

SCANNED

DOCUMENT NO. 4657 OF-2023



తెలంగాణ తేలంగానా TELANGANA

S.No. 0006 Dt: 03/05/2023 Rs: 100/-

Sold to: CH. Srisailam Goud

S/o.D/o.W/o. CH. Anjaiah.

For Whom: self

R. SRI RAMULU

Licensed Stamp Vendor

Lic.No.15-13-003/2010

R.L.No.15-13-015/22 to 24

R/o.H.No.3-14-52/88, Shubodaya Colony

Mansoorabad, R.R.Dist - 500 070

Ph: 9490116760

SALE DEED

This Deed of Sale is made and executed on this 3rd day of May, 2023, by:-

SRI. CHERUKU BALASHIVUDU, S/o. CHERUKU YADIAH, aged about 52 Years, Occupation: Business, R/o. H.No.1-20, Ragannaguda Village, Abdullapurmet Mandal, Ranga Reddy District-501510. Pan No. AFMPC3802M, Aadhar No. XXXX XXXX 1128, Cell No. 7995881982.

(HEREINAFTER Called the **VENDOR**)

IN FAVOUR OF

SRI. CHERUKU SRISAILAM GOUD, S/o. CHERUKU ANJIAH GOUD, aged about 58 Years, Occupation: Agriculture, R/o. H.No.1-87, Nagarjuna Colony, Ragannaguda Village, Ragannaguda X Roads, Abdullapurmet Mandal, Ranga Reddy District-501510. Pan No. ANAPC1156G, Aadhar No. XXXX XXXX 3246, Cell No. 9440390701.

(HEREINAFTER Called the **VENDEE**)

(the expressions of **VENDOR** and the **VENDEE** herein used shall wherever the context so admits mean and include their respective heirs, executors, legal representatives, administrators, successors and assignees, etc.)

[Signatures]

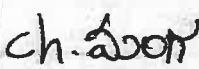
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Vanasthalipuram along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 900/- paid between the hours of 11 AM to 5 PM on the 03rd day of MAY, 2023 by S/O Cheruku Balashivudu.

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 CHERUKU SRISAILAM [1528-1-2023-4757]	CHERUKU SRISAILAM GOUD S/O. CHERUKU ANJALIAH GOUD R/O.H.NO.1-87, RAGANAGUDA COLONY, RAGANAGUDA V.G. RAGANAGUDA X ROADS, ABDULLAPURMET MDL, RANGAREDDY DIST-501510	
2	EX		 CHERUKU BALASHIVU [1528-1-2023-4757]	CHERUKU BALASHIVUDU S/O. CHERUKU YADALIAH R/O.H.NO.1-20, RAGANAGUDA V.G. ABDULLAPURMET MDL, R.R. DIST- 501510	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 CHERUKU MANGA::0 [1528-1-2023-4757]	CHERUKU MANGA R/O HAYATHNAGAR, RR DIST	
2		 CHERUKU ANJALIAH::: [1528-1-2023-4757]	CHERUKU ANJALIAH R/O HAYATHNAGAR, RR DIST	

03rd day of May, 2023

Signature of Sub Registrar
Vanasthalipuram

E-KYC Details as received from UIDAI:		
SI No	Aadhaar Details	Photo
1	Aadhaar No: XXXXXXXX1128 Name: Cheruku Balashivudu	
2	Aadhaar No: XXXXXXXX3246 Name: Cheruku Srisailam Goud	

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4657/2023.

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WHEREAS the Vendor is the sole and absolute owner and peaceful possessor of the open land bearing Plot No.27, admeasuring 200 Sq. yards and Plot No. 30, (VLTN/Assessment No.2120014200), admeasuring 200 Sq. yards, total admeasuring 400 Sq.yards or 334.44 Sq. Mtrs., in Survey Nos. 282, 283,284, 302, 305 and 310 Part, Situated at RAGANNAGUDA H/o TURKAYAMJAL Village, Abdullapurmet Revenue Mandal, Ranga Reddy District., under Turkayamjal Municipality, (Hereinafter called the said property), having purchased the same property from CHERUKU SHASHANK GOUD, S/o. CHERUKU SRISAILAM GOUD, being minor represented by his natural Father and Guardian SRI. CHERUKU SRISAILAM GOUD, S/o. CH. ANJALIAH, Rep by his ASGPA Holder:- SRI. CHERUKU BALASHIVUDU, S/o. CHERUKU YADALIAH, through a Registered Sale Deed bearing Document No.2953/2023 of Book-I, dated: 18-03-2023, Registered in S.R.O. Vanasthalipuram.

WHEREAS, the Vendor being in need of money for his family necessities and therefore offered to sell the open land bearing Plot No.27, admeasuring 200 Sq. yards and Plot No. 30, (VLTN/Assessment No.2120014200), admeasuring 200 Sq. yards, total admeasuring 400 Sq.yards or 334.44 Sq. Mtrs., in Survey Nos. 282, 283,284, 302, 305 and 310 Part, Situated at RAGANNAGUDA H/o TURKAYAMJAL Village, Abdullapurmet Revenue Mandal, Ranga Reddy District., under Turkayamjal Municipality, (Hereinafter called the said property), (More fully described in the schedule hereto), to the Vendee for a total sale consideration of **Rs.9,20,000/- (Rupees NINE LAKHS TWENTY THOUSAND only)**, and the Vendee has agreed to purchase the same for the said consideration.

WHEREAS, the Vendor has already received from the said Vendee the said consideration of **Rs.9,20,000/- (Rupees NINE LAKHS TWENTY THOUSAND only)**, the receipt of which sum the Vendor hereby admits and acknowledges in favour of the Vendee.

NOW THEREFORE, this deed of sale witnesseth that in pursuance of the said agreement and in consideration of the sum of **Rs.9,20,000/- (Rupees NINE LAKHS TWENTY THOUSAND only)**, already received by the Vendor from the Vendee, the said Vendor as absolute owner of the said property described in the schedule hereto and more fully delineated in the PLAN annexed with boundaries thereof shown in RED Colour do hereby transfer, convey and assign 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 hereby conveyed. The Vendee shall hold and enjoy the same as absolute owner.

THE VENDOR HEREBY COVENANTS WITH THE VENDEE AS FOLLOWS:

1. The said property shall be quietly entered into and upon by the Vendee 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 handed over the peaceful and vacant possession of the schedule property to the Vendee.
3. The Original and Xerox Copy of title deeds relating to the said property are hereby handed over to the said Vendee.

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	50500	0	0	0	50600
Transfer Duty	NA	0	13800	0	0	0	13800
Reg. Fee	NA	0	4600	0	0	0	4600
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	1000	0	0	0	1000
Total	100	0	70400	0	0	0	70500

Rs. 64300/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 4600/- towards Registration Fees on the chargeable value of Rs. 920000/- was paid by the party through E-Challan/BC/Pay Order No. 8253SU020523 dated 02-MAY-23 of SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 70450/-, DATE: 02-MAY-23, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 9916832197133, PAYMENT MODE: CASH-1001138, ATRN: 9916832197133, REMITTER NAME: CHERUKU SRISAILAM GOUD, EXECUTANT NAME: CHERUKU BALASHIVUDU, CLAIMANT NAME: CHERUKU SRISAILAM GOUD).

Date:

03rd day of May, 2023

Signature of Registering Officer
Vanasthalipuram

Certificate of Registration

Registered as document no. 4657 of 2023 of Book-1 and assigned the identification number 151528 - 4657 - 2023 for Scanning on 03-MAY-23.

Registering Officer
Vanasthalipuram
(S.Mohan)

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4. The Vendor has paid all taxes etc., payable on the said property upto-date and the Vendee will have to pay such taxes etc., payable hereafter.
5. The Property is free from all encumbrances, charges, mortgages, prior assignments of sale or leasehold or court attachments and it is not subject to any other litigation.
6. The Vendor hereby agree to co-operate with the Vendee to get the title of the said property changed in the name of the Vendee in Revenue/ Municipality records.
7. The Vendor does hereby further agree with the Vendee at all times hereafter to do and execute all such lawful acts, deeds and things for further and more perfectly assuring the said property to the Vendee.
8. The Vendor does hereby agree to keep indemnify the Vendee from the against all losses, costs, damages and expenses which the Vendee may sustain by reason of any claim being made by anybody to the said property.
9. The land is not an assigned land within the meaning of T.S. (A.P.) Assigned lands (Prohibition of Transfers) Act No. 9 of 1977 and it does not belong to or under mortgage to Govt. or their undertakings/Agencies etc.
10. There is no House or any construction in the site said site. If any structure is found there the parties herein may be prosecuted under Section 27 read with Sec. 64 of Indian Stamp Act besides the recovery of the deficit stamp duty and penalties.

RULE-3 MAIN STATEMENT

Place	Survey Nos.	Plot Nos.	Extent Sq.Yds	Value per Sq. Yard	Total Value
RAGANNAGUDA H/o. TURKAYAMJAL VILLAGE,		27 & 30	400	Rs.2,300/-	Rs.9,20,000/-

Survey Nos. 282, 283, 284, 302, 305 and 310 Part,




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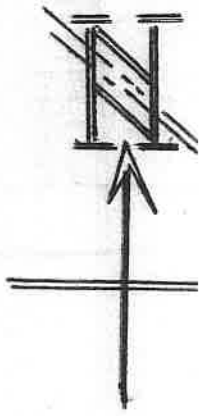
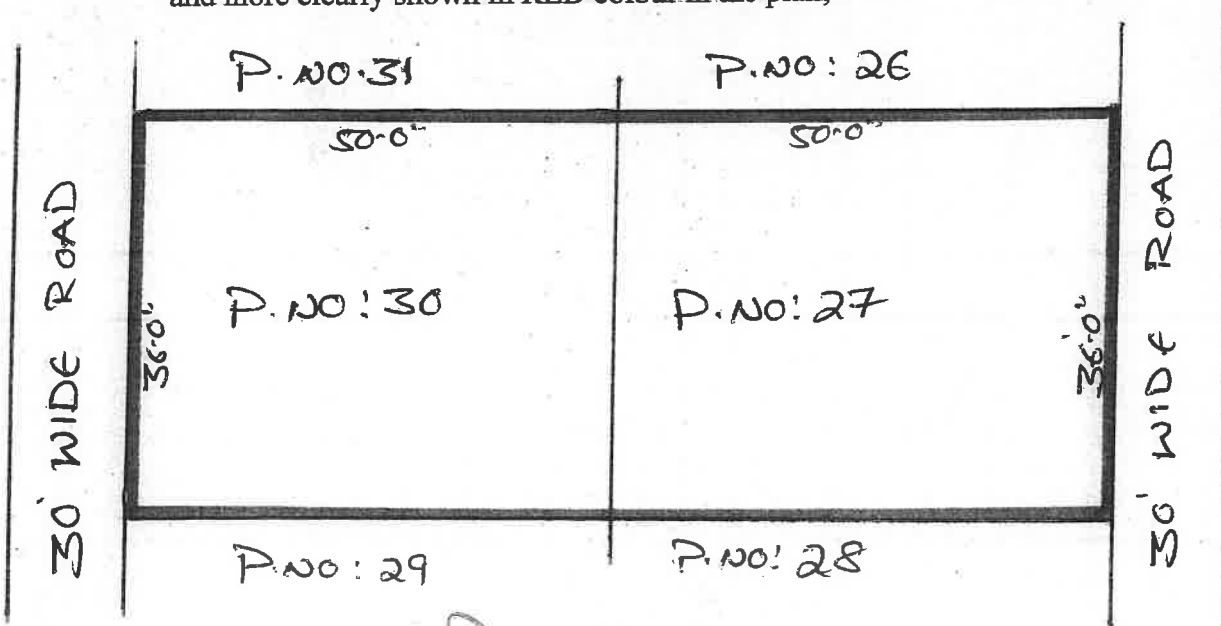


SCHEDULE OF THE PROPERTY

All that piece and parcel of the open land bearing Plot No.27, admeasuring 200 Sq. yards and Plot No. 30, (VLTN/Assessment No.2120014200), admeasuring 200 Sq. yards, total admeasuring 400 Sq.yards or 334.44 Sq. Mtrs., in Survey Nos. 282, 283,284, 302, 305 and 310 Part, Situated at RAGANNAGUDA H/o TURKAYAMJAL Village, Abdullapurmet Revenue Mandal, Ranga Reddy District., under Turkayamjal Municipality, registration Sub District, Vanasthalipuram and bounded by:-

NORTH	::	Plot Nos. 31 & 26;
SOUTH	::	Plot Nos. 29 &28;
EAST	::	30' Wide Road;
WEST	::	30' Wide Road,

and more clearly shown in RED colour in the plan;



Signature *cdw*

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4657/2023.

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



SIG. OF THE VENDOR



SIG. OF THE VENDEE

WITNESSES:

1. Ch. Soon
2. Aye

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Vanasthalipuram



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GOVERNMENT OF INDIA

చెరుకు బాలశివుడు

Cheruku Balashivudu

పుట్టిన తేదీ/DOB: 22/12/1972

పురుషుడు/ MALE

అధార్ నంబర్ 1128

VID: 9194 0245 7438 7990

నా ఆధార్ - నా గుర్తింపు



UNIQUE IDENTIFICATION AUTHORITY OF INDIA

దిరునామా:

S/O చెరుకు యదాiah, 1-20, raganna guda,
raganna guda turkayamjal, Hayathnagar,
Rangareddi,
Andhra Pradesh - 501510

Address:
S/O Cheruku Yadaiah, 1-20, raganna guda,
raganna guda turkayamjal, Hayathnagar,
Rangareddi,
Andhra Pradesh - 501510

అధార్ నంబర్ 1128



1947
800 180 1947



help@uidai.gov.in



www.uidai.gov.in

P.O.Box No.1947
Bengaluru-560 001



భారత ప్రభుత్వం

Unique Identification Authority of India

నమోదు సంఖ్య / Enrollment No 1118/40052/09459

To,

చెరుకు శ్రీనివాస గౌడ్

Cheruku Srisailem Goud

S/O: Cheruku Anjaliah Goud

1-87

Raganna guda nagarjuna colony

Hayathnagar

Ragannaguda X Roads Hayathnagar K. v. Rangareddy

Andhra Pradesh 501510

Ref: 24556 / 172 / 2708914 / 2708993 / P



SEA09123516FT

మీ ఆధార్ సంఖ్య / Your Aadhaar No.:

అధార్ నంబర్ 3246

ఆధార్ - సామాన్యుని హక్కు



చెరుకు శ్రీనివాస గౌడ్

Cheruku Srisailem Goud

పుట్టిన తేదీ / DOB: 10/03/1965

పురుషుడు / Male

అధార్ నంబర్ 3246



ఆధార్ - సామాన్యుని హక్కు



చెరుకు మంగ

Cheruku Manga

పుట్టిన తేదీ/ DOB: 04/02/1982

స్త్రీ / FEMALE

అధార్ నంబర్ 0556

ఆధార్ - సామాన్యుని హక్కు



UNIQUE IDENTIFICATION AUTHORITY OF INDIA

దిరునామా:

W/O: చెరుకు శ్రీనివాస గౌడ్, 1-87,

రాగన్న గూడ నాగార్జున కాలనీ,

హయత్ నగర్, కె.వి. రంగారెడ్డి,

ఆంధ్ర ప్రదేశ్ - 501510

Address.

W/O: Cheruku Srisailem Goud, 1-87,
Raganna guda nagarjuna colony,
Hayathnagar, K.v. Rangareddy,
Andhra Pradesh - 501510

అధార్ నంబర్ 0556



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1800 180 1947



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P.O.Box No.1947,
Bengaluru-560 001



ಜನ್ಮದಿನಾಂಕ / Year of Birth : 1978
ಲಿಂಗ / Male

Male

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~~CONFIDENTIAL~~

Aye

Address: 655 Camino Real, Suite 100, San Jose, CA 95128
 Phone: (408) 298-1000, Fax: (408) 298-1001

~~3557~~ 3557



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సామాన్యుని హక్కు

Aardhar - Saamanyuni Hakku

Sub Registrar
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Order No. 06-7120-18 Product No. 900-720-000 Shanghai, China

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