

ANNED

10/45/2018

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

L. NARAHARI

P 850917

Licenced Stamp Vendor

Lic. No. 15-03-013/1988

RI. No. 15-03-034/2018

H.No. 4-91, Ibrahimpatnam (V&M)

R.R. DIST.

Cell: 9849448527

No. 14/18 Date 02/05/2018 Rupees 100
ME. T. Ramesh S/o. T. Siddagham
RWHOM. Self & another R/o R.R. Dist.

SALE DEED

THIS DEED OF SALE is made and executed on this the 02nd day of May, 2018, at S.R.O. Ibrahimpatnam, R.R. District, by:-

1. Sri. BURUGU ALWALU, S/o. LATE. B. RAMAIAH, aged about: 77 years, Occ; Agriculture, R/o. H.No.18-7-739/18/A, Sri Ram Nagar Colony, Outside Gowlipura, Charminar, Falaknuma, Hyderabad.-500053,
2. Sri. BURUGU PRABHAKAR, S/o. B. ALWALU, aged about: 51 years, Occ; Civil Engineer, R/o. H.No.18-7-459/47, Hanuman Nagar Phase-111, Uppuguda, Hyderabad.-500053.
3. Sri. BURUGU SRINIVAS, S/o. B. ALWALU, aged about: 43 years, Occ; Private Employee, R/o. H.No.18-7-739/18/A, Sri Ram Nagar Colony, Outside Gowlipura, Charminar, Falaknuma, Hyderabad.-500053.

Do hereby Rep. by their Agreement of Sale Cum General Power of Attorney Holder:-

[Signature]

[Signature]

[Signature]

Presented in the Office of the Sub Registrar, Ibrahimpatnam along with the photographs & thumb impressions required under Section 32-A of Registration Act, 1908 and fee of Rs. 2970/- paid between the hours of 3 and 4 on the 21st day of May, 2018 by Sri A.Madhukar Reddy

The execution admitted by Details of all Executors/Claimants under Sec 32A):

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			T. RAMESH (R) TODUPUNOORI LAXMI TODUPUNOORI RAMESH H.NO.9-9-116/6, REDDY COLONY, SAROORNAGAR, R.R.DIST.	
2	CL			TODUPUNOORI RAMESH S/O. TODUPUNOORI SIDDESHAM H.NO.9-9-116/6, REDDY COLONY, SAROORNAGAR, CHAMPAPET, RR DIST	
3	EX			A. MADHUKAR REDDY (AGPA) S/O. A. NARAYANA REDDY H.NO.2- 34, SHERIGUDA, IBRAHIMPATNAM, RR DIST	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			CH. GUNDALU KOTHAPALLY VILLAGE, YACHARAM MDL, R.R.DIST.	
2			A. VENKAT REDDY SERIGUDA VILLAGE, IRP MDL, R.R.DIST.	

21st day of May, 2018

Signature of Sub Registrar
Ibrahimpatnam

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX6773 Name: Akkali Madhukar Reddy	S/O Akkli Narayana Reddy, Ibrahimpatnam, Rangareddi, Andhra Pradesh, 501510	
2	Aadhaar No: XXXXXXXX6179 Name: Todupunoori Ramesh	S/O Todupunoori Siddesham, Saroornagar, Saroornagar, K.v. Rangareddy, Telangana, 500079	

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Sri. A. MADHUKAR REDDY, S/o. A. NARAYANA REDDY, aged about: 41 years, Occ: Business, R/o. H.No.2-34, Sheriguda Village, Ibrahimpatan Mandal, Ranga Reddy District.-501510, Pan No.AKBPR9960M.

Vide Registered Agreement of Sale cum General Power of Attorney Document No.10250/2015, of Book-I, Dated: 24th day of November 2015, Registered in the Office of the S.R.O Ibrahimpatan, Ranga Reddy District.

(Hereinafter referred together as the 'Vendors' which expression shall mean and include all his heirs, legal representatives, successors, executors, attorneys, administrators, etc., of the FIRST PART.

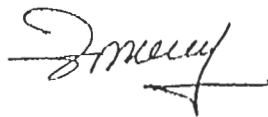
IN FAVOUR OF

1.Sri. TODUPUNOORI RAMESH, S/o. Sri. TODUPUNOORI SIDDESHAM, aged about: 48 years, Occ: Business, R/o. H.No.9-9-116/6, Plot No.12, Reddy Colony, Champapet, Saroomagar, Ranga Reddy District – 500079, Aadhar No.286276676179.

2.Smt. TODUPUNOORI LAXMI, W/o. Sri. TODUPUNOORI RAMESH, aged about: 37 years, Occ: House Wife, R/o. H.No.3-8, Hanuman Nagar, Gaddiannaram, Saroomagar, Ranga Reddy District – 500060, Aadhar No.395567406570.

Hereinafter referred as the 'Vendees' which expression shall mean and include all his heirs, legal representatives, successors, executors, attorneys, administrators, etc., of the SECOND PART.

WHEREAS the Vendors is the sole and absolute owner and peaceful possessor of the Agriculture dry/wet land bearing in Survey No.5/8 , admeasuring Ac.0-27 Guntas, and Survey No.285/8 , admeasuring Ac.1-28 Guntas, the Total Land admeasuring Ac.2-15 Guntas, or 0.95 Hectors, Property Situated at THAKKALLAPALLY Village, Yacharam Mandal, Ranga Reddy Dist., Under the THAKKALLAPALLY Grampanchayath, (Hereinafter Called the Said Property) being Pattadar Vide Patta No.9, Pass Book No.Z-127195, and Title Deed No.Z-158597, issued by the Mandal, Revenue Officer, Yacharam Mandal, Ranga Reddy District.,



10 6 11 2017

3

Aadhaar No: XXXXXXXX6179

Name: Todupunoori Ramesh

S/O Todupunoori Siddesham,
Saroornagar, Saroornagar, K.v. Rangareddy,
Telangana, 500079

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	Stamp Papers	Challan u/S 41 of IS Act	In the Form of				DD/BC/ Pay Order	Total
			E-Challan	Cash	Stamp Duty u/S 16 of IS act			
Stamp Duty	100	0	0	0	23760		0	23860
Transfer Duty	NA	0	8910	0	0		0	8910
Reg. Fee	NA	0	2970	0	0		0	2970
User Charges	NA	0	100	0	0		0	100
Total	100	0	11980	0	23760		0	35840

Rs. 8910/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2970/- towards Registration Fees on the chargeable value of Rs. 594000/- was paid by the party through E-Challan/BC/Pay Order No. 725EN7250418 dated 25-APR-18 of SBH/IBRAHIMPATNAM

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 11980/-, DATE: 25-APR-18, BANK NAME: SBH, BRANCH NAME: IBRAHIMPATNAM, BANK REFERENCE NO: 084507492, REMITTER NAME: T. RAMESH, EXECUTANT NAME: A. MADHUKAR REDDY, CLAIMANT NAME: T. RAMESH AND ANOTHER).

Date:

21st day of May, 2018

Signature of Registering Officer
Ibrahimpatnam

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Registered as Document No. 10845
01 2018 (18/05/2018 S.E.) of Book 1
and Assigned the Identification Number
1603-I-10845-2018 for Scanning
Date 21/5/2018

P. MADHU BABU
SUB-REGISTRAR
IBRAHIMPATNAM

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Whereas the Vendors No.2 & 3 are the Sons of the Vendor No.1, and they were made parties in this sale deed to avoid the future complications and litigations towards the schedule property.

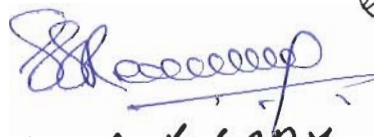
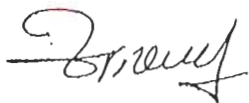
Whereas the Vendors due to their personal and family necessities has offered to sell the above said property, through their Agreement of Sale Cum G.P.A. Holder, more fully described in the schedule hereto to the Vendees for a total Sale consideration of **Rs.5,94,000/- (Rupees Five Lakhs Ninety Thousands Only)**, and the Vendees has agreed to purchase the same for the said sale Consideration.

WHEREAS the vendors has already received from the Vendees the said consideration of **Rs.5,94,000/- (Rupees Five Lakhs Ninety Thousands Only)**, the Receipt which Vendors hereby admit and acknowledge, and also delivered the possession to the vendees HAVE AND HOLD the same absolutely forever.

NOW THEREFORE this deed of sale witnesses that in pursuance of the said agreement and consideration of the sum of **Rs.5,94,000/-** already received by the Vendors from the Vendees, the said vendors are absolute owner of the said property described in the schedule hereto, do hereby transfer, convey and assign free from all encumbrances all the said property to hold the same to the said Vendees as an absolute owner together with appurtenances belonging hereto and all the estate, right, title interest and claim whatsoever of the Vendors in or to the said property hereby conveyed. The vendees shall hold and enjoy the same as absolute owner.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS;

1. That the rights, Titles, interests privileges appurtenance, liberties, enjoyments and possession are hereby transferred and subsists in favour of the vendees absolutely and forever
2. The Vendors has given vacant possession of the said property to the said Vendees and accepted the same.
3. The schedule of the property is free from encumbrance, charges, sale, gift, mortgages, prior assignments of sale or lease hold or court attachments and is not subject to any other litigation.
4. That the vendees shall hold and enjoy the schedule of the property as an absolute owner as they like without any let or hindrance either from the Vendors or any other person or persons whomsoever.



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5. That the Vendors have further covenant with the Vendees that if the vendees has deprived of whole or any part on account of any defect in the Vendors Title, the Vendors shall indemnify and compensate the vendees against the same.

6. The Vendors has paid all taxes etc., payable on the said property upto date and the Vendees will have to pay such taxes etc., payable hereinafter.

7. The Vendors has agreed to Co-operate with the Vendees to get the title of the said property mutated in the name of Vendees in concerned Office records.

8. 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 mortgages to Government of their Undertakings/Agencies. There is no House or any Construction in the said site.

The Principal of A.G.P.A D.No.10250/2015, is still alive and the A.G.P.A is not cancelled, it is still in force

The vendors is hereby declares that there are no mango trees/ Coconut trees/Betel Leaf Gardens /Orange Groves or any such other Gardens that there are no Mines or Quarries of Granites or such other valuable stones, that there are no Machinery, no fish ponds etc., in the said land, now being transferred that if any suppression of facts is noticed at a future fate, The Vendors will be liable for prosecution as per law besides payment of deficit duty.

DECLARATION

The transfer here by declared that they themselves along with their family members are not surplus land holders and they do not come under the Provision of A.P.L.R. (ceiling on agriculture land holding) Act 1973. Read with Rules 13 of the on Section (II) of section 19 of Said Act.

And if there is any House /Structure in the Schedule property hereby transferred the Parties may be prosecuted Under Section 27 & 64 of Indian Stamp Act.

That the Market value of the said property is Rs.5,94,000/- at the rate of Rs.2,50,000/- per Acre, the 4% of Stamp duty i.e. Rs.23,760/- (Rupees Twenty Three Thousands Seven Hundred Sixty Only) is already paid through A.GPA Document No.10250/2015, the remaining adjustment stamp duty is Nil.

11.06.2014

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STATEMENT REGARDING THE MARKET VALUE OF THE SCHEDULE OF PROPERTY
(Under Rule 3of A.P. (Prevention of Under valuation)
Instruments Rules, 1975.

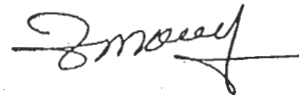
Place	Survey No.	Extent Ac-Gts	Value per Acre	Total value
Thakkallapally(V)	Sy.No.5/8	0-27	Rs.2,50,000/-	Rs.5,94,000/-
Yacharam (M)	Sy.No.285/8	1-28		
Ranga Reddy				
Total Ac.2-15 Gts				

SCHEDULE OF THE PROPERTY

All that piece and parcel of the Agriculture Dry/Wet land bearing in **Survey No.5/8**, admeasuring **Ac.0-27 Guntas**, and **Survey No.285/8**, admeasuring **Ac.1-28 Guntas**, the Total Land admeasuring **Ac.2-15 Guntas**, or **0.95 Hectors**, Property Situated at **THAKKALLAPALLY Village**, Yacharam Mandal, Ranga Reddy Dist., Under the **THAKKALLAPALLY Grampanchayath**, Registration Sub-District Ibrahimpatan and bounded by:

NORTH : Land of Gadala Balraju & Others.
SOUTH : Road.
EAST : Road.
WEST : Neighbours Land.

IN WITNESS WHEREOF the Vendors and Vendees have signed on this Deed of Sale out of free will and consent on this day month and year first above mentioned in the presence of the following witnesses.



SIG OF VENDORS.
Through their A.G.P.A. Holder.

WITNESSES:-

1. CH. Guntala

2. AV. [Signature]



SIG. OF VENDEES.



14-11-2017

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PHOTOGRAPH AND FINGERPRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908

Sl. No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH (Black & White)	NAME AND PERMANENT POSTAL ADDRESS OF Presentant / Sellers / Buyers
		PASSPORT SIZE PHOTO	
			T. Laxmi W/o. T. Ramesh R/o. H/o. 3-8, Hanuman Nagar (Nadikur, Sargodha, P.O. B-8 (Puchan No. 2))
		PASSPORT SIZE PHOTO	
		PASSPORT SIZE PHOTO	

SIGNATURE OF WITNESSES :

[Signature]

1. C.H. Gunday

2. A.V. Singh

SIGNATURE OF THE EXECUTANT/S

NOTE : If the Buyer (s) is / are not present before the Sub-Registrar, the following request should be signed.

I/We send herewith my / our photograph/ (s) and fingerprints in the form prescribed, through my/our representative

Sir. T. Ramesh as I / We cannot appear personally before the

Registering Officer in the Office of Sub-Registrar of Assurances IRP

SIGNATURE OF THE REPRESENTATIVE

T. Laxmi

SIGNATURE OF WITNESSES :

SIGNATURE (S) OF BUYERS

1. C.H. Gunday

A. Singh

[Signature]



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