



**Sale Deed  
( SALE DEED )**

THIS DEED OF SALE is made and executed on 09 November 2021 by and between:  
Sri/Smt./Kumari NELLURI VENKATESWARLU, S/O SEETHAIAH, aged about 52 years, Form 61 --,  
Occ: Business, Residing at 7-1-130/5, SAHAKARA NAGAR, Khammam, Khammam Urban, Khammam,  
Telangana, 507001.  
(Hereinafter called the "**VENDOR**" of the first part)

**IN FAVOR OF**

Sri/Smt./Kumari KURRA NAGARATNAM, W/O RANGAIAH, aged about 75 years, PAN No.  
DLRPK2352A, Occ: House Wife, Residing at 4-222, BALAPETA, Ballepalli, Khammam Urban,  
Khammam, Telangana, 507001.  
(Hereinafter called the "**VENDEE**" of the second part)

(The terms "**VENDOR**" and "**VENDEE**" herein used shall wherever the context so admits / mean and  
include their respective heirs, executors, successors, legal representatives, Administrators and  
assignees etc.,

WHEREAS the Vendor is the sole and absolute owner of the agricultural land having extent of 3.3000  
Ac.Gts in Survey No. 154/బ/3, 154/బ/4, 154/బ/5, 153/బ/4, 153/బ/3, 153/బ/2, Ballepalli (V), Khammam  
Urban (M), Khammam District having TD-cum-Pass Book Number: T26070010326.

WHEREAS the Vendor has offered to sell the said scheduled property for a consideration of Rs.  
2811375 /- (RUPEES TWENTY EIGHT LAKH ELEVEN THOUSAND THREE HUNDRED SEVENTY  
FIVE ONLY) and the Vendee has agreed to purchase the same. The consideration of Rs. 2811375 /-  
has already been paid to the Vendor by the Vendee and the Vendor acknowledges the receipt of the  
same.

Now therefore this Deed of Sale witnesses as follows: In consideration of the sum of Rs. 2811375 /-  
already received by the Vendor from the Vendee, the said Vendor as absolute owner of the said property  
described in the Schedule hereto does hereby transfer, convey and assign, free from encumbrances, all  
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 is hereby conveyed. The Vendee shall hold and enjoy the same as absolute owner.

The Vendor hereby covenants with the Vendee as follows:

1. The Vendor declares that the schedule property is free from all kinds of liens, charges, mortgages,  
litigations, court cases, encumbrances, prior agreements, acquisitions, attorneys, etc. The Vendor  
hereby agrees to indemnify and keep indemnified the Vendee from all kinds of losses, damages,  
demands & third party claims, etc., which the Vendee is put to by the reason of any defect in the  
title of the Vendor or any act or omission on Vendor's part.
2. The Vendor having received sale consideration from the Vendee has delivered the physical and  
vacant possession of the schedule property to the Vendee today.
3. The Vendor has also delivered to the Vendee the original documents pertaining and relating to the  
schedule property including the deed under which the Vendor acquired the schedule property, the  
link documents, tax bills and receipts, etc., and other papers thereof.
4. The Vendor assures that the land is not an assigned land as defined in Telangana Assigned Lands  
(Prohibition of Transfers) Act. 9 of 1977. The Vendor further declares that the schedule land is not  
attracted by the provisions of Telangana Land Reforms (Ceiling on Agricultural Holding) Act. No. 1

*N. Venkateswarlu*

*కర్తా నగరత్నం*

*4*

of 1973. This land is not falling under any category of land prohibited under Section 22A of Registration Act, 1908.

#### Additional Covenants

Original Link document is handed over to Vendee by the Vendor before witnesses.

#### SCHEDULE OF PROPERTY

All that the piece and parcel of Agricultural land admeasuring 3.3000 Ac.Gts in Ballepalli (V), Khammam Urban (M), Khammam District having TD-cum-Pass Book Number: T26070010326 within the limits of local body and bounded by:

| S.No. | Survey No. | Extent Transferred (Ac.Gts) | NORTH  | SOUTH               | EAST  | WEST                               |
|-------|------------|-----------------------------|--|---------------------|---|------------------------------------|
| 1     | 154/3/3    | 1.0000                      | OTHERS:LAND OF KURRA CHINNA APPA RAO AND KURRA BHADRAIAH | OTHERS:30 FEET ROAD | OTHERS:LAND OF V USHA RANI, NARESH REDDY AND OTHERS | OTHERS:LAND OF KURRA RAVINDRA BABU |
| 2     | 154/3/4    | 1.0000                      | OTHERS:LAND OF KURRA CHINNA APPA RAO AND KURRA BHADRAIAH | OTHERS:30 FEET ROAD | OTHERS:LAND OF V USHA RANI, NARESH REDDY AND OTHERS | OTHERS:LAND OF KURRA RAVINDRA BABU |
| 3     | 154/3/5    | 1.0000                      | OTHERS:LAND OF KURRA CHINNA APPA RAO AND KURRA BHADRAIAH | OTHERS:30 FEET ROAD | OTHERS:LAND OF V USHA RANI, NARESH REDDY AND OTHERS | OTHERS:LAND OF KURRA RAVINDRA BABU |
| 4     | 153/3/4    | 0.1000                      | OTHERS:LAND OF KURRA CHINNA APPA RAO AND KURRA BHADRAIAH | OTHERS:30 FEET ROAD | OTHERS:LAND OF V USHA RANI, NARESH REDDY AND OTHERS | OTHERS:LAND OF KURRA RAVINDRA BABU |
| 5     | 153/3/3    | 0.1000                      | OTHERS:LAND OF KURRA CHINNA APPA RAO AND KURRA BHADRAIAH | OTHERS:30 FEET ROAD | OTHERS:LAND OF V USHA RANI, NARESH REDDY AND OTHERS | OTHERS:LAND OF KURRA RAVINDRA BABU |
| 6     | 153/3/2    | 0.1000                      | OTHERS:LAND OF KURRA CHINNA APPA RAO AND KURRA BHADRAIAH | OTHERS:30 FEET ROAD | OTHERS:LAND OF V USHA RANI, NARESH REDDY AND OTHERS | OTHERS:LAND OF KURRA RAVINDRA BABU |

#### EXECUTION DETAILS



IN WITNESS WHEREOF, the Vendor and Vendee hereunto have set hand to this Deed of Sale with their free will and sound mind on the day, month and year first above mentioned in the presence of the following witnesses.

**VENDOR**

Signature

Name

Aadhar Number

Address

  
NELLURI VENKATESWARLU

xxxxxxxx1789

7-1-130/5, SAHAKARA NAGAR, Khammam, Khammam Urban, Khammam,  
Telangana, 507001

**VENDEE**

Signature

Name

Aadhar Number

Address

  
KURRA NAGARATHNAM

xxxxxxxx4202

4-222, BALAPETA, Ballepalli, Khammam Urban, Khammam, Telangana, 507001

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

| Description of Fee/Duty | In the form of |                          |           |      |       |                             | DD/BC/Pay Order | Total  |
|-------------------------|----------------|--------------------------|-----------|------|-------|-----------------------------|-----------------|--------|
|                         | Stamp Paper    | Challan u/S 41 of Is Act | E-challan | Cash | T-App | Stamp duty u/S 16 of Is Act |                 |        |
| Stamp Duty              | 0.00           | 0                        | 154633    | 0    | 0     | 0.00                        | 0               | 154633 |
| Transfer Duty           | 0              | 0                        | 42173     | 0    | 0     | 0                           | 0               | 42173  |
| Reg Fee                 | 0              | 0                        | 14058     | 0    | 0     | 0                           | 0               | 14058  |
| User Charges            | 0              | 0                        | 0         | 0    | 0     | 0                           | 0               | 0      |
| PPB Charges             | 0              | 0                        | 0         | 0    | 0     | 0                           | 0               | 0      |
| Mutation Charges        | 0              | 0                        | 9372      | 0    | 0     | 0                           | 0               | 9372   |
| Total                   | 0.00           | 0                        | 220236    | 0    | 0     | 0.00                        | 0               | 220236 |

Total Deficit amount for document is Rs. 0/-.

Rs. 196806 towards Stamp Duty including T.D Under Section 41 of I.S Act, 1899 and Rs 14058/- towards Registration Fees on the chargeable value of Rs 2811500/- was Paid by the party through E-Challan/BC/Pay Order No. REG2100993734 dated 09-11-2021 of SBIN/.

#### Online Payment Details received from SBI e-PAY

(1).AMOUNT PAID Rs: 220236.00/- DATE: 09-11-2021, BANK NAME:SBIN, BRANCH NAME:, BANK REFERENCE NO: IGAMJTZYB7, PAYMENT CODE: ,ATRN: 6640071972239,REMMITER NAME: KURRA NAGARATNAM, EXECUTANT NAME: NELLURI VENKATESWARLU, CLAIMAINT NAME: KURRA NAGARATNAM.

Date  
10 November 2021

  
Signature Of Registering Officer  
TAHSIL Khammam Urban  
Joint Sub-Registrar &  
Executive Magistrate  
Khammam Urban Mandal

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Government of Telangana

Tahsildar & Jt. Sub Registrar Office, Khammam Urban, Khammam

Undertaking to be filed by the Transferor

I do hereby solemnly affirm and state as follows:

I intend to transfer to Shri/Smt./Kumari **KURRA NAGARATNAM** the following land(s):

Village : Ballepalli

| Survey Number and Sub Division No. | Extent of land |
|------------------------------------|----------------|
| 154/5/5                            | 1.0000         |
| 154/5/4                            | 1.0000         |
| 153/2/2                            | 0.1000         |
| 154/5/3                            | 1.0000         |
| 153/2/3                            | 0.1000         |
| 153/2/4                            | 0.1000         |
| Total                              | 3.3000         |

- 1 I am the absolute owner and possessor of the above said lands. The extents of land owned by me mentioned herein are correct. ☒
- 2 I have not sold the said land to anyone else. ☒
- 3 There is no court order or injunction restraining transfer of the said land. ☒
- 4 The proposed land transfer is not in contravention of the following laws: ☒
  - The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973.
  - The Telangana Scheduled Area Land Transfer Regulation, 1970.
  - The Telangana Assigned Lands (Prohibition of Transfers) Act, 1977.
- 5 The said land is not Forest, Endowment, Wakf or Government land. The transfer of the land is not prohibited under Section 22A of Registration Act, 1908. ☒

**Declaration**

I have carefully read and understood ☒ / clearly been made aware ☒ of the above contents and I declare that the particulars furnished above are true. I will be liable for criminal and civil action, if it is proved otherwise at any point of time.

☒

*[Signature]*