

Wax 5505/19

19/05/2019

Doc NO 6489 8 2019



Date: 14/05/2019, 11:25 AM

Serial No: 6,226

Denomination: 50

Purchased By:
CHERUKURI VASANTH KUMAR
S/O. CHERUKURI SHANKARA CHARY
R/O. R.R. DIST.

M 031344

For Whom
SELF & OTHERS

Sub Registrar
Ex. Officio Stamp Vendor
SRO: Gandipet

SALE DEED

This Deed of Sale is made and executed on this the 15th day of May, 2019 at S.R.O., Gandipet, Ranga Reddy District, by:

Smt. ARUNA RAVI KUMAR W/o. Sri. R. RAVI KUMAR, aged about 55 years, Occupation: Business, R/o. Flat No. 303, Road No. 9, Uma Enclave (Residential) Apartments, Banjara Hills, Hyderabad - 500034, Aadhaar No. 3502 3281 0089, Pan No. AIEPR 3167 K.

(Hereinafter called the "VENDOR")

IN FAVOUR OF

- Sri. CHERUKURI VASANTH KUMAR S/o. CHERUKURI SHANKARA CHARY**, aged about 36 years, Occupation: Business, R/o. House No. 7-51, Narsingi Village, Gandipet Mandal, Ranga Reddy District, Aadhaar No. 7838 4519 4892, Pan No. ATKPC0162A.

① C. Vasanth Kumar

Aruna Ravikumar

② G. Reddy

④ D. D. D. D. D.

⑤ P. S. S. S. S.

③ Ganesh chandra das

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Gandipet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 35600/- paid between the hours of _____ and _____ on the 15th day of MAY, 2019 by Sri Aruna Ravi Kumar

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 PONAGOTI CHANDRASHEKAR [1525-1-2019-5505]	PONAGOTI CHANDRASHEKAR S/O. PONAGOTI NARSING RAO KUKATPALLY, HYD	
2	CL		 DASARATH SAHU [1525-1-2019-5505]	DASARATH SAHU S/O. RABINDRA SAHU BHADRAK, ODISHA	
3	CL		 GANESH CHANDRA DAS [1525-1-2019-5505]	GANESH CHANDRA DAS S/O. KRISHNA CHANDRA DAS KENDRAPARA, ODISHA	
4	CL		 JANARDHAN REDDY [1525-1-2019-5505]	JANARDHAN REDDY GORLA S/O. CHENNA REDDY GORLA RAMAGUDEM, KARIMNAGAR	
5	CL		 CHERUKURI VASANT [1525-1-2019-5505]	CHERUKURI VASANTH KUMAR S/O. CHERUKURI SHANKARA CHARY NARSINGHI, RANGAREDDY	
6	EX		 ARUNA RAVI KUMAR [1525-1-2019-5505]	ARUNA RAVI KUMAR S/O. R RAVI KUMAR BANRA HILLS, HYD	

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Gandipet

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Date: 14/05/2019 11:25 AM
Sri. JANARDHAN REDDY GORLA TELANGANA

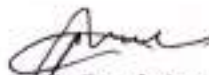
Serial No: 6,225

Denomination: 50

M 031343

Purchased By:
CHERUKURI VASANTH KUMAR
S/O. CHERUKURI SHANKARA CHARY
R/O. R.R. DIST.

For Whom
SELF & OTHERS


Sub Registrar
Ex. Officio Stamp Vendor
SRO: Gandipet

2. **Sri. JANARDHAN REDDY GORLA S/o. CHENNA REDDY GORLA**, aged about 32 years, Occupation: Pvt. Employee, R/o. House No.18-3-96/3/1, Ganesh nagar, Markendeya Colony, Godavari Khani, Ramagundem, Karimnagar - 505209, Aadhaar No.7721 2227 8753, Pan No. AZEPG6664G

3. **Sri. GANESH CHANDRA DAS S/o. Sri. KRUSNA CHANDRA DAS**, aged about 26 years, Occupation: Business, R/o. Sikudi, Deuli, Kendrapara, Odisha - 754220, Aadhaar No.7199 4158 5768, Pan No.BGNPC3503Q.

4. **Sri. DASARATH SAHU S/o. RABINDRA SAHU**, aged about 30 years, Occupation: Business, R/o. Nadigaon, Bhadrak, Odisha-756119, Aadhaar No.5414 0723 5178, Pan No.CZWPS6625N.

① C. Velamuri Laxmi

Anura Ranikumar

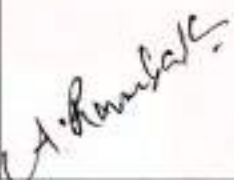
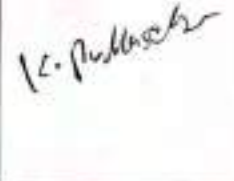
② G. Reddy

③ Ganesh chandra das

④ Dasarath Sahu

⑤ P. Chandra Sekhar

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 A.RAMBABU:15/05/2019 [1525-1-2019-5505]	A.RAMBABU AADHAAR NO. 2284 6385 9066	
2		 K.PULLA REDDY:15/05/2019 [1525-1-2019-5505]	K.PULLA REDDY PAN NO. EIPFK3883Q	

15th day of May,2019

Signature of Sub Registrar
Gandipet

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX0089 Name: Rachakonda Aruna Ravi Kumar	W/O Rachakonda Ravi Kumar, Khairatabad, Hyderabad, Telangana, 500034	
2	Aadhaar No: XXXXXXXX4892 Name: Cherukuri Vasanth Kumar	S/O Cherukuri Shankara Chary, RAJENDRA NAGAR, Rangareddi, Andhra Pradesh, 500089	
3	Aadhaar No: XXXXXXXX8753 Name: Janardhan Reddy Gorla	S/O Chenna Reddy Gorla, Fertilizercity, Karimnagar, Telangana, 505210	
4	Aadhaar No: XXXXXXXX5178 Name: Dasarath Sahoo	Nadigan, Bhadrak, Odisha, 756119	

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	100	0	284800	0	0	0	284900
Transfer Duty	NA	0	106800	0	0	0	106800
Reg. Fee	NA	0	35600	0	0	0	35600
User Charges	NA	0	200	0	0	0	200
Total	100	0	427400	0	0	0	427500

Rs. 391600/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 35600/- towards Registration Fees on the chargeable value of Rs. 7120000/- was paid by the party through E-Challan/BC/Pay Order No ,272GNJ181218 dated ,18-DEC-18 of ,SBIN/

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5. Sri. PONAGOTI CHANDRASHEKAR S/o. PONAGOTI NARSING RAO, aged about 33 years, Occupation: Business, R/o. House No.4-35-437/1, Madhavaram Colony, Kukatpally, Hyderabad - 500072, Aadhaar No.9893 8072 1850, Pan No.BCDPP4071L

(Hereinafter called the "PURCHASERS")

The expressions, "VENDOR" and "PURCHASERS" which term shall mean and include all their respective heirs, representatives, successors-in-interest, executors, administrators, assignees, etc., wherever the context so permits.

Whereas, the VENDOR is the absolute owner and peaceful possessor of the **Plot No.66** in Sector-III, 'C'-Block in **Survey No.236/1 & 237**, admeasuring **500.00 Square yards or equivalent to 418.00 Square meters** situated at ALAKAAPUR TOWNSHIP, **PUPPALGUDA VILLAGE & GRAMPANCHAYAT**, Gandipet Mandal (previously Rajendranagar Mandal), Ranga Reddy District, Telangana State, having acquired the same under a **Sale Deed** dated:21-09-2005 registered as **document No.9894/2005** registered at S.R.O., Rajendranagar, Ranga Reddy District (which was rectified by a **Rectification Deed** dated registered as document No.6184/19 on the file of the Sub-Registrar, Gandipet).

Whereas, the VENDOR has offered to sell the **Plot No.66/Part (Northern Part)** in Sector-III, 'C'-Block in **Survey No.236/1 & 237**, admeasuring **390.00 Square yards or equivalent to 326.04 Square meters** situated at ALAKAAPUR TOWNSHIP, **PUPPALGUDA VILLAGE & GRAMPANCHAYAT**, Gandipet Mandal (previously Rajendranagar Mandal), Ranga Reddy District, Telangana State more particularly described in the Schedule annexed hereto and hereinafter called the "Schedule Property" to the PURCHASERS for a total sale consideration of **Rs.71,20,000/- (Rupees Seventy One Lakhs Twenty thousand only)** and the PURCHASERS have agreed to purchase the same

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. In consideration of **Rs.71,20,000/- (Rupees Seventy One Lakhs Twenty thousand only)** paid by the PURCHASERS to the VENDOR, towards full consideration, the receipt and the realization of which the VENDOR hereby admits and acknowledges and accordingly discharges the PURCHASERS, the VENDOR hereby sells, conveys, transfers, assigns and assures unto the use of the PURCHASERS herein, all his right, title, interest, whatsoever in the Schedule Property, together with all easements and appurtenances thereto, to the PURCHASERS herein, to have and hold the same absolutely and forever as follows:

① a. Vasanth Kumar

Anura Ravi Kumar

② G. Reddy.

③ Ganesh chandrao

④ Dabarith Sahoo

⑤ P. *[Signature]*

Anura Ravi Kumar

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 427400/-, DATE: 18-DEC-18, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 6154540269922, PAYMENT MODE: CASH-1000200, ATRN: 6154540269922, REMITTER NAME: SAMBI REDDY VANGA, EXECUTANT NAME: ARUNA RAVI KUMAR AND OTHERS, CLAIMANT NAME: CHERUKURI VASANTH KUMAR AND OTHERS).

Date:

15th day of May, 2019

Signature of Registering Officer
Gandipet

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Gandipet

ఇవ ప్రసక్తము పేరిట 1941
ప్రజలకు... వివాదానికి నిజస్థాయి చేయబడి
స్థానికుని నిర్ణయం ప్రకారం రూ. 152.5
ఇవ... ప్రజలకు 2019 ప్రవృత్తి మైనది.
2019 సం|| ... ఇలాంటి 1 క్రింద... చేరి.

చివరికి నిర్ణయం



Sl.No	PAID BY	CHQ/RTGS	BANK	DATE	AMOUNT	AREA IN Sq.yds
1	CHERUKURI VASANTH KUMAR	280487	Indian Bank	11-09-2018	10,00,000	98.00 Sq.yds
		347430	Canara Bank	11-09-2018	7,80,000	
2	JANARDHAN REDDY GORLA	696774	YES BANK	13-05-2019	17,80,000	98.00 Sq.yds
3	GANESH CHANDRA DAS	000117	KVB	10-09-2018	8,90,000	48.00 Sq.yds
4	DASARATH SAHU	000144	KVB	10-09-2018	8,90,000	48.00 Sq.yds
5	PONAGOTI CHANDRASHEKAR	000654	Bank of India	30-08-2018	8,80,000	98.00 Sq.yds
		000655	Bank of India	30-08-2018	9,00,000	
TOTAL					71,20,000	390.00Sq.yds

- The VENDOR today delivered the vacant, actual and peaceful possession of the Schedule Property to the PURCHASERS and the PURCHASERS shall be entitled to enjoy the same as absolute owners, without any obstruction or hindrance from the VENDOR or any one claiming through her.
- The VENDOR hereby declares and assures that the Schedule Property is free from all encumbrances, prior mortgages, charges, prior agreements, joint family interest, litigations, adverse claims, etc., and that the VENDOR has free and marketable title to sell the same and that there are no other person having any interest in the Schedule Property and further covenants to indemnify and keep the PURCHASERS fully indemnified for all or any loss that may be caused to the PURCHASERS, due to any defect in title of the VENDOR or in the event of the aforesaid declarations found false or otherwise.
- The PURCHASERS shall be entitled to obtain transfer or mutation in their respective name in respect of Schedule Property in all public records without any further reference to the VENDOR and the VENDOR agrees to execute any further deed or documents for better conveyance at the request and cost of the PURCHASERS.
- The VENDOR hereby declares that he has paid all the taxes and other amounts due or other amounts payable to the Government or local bodies in respect of Schedule Property and there are no arrears whatsoever in respect of the Schedule Property and if any arrears are found as on today, they shall be only liable to pay the same.

① C. Vasanth Kumar

Anna Ravi Kumar

② Reddy.

③ Ganesh chandra das

④ Dasarath Sahu

⑤ P. Ravi Kumar

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6. The VENDOR has this day handed over the Original/ documents pertaining to the said Schedule Property to the PURCHASERS
7. The VENDOR hereby declares that the Schedule Property is not assigned land within the meaning of AP Act 9 of 1977 and is not a surplus land within the meaning of any ceiling law.
8. STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY FILED UNDER RULE 3 OF A.P. OF UNDERVALUATION OF INSTRUMENT RULE, 1975.

Puppalguda Village - Plot No.66/Part (Northern Part) - Survey Nos. 236/1 & 237, - Extent. 390.00 Sq.yards Market value per Square yard Rs.10,000/- Total Market value of Rs.39,00,000/- but sale consideration of Rs.71,20,000/- and stamp duty paid accordingly

DECLARATION

9. I hereby declare that there are no mango trees/ coconut trees/betel leaf gardens/ orange grooves or any other such gardens; that there are no mines or quarries of granites or any such other valuable stones; that there no machinery, no fish ponds etc.,. In the lands not being transferred; that if any suppression of fact is noticed at a future date, I will be liable for prosecution as per law, besides payment of deficit stamp duty.

SCHEDULE OF PROPERTY

All that the **Plot No.66/Part (Northern Part)** in Sector-III, 'C'-Block in **Survey No.236/1 & 237**, admeasuring **390.00 Square yards or equivalent to 326.04 Square meters** situated at ALAKAAPUR TOWNSHIP, **PUPPALGUDA VILLAGE & GRAMPANCHAYAT**, Gandipet Mandal (previously Rajendranagar Mandal), Ranga Reddy District, Telangana State and bounded as follows:

NORTH	:	PLOT NO.67.
SOUTH	:	PLOT NO.66/PART (SOUTHERN PART).
EAST	:	40'-0" WIDE ROAD.
WEST	:	PLOT NO.68.

Aruna Ravikumar

⑤ *P. Subbarao*

① *C. Venkatesh Kumar*

② *G. S. S. S.*

③ *Nanesh chandra Des*

④ *Dabirath Sahoo*

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SIG. OF THE PURCHASERS

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Gandipet

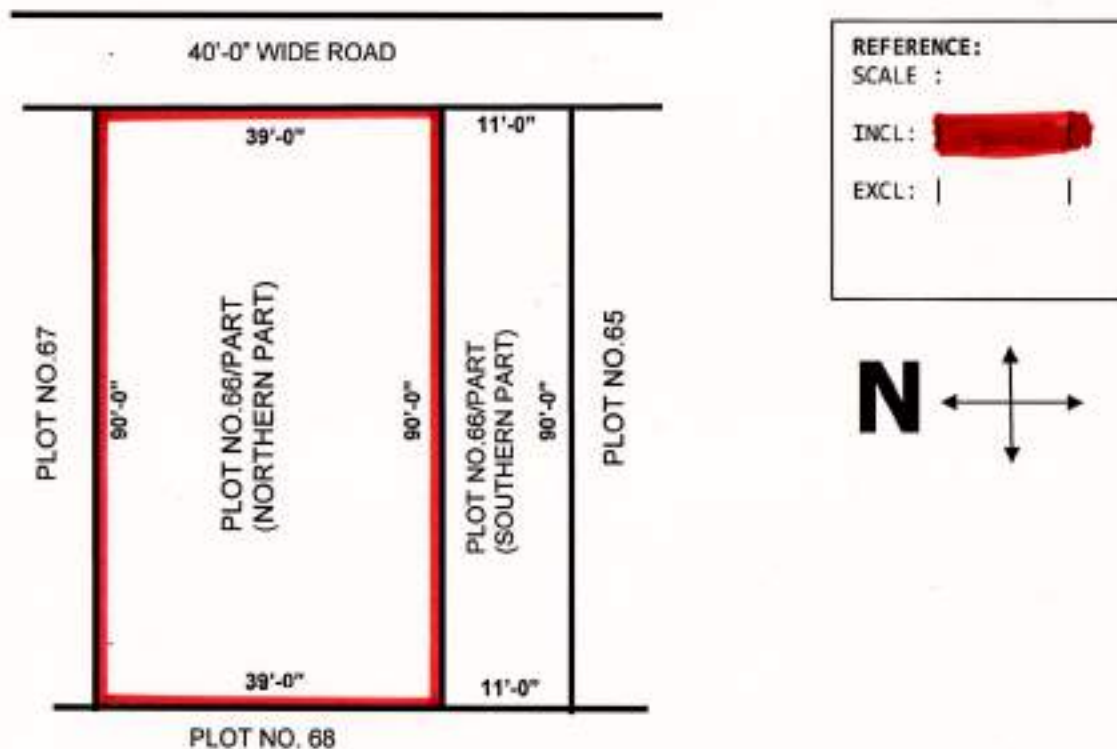
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REGISTRATION PLAN SHOWING THE **PLOT NO.66/PART (NORTHERN PART)** IN SECTOR-III, 'C'-BLOCK IN **SURVEY NO.236/1 & 237**, ADMEASURING **390.00 SQUARE YARDS OR EQUIVALENT TO 326.04 SQUARE METERS** SITUATED AT ALAKAAPUR TOWNSHIP, **PUPPALGUDA VILLAGE & GRAMPANCHAYAT**, GANDIPET MANDAL (PREVIOUSLY RAJENDRANAGAR MANDAL), RANGA REDDY DISTRICT, TELANGANA STATE.

VENDOR: Smt. ARUNA RAVI KUMAR W/o. Sri. R.RAVI KUMAR.

PURCHASERS: Sri. CHERUKURI VASANTH KUMAR
S/o. CHERUKURI SHANKARA CHARY & OTHERS.



WITNESSES:

1. A. Ramakrishna

2. P. Subbarao

Aruna Ravikumar

SIG. OF THE VENDOR

① C. Valandharam

② G. Reddy

③ Manesh Chandra

④ Dakshinath Sahu

SIG. OF THE PURCHASERS

⑤ P. Chandra

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Gandipet

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రాచకొండ అరుణ రవి కుమార్
Rachakonda Aruna Ravi Kumar
పుట్టిన తేదీ/DOB: 19/07/1963
FEMALE

3502 3281 0089

నా ఆధార్, నా సుర్తింపు

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE
DLFAP028338252008

VASANTH KUMAR CHERUKURI
C SHANKARA CHARY
8-123/1
NARSINGI
RR DIST

Signature
Issued on: 18/12/2008

Licensing Authority
RTA-RANGAREDDY

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

పొనగోటి చంద్రాశేఖర్
Ponagoti Chandrashekar

పుట్టిన సంవత్సరం/Year of Birth: 1985
పురుషుడు / Male

9893 8072 1850

ఆధార్ - సామాన్యుని హక్కు

భారత ప్రభుత్వం
Government of India

జనార్ధన్ రెడ్డి గోరి
Janardhan Reddy Goria
పుట్టిన తేదీ/DOB: 07-11-1985
పురుషుడు: MALE

7721 2227 8753

నా ఆధార్, నా సుర్తింపు

భారత ప్రభుత్వం
Government of India

గానేశ్ చంద్రా దాస్
GANESH CHANDRA DAS
తండ్రి: కృష్ణ చంద్రా దాస్
Father: KRUSNA CHANDRA DAS
పుట్టిన తేదీ/DOB: 30/07/1992
పురుషుడు / Male

7199 4158 5768

ఆధార్ - యువారిని లోకాలకు తెలియజేస్తుంది

आयकर विभाग
INCOME TAX DEPARTMENT
PULLAREDDY KURRE

भारत सरकार
GOVT OF INDIA

VENKATESWARA REDDY KURRE

01/06/1978
Permanent Account Number
EIFPK38830

Signature

భారత ప్రభుత్వం
Government of India

అంబే రంబాబు
Anba Rambabu
పుట్టిన తేదీ/DOB: 15/07/1980
పురుషుడు/ MALE

2284 6385 9066

నా ఆధార్, నా సుర్తింపు

భారత ప్రభుత్వం
Government of India

దేశారత్త సానో
Desaratt Sanoo
పుట్టిన తేదీ/DOB: 06/05/1988
పురుషుడు: MALE

5414 0723 5178

నా ఆధార్, నా సుర్తింపు

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Online Challan Proforma [SRO copy]



Registration & Stamps Department
Telangana

Challan No:

272GNJ181218

Bank Code : SBIN

Payment : CASH

Remitter Details	
Name	SAMBI REDDY VANGA
PAN Card No	AAFF4551J
Aadhar Card No	
Mobile Number	*****727
Address	ALKAPOOR TOWNSHIP, NEKNAMPUR, HYDERABAD
Executant Details	
Name	ARUNA RAVI KUMAR AND OTHERS
Address	BANJARA HILLS, HYDERABAD
Claimant Details	
Name	CHERUKURI VASANTH KUMAR AND OTHERS
Address	NARSINGI VILLAGE, GANDIPET MANDAL, RANGA REDDY DISTRICT
Document Nature	
Nature of Document	Sale Deed
Property Situated in(District)	RANGAREDDY
Amount Details	
Stamp Duty	284800
Transfer Duty	106800
Registration Fee	35600
User Charges	200
TOTAL	427400
Total in Words	Four Lakh Twenty Seven Thousand Four Hundred Rupees Only
Date(DD-MM-YYYY)	18-12-2018
Transaction Id	6154540269922

Stamp & Signature

Online Challan Proforma[Citizen copy]



Registration & Stamps Department
Telangana

Challan No:

272GNJ181218

Bank Code : SBIN

Payment : CASH

Remitter Details	
Name	SAMBI REDDY VANGA
PAN Card No	AAFF4551J
Aadhar Card No	
Mobile Number	*****727
Address	ALKAPOOR TOWNSHIP, NEKNAMPUR, HYDERABAD
Executant Details	
Name	ARUNA RAVI KUMAR AND OTHERS
Address	BANJARA HILLS, HYDERABAD
Claimant Details	
Name	CHERUKURI VASANTH KUMAR AND OTHERS
Address	NARSINGI VILLAGE, GANDIPET MANDAL, RANGA REDDY DISTRICT
Document Nature	
Nature of Document	Sale Deed
Property Situated in(District)	RANGAREDDY
Amount Details	
Stamp Duty	284800
Transfer Duty	106800
Registration Fee	35600
User Charges	200
TOTAL	427400
Total in Words	Four Lakh Twenty Seven Thousand Four Hundred Rupees Only
Date(DD-MM-YYYY)	18-12-2018
Transaction Id	6154540269922

Stamp & Signature

Customer Copy

Challan No.(ATRN) :	6154540269922	Challan generation date and time :	18-12-2018 11:03:53
Challan Expiry on :	24-12-2018 at close of business hours	Amount to pay:	INR 427400.00

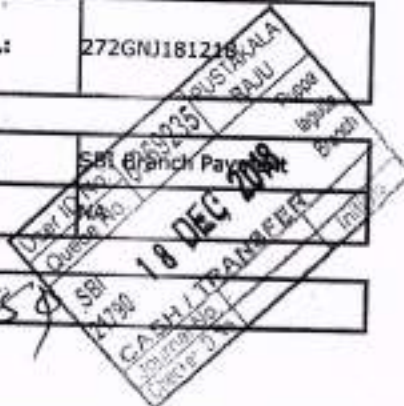
Name of the Merchant Partner :	Registration and Stamps Department Government of Telangana State	Merchant order no.:	272GNJ181218
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Name of the customer :	SAMBI REDDY VANGA	Mode of payment :	SBI Branch Payment
Mobile Number:	8886187727	Email ID:	

Additional Details :	
----------------------	--

Note for the customer:

1. This challan is accepted at all branches of State Bank of India.
2. In case of any issue related to payment, kindly register your queries with stamps@sbi.co.in or our toll-free number- 1800-221-401. Please quote Challan(ATRN) Number in your correspondences.
3. Refunds if any, to be taken up with the merchant directly. No refunds shall be entertained at SBI.



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