Revenue Village, situated at Bank Colony, Hanamkonda, Warangal District (Urban), who purchased from Smt. Nalla Pochamma, W/o. Late Komuraiah, R/o. Waddepally (V), vide Regd. Sale Deed bearing **Doct. No.1153/1995** of R.O. Warangal, dt.24-3-1995. It is pertinent to mention here that the vendor No.3 is also the owner and possessor of vacant site to an extent of 46.00 Sq. yards in the afore said Survey No.558 of Waddepally Revenue Village, who purchased the same from Nalla Pochamma in the year 1994, for "Vaasthu and Future Purpose", thus in the manner the vendor No.3 is in the actual physical possession of vacant land 312.66 Sq. yards, which shall be kept for miscellaneous usage and set-backs as per the norms followed at the time of permissions from the concerned authorities and by virtue of legal possession for more than 12 years and thus perfected the title over the said property with construction of House.

Whereas the vendor No.3 has constructed the Residential House in the vacant land possessed by her by obtaining Construction Permission from the Municipal Authorities, vide Municipal Commissioner, Warangal Proceedings ROP No. G1-9448-99, Permission No.69, B.A.No.33/99-2000, dt.6-7-1999, and obtained Municipal House No.2-10-915/1 on her name and being enjoyed the aforesaid House property as absolute owner and peaceful possessor with all legitimate rights.

The above said properties are adjacent to each other and within one compact block, i.e., bearing **GWMC H.No.2-10-915/1**, total to an extent of **612.00 Sq. yards or 511.69 sq. Meters, in Plot No.4 & 5, in Survey No.558 of Waddepally** Revenue Village, located at Bank Colony, Hanamkonda, Warangal Urban District, which is better described in the Schedule hereunder and better delineated in the annexed plan. As such the vendors have all sorts of rights over the said schedule property and they are entitled to sell the same.

WHEREAS the vendor No.1 to meet her family and financial requirements have offered and agreed to sell the said House which is better described in the Schedule hereto and better delineated in the enclosed plan hereto to the purchaser at **Rs.2800000/- (Rupees Twenty Eight Lakhs only)** and the purchaser has also agreed to purchase the Schedule House at the same rate.

NOW THIS DEED OF SALE WITNESSETH THAT:

THE total sale consideration of the Schedule property is **Rs.2800000/- (Rupees Twenty Eight Lakhs only)** and the purchaser has paid the said total sale consideration to the vendor No.1 in the following manner:

a) Rs. - (Rupees 2800000/-only) paid through Cheque No.783752/online account transfer to the vendor No.1's account, dated 21-01-2021; and

(VENDOR)

B. Shobha Rani.

ABU

A. Shalaja (VENDOR)

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5844 / 2021 Joint SubRegistrar
Sheet 3 of 7 Warangal (R.O)

Registered as No: 5204 of 2021
of Book 1 19th Day of February
1942 magha 23rd S.E. 2021

B. Ramachandraiah
Registering Officer
(B. RAMACHANDRAIAH)

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b) Rs. — (Rupees — only) paid through

Thus the purchaser has paid the entire sale consideration **Rs. 28,00,000/-** (Rupees *Twenty Eight Lakhs* only) to the vendor No.1 and the vendor No.1 hereby admits and acknowledges the receipt of the total sale consideration.

THE vendors have delivered the physical possession of the schedule property to the purchaser and the purchaser is inducted into the possession of the schedule property today by the vendors and hereafter shall hold and enjoy the same as absolute owner together with all attendants and rights of ownership.

THE PROPERTY is free from all encumbrances, charges and alienations and the vendors undertake to indemnify the purchaser in the event of any litigation or if any loss sustained on account of any defect in her/his/their title in respect of possession or otherwise pertaining to the schedule property conveyed through this sale deed and assure that no court litigation is pending in any court in respect of the schedule property.

THE VENDORS undertake to perform their part of duty in causing mutations in the name of the purchaser in the Revenue/Municipal records or in any other Government records.

THE VENDORS assure and acknowledge their liability for payment of arrears of property taxes upto this date and undertake to pay if any.

THE VENDORS agree and assure the purchaser to execute further documents or affidavits for effective and proper conveyance of title to the purchaser without any objections of whatsoever.

THE VENDORS today delivered all title deeds in respect of the schedule property to the purchaser.

SCHEDULE OF THE PROPERTY

All that part and parcel of **R.C.C. House with open place**, bearing **GWMC H.No.2-10-915/1**, (in Plot No.4 & 5, in Survey No.558 of Waddepally Revenue Village), to an extent of **612.00 Sq. yards or 511.69 sq. Meters**, covered with Plinth Area **482'-0" Sft.**, situated at **Bank Colony, Hanamkonda**, Warangal City and District (Urban), and covered within the Greater Warangal Municipal Corporation Limits, Warangal and within the Jurisdiction of Registration District Warangal and Joint Sub-Registrar, Warangal (R.O.), and within the following Boundaries.

BOUNDARIES:

EAST	:	33'-0" wide Road
WEST	:	H.No.2-10-909 of Sarojana
NORTH	:	H.No.2-10-915 of Sarweshwarnath
SOUTH	:	Vacant Land of Sridhar

B. Shobharani

A. Shailaja

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Joint SubRegistrar
Warangal (R.O)

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ANNEXURE-1(A)

- | | |
|------------------------|--|
| 1. Location | : Bank Colony, Hanamkonda,
Warangal City and District (Urban)
MPAN No. |
| 2. House No. | : GWMC H.No.2-10-915/1
(in Plot No.4 & 5, in Survey No.558 of
Waddepally Revenue Village)
MPAN No. |
| 3. Total Area | : 612.00 Sq. yards or 511.69 Sq. Meters |
| 4. Plinth Area | : 482.00 Sft.
Municipal Tap Connection C.No. |
| 5. Age of the building | : (22) years |
| 6. Nature of Roof | : R.C.C. |
| 7. Annual Rental value | : Rs. 5000/- |
| 8. Sale consideration | : Rs. 28,00,000/- |
| 9. Market value | : Rs. 28,00,000/- |

B. Shobha Rani.

The particulars mentioned in Annexure-1A are true and correct to the best of my knowledge and belief.

The Ownership-cum-No Dues Certificate and True Extract of Property Tax Assessment obtained vide File Roc No. E/ / /2021, dt. - -2021 and the same are enclosed herewith.

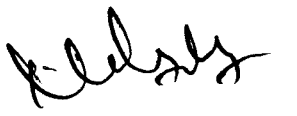
The parties hereto have affixed their true latest passport size photographs in a separate sheet as per Sec. 32-A Registration Act, 1908 and also fixed their Left Thumb Impressions and signatures thereon in the presence of witnesses and the same is annexed to this deed.

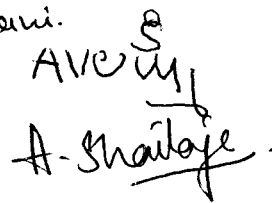
The parties hereto have enclosed true Xerox copies of their residence proof duly attested by them.

The parties hereto have enclosed a true digital photograph of the schedule mentioned property to this deed duly attested by them.

"The purchaser has agreed and declared that, if any deficit stamp duty or Registration Fee detected by the authorities in future, he/they will be liable to pay the same".

B. Shobha Rani.


(my self)


A. Shantappa

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Warangal (R.O)

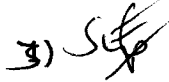
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D.S.D. Rs. 112000 , TD Rs. 42000 , Regn. Fee Rs. 14000 , U/C Rs.100/-, and **Mutation Fee Rs. 13000** , in all **Total Rs. 171500** has been remitted through S.B.I. vide e-Challan Merchant Order No. 87174T110221 dt. 11-02-2021.

IN WITNESS WHEREOF THE VENDORS AND VENDEE HAVE SUBSCRIBED THEIR SIGNATURES ON THIS CONVEYANCE DEED WITH FREE WILL AND FULL CONSENT THE DAY, MONTH AND YEAR AS ABOVE MENTIONED.

WITNESSES:

1) 

2) 

3) 

1) B. Shobha Rani.

2) 

3) 

SIGN. OF THE VENDORS

1) 

2) 

SIGN. OF THE VENDEE

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Warangal (R.O)



PLAN SHOWING THE

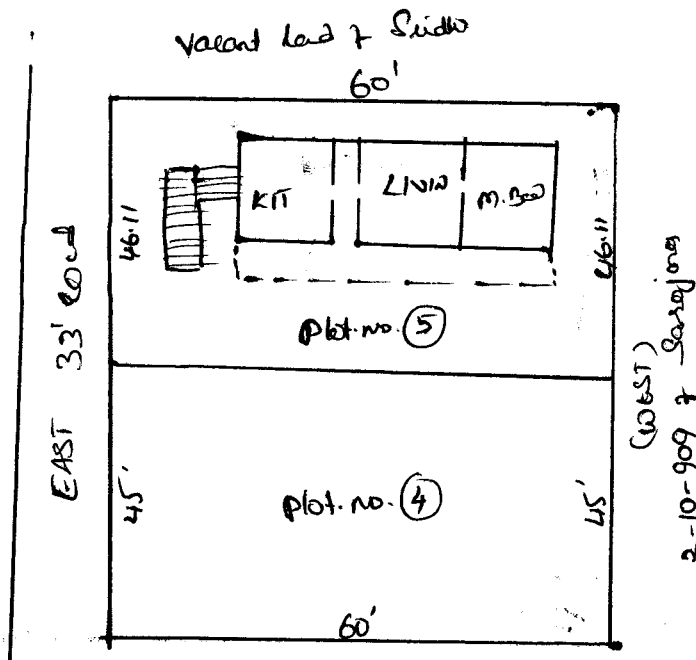
VENDORS: 1. B. SHOBHARANI
2. A. VENKATA LAXMI
3. A. SUBATHA

VENDEE : JR Constructions, Rep. By
① G. NISHAY REDDY
② N. KRISHNA REDDY

INCLUDED: ☐

EXTENT : 612.00 SQ. YARDS OR
511.69 SQ. METERS
RCC PLINTH AREA : 482'-0" SFT.

(SOUTH)



1) B. Shobharani

2) A. Venkata Laxmi

3) A. Subatha

WITNESSES:

3)

2) B. Rohini

1)

SIGN. OF VENDORS

SING. OF VENDEE

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