

594/2023



**Sale Deed  
( SALE DEED )**

THIS DEED OF SALE is made and executed on 20 March 2023 by and between:  
Sri/Smt./Kumari SAMA RANGA REDDY, S/O SAMA RAM REDDY, aged about 61 years, Form 60 --, Occ:  
Business, Residing at H NO 9-1-110, CHAMPAPET, Champapet, Saroornagar, Rangareddy, Telangana, 500079.  
(Hereinafter called the "**VENDOR**" of the first part)

**IN FAVOR OF**

Sri/Smt./Kumari CHEGURI BHARATH KUMAR, S/O CHEGURI SHIVAIAH, aged about 42 years, PAN No.  
AKTPB0637P, Occ: Business, Residing at H NO 7-50/B, THARAMATHIPET, Tharamathipet, Abdullapurmet,  
Rangareddy, Telangana, 501505.  
(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 1.2900 Ac.Gts in  
Survey No. 69, Ramdasalle (V), Ibrahimpatnam (M), Rangareddy District having TD-cum-Pass Book Number:  
T05090050102.

WHEREAS the Vendor has offered to sell the said scheduled property for a consideration of Rs. 1724300 /-  
(RUPEES SEVENTEEN LAKH TWENTY FOUR THOUSAND THREE HUNDRED ONLY) and the Vendee has  
agreed to purchase the same. The consideration of Rs. 1724300 /- 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. 1724300 /- 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 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**

*Sddy*

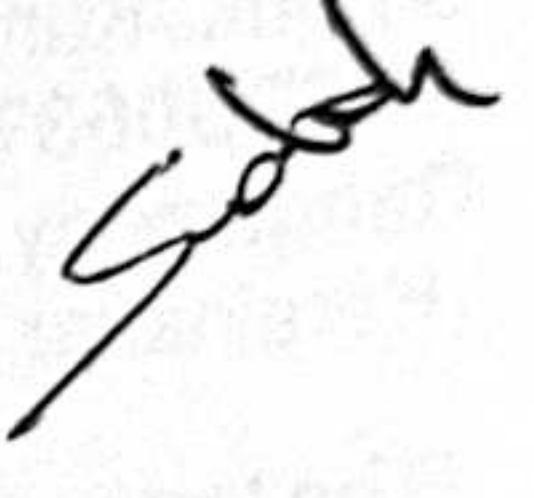
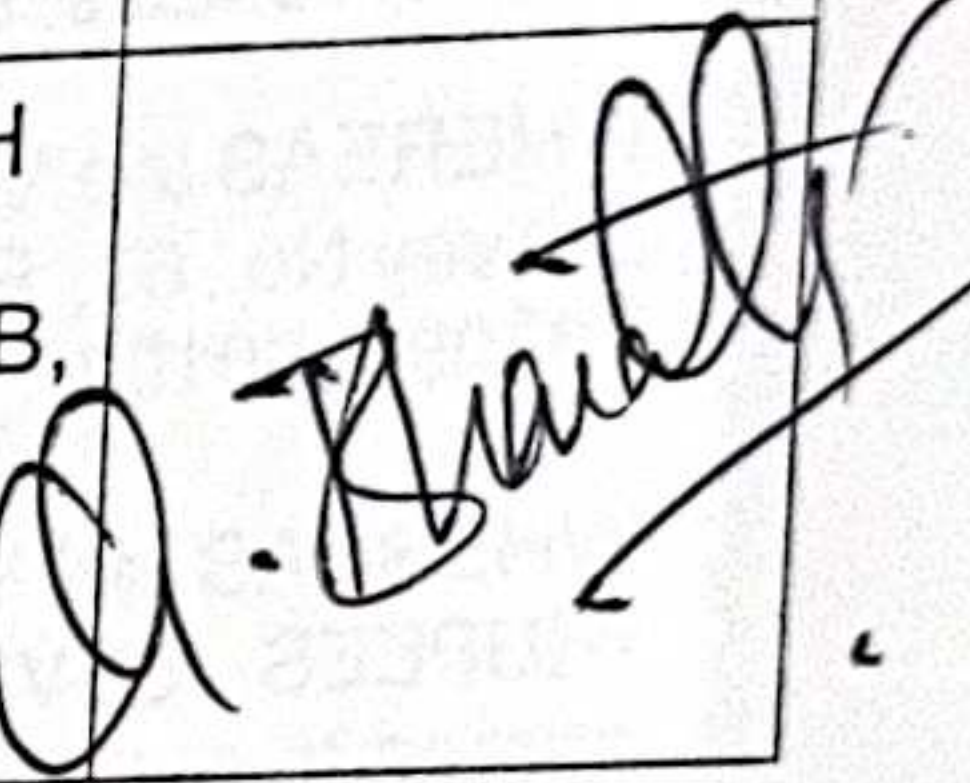
*A. Bharathi*

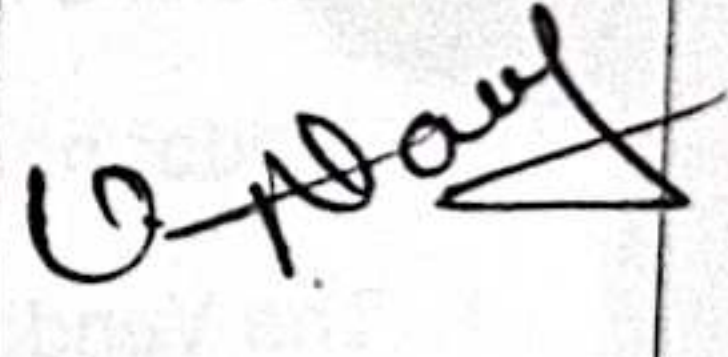


# Presentation Endorsement

Presented in the Office of the Tahsildar & Jt Sub Registrar, Ibrahimpatnam along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs.134000.00/- paid between the hours of \_\_\_\_ and \_\_\_\_ on the 20th day of March, 2023 by Sri .

Execution admitted by (Details of all Seller/Buyer under Sec 32A):

| S. No. | Code          | Thumb Impression | Photo                                                                                | Address                                                                                                        | Signature                                                                             |
|--------|---------------|------------------|--------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1      | SE:INDIVIDUAL | Aadhaar Verified |   | SAMA RANGA REDDY,<br>Address: H NO 9-1-110, CHAMPAPET, Champapet, Saroornagar, Rangareddy, India               |    |
| 2      | BU:INDIVIDUAL | Aadhaar Verified |  | CHEGURI BHARATH KUMAR,<br>Address: H NO 7-50/B, THARAMATHIPET, Tharamathipet, Abdullapurmet, Rangareddy, India |  |

| Identified by Witness: |      |                  |                                                                                      |                                                                                           |                                                                                       |
|------------------------|------|------------------|--------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| S. No.                 | Code | Thumb Impression | Photo                                                                                | Address                                                                                   | Signature                                                                             |
| 1                      | WIT. | Aadhaar Verified |  | VANGURI NARESH,<br>Address: 3-4/B, RAMDASPALLY, IBRAHIMPATNAM, RANGAREDDY,                |  |
| 2                      | WIT. | Aadhaar Verified |  | KEELUKATTI ASHOK GOUD,<br>Address: 1-158, MANGALPALLY, IBRAHIMPATNAM, RANGAREDDY, 501510, |  |

Date  
23 March 2023

Signature Of Registering Officer  
Ibrahimpatnam

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All that the piece and parcel of Agricultural land admeasuring 1.2900 Ac.Gts in Ramdasalle (V), Ibrahimpatnam (M), Rangareddy District having TD-cum-Pass Book Number: T05090050102 within the limits of local body and bounded by:

| S.No. | Survey No. | Extent Transferred (Ac.Gts) | NORTH               | SOUTH                                  | EAST                       | WEST                               |
|-------|------------|-----------------------------|---------------------|----------------------------------------|----------------------------|------------------------------------|
| 1     | 69         | 1.2900                      | OTHERS:33 FEET ROAD | OTHERS:AGRI LAND OF MEKALA LINGA REDDY | OTHERS:AGRI LAND OF VENDOR | OTHERS:RAMDAS PALLY VILLAGE HOUSES |

#### 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

SAMA RANGA REDDY

xxxxxxxx6705

H NO 9-1-110, CHAMPAPET, Champapet, Saroornagar, Rangareddy, Telangana, 500079

#### VENDEE

Signature

Name

Aadhar

Number

Address

CHEGURI BHARATH KUMAR

xxxxxxxx4843

H NO 7-50/B, THARAMATHIPET, Tharamathipet, Abdullapurmet, Rangareddy, Telangana, 501505

#### Details of payments of consideration

| S.No. | Date       | Amount  | Mode Of Payment | Bank Name           | Branch Name | Account Number  | IFSC Code   | Remarks |
|-------|------------|---------|-----------------|---------------------|-------------|-----------------|-------------|---------|
| 1     | 20/03/2023 | 1724300 | Cheque          | UNION BANK OF INDIA | KARMANGHAT  | 151010027702640 | UBIN0815101 | CHEQUE  |



| E-KYC Details as received from UIDAI: |                                                   |                                                                                                                |                                                                                       |
|---------------------------------------|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| S. No.                                | Aadhar Details                                    | Address                                                                                                        | Photo                                                                                 |
| 1                                     | Aadhaar No: XXXXXXXX4843<br>Cheguri Bharath Kumar | Cheguri Bharath Kumar,<br>Address: S/O Cheguri Shivaiah, 7-50/B, Tharamathipet, NA, K.v. Rangareddy, INDIA     |    |
| 2                                     | Aadhaar No: XXXXXXXX6705<br>Sama Ranga Reddy      | Sama Ranga Reddy,<br>Address: S/O Sama Ram Reddy, 9-1-110, Champapet, NA, Rangareddy, INDIA                    |   |
| 3                                     | Aadhaar No: XXXXXXXX4503<br>Keelukatti Ashok Goud | Keelukatti Ashok Goud,<br>Address: S/O Keelukatti Bal Raj Goud, H NO 1-158, Mangalpally, NA, Rangareddy, INDIA |  |
| 4                                     | Aadhaar No: XXXXXXXX2222<br>Vanguri Naresh        | Vanguri Naresh,<br>Address: S/O Vanguri Mallaiah, H NO 3-4/B, Ramdas Pally, NA, Rangareddy, INDIA              |  |





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

| Descripti<br>on of<br>Fee/Duty | In the form of |                                |               |      |       |                                      |                     | Total  |
|--------------------------------|----------------|--------------------------------|---------------|------|-------|--------------------------------------|---------------------|--------|
|                                | Stamp<br>Paper | Challan<br>u/S 41 of<br>Is Act | E-<br>challan | Cash | T-App | Stamp<br>duty u/S<br>16 of Is<br>Act | DD/BC/P<br>ay Order |        |
| Stamp<br>Duty                  | 0.00           | 0                              | 94848         | 0    | 0     | 0.00                                 | 0                   | 94848  |
| Transfer<br>Duty               | 0              | 0                              | 25868         | 0    | 0     | 0                                    | 0                   | 25868  |
| Reg Fee                        | 0              | 0                              | 8623          | 0    | 0     | 0                                    | 0                   | 8623   |
| User<br>Charges                | 0              | 0                              | 0             | 0    | 0     | 0                                    | 0                   | 0      |
| PPB<br>Charges                 | 0              | 0                              | 300           | 0    | 0     | 0                                    | 0                   | 300    |
| Mutation<br>Charges            | 0              | 0                              | 4311          | 0    | 0     | 0                                    | 0                   | 4311   |
| Haritha<br>Nidhi               | 0              | 0                              | 50            | 0    | 0     | 0                                    | 0                   | 50     |
| Total                          | 0.00           | 0                              | 134000        | 0    | 0     | 0.00                                 | 0                   | 134000 |

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

Rs. 120716 towards Stamp Duty including T.D Under Section 41 of I.S Act, 1899 and Rs 8623/- towards Registration Fees on the chargeable value of Rs 1724500/- was Paid by the party through E-Challan/BC/Pay Order No. REG2300215906 dated 21-03-2023 of SBIN/.

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

(1).AMOUNT PAID Rs: 134000.00/- DATE: 21-03-2023; BANK NAME:SBIN, BRANCH NAME:, BANK REFERENCE NO: 230807296480, PAYMENT CODE: , ATRN: 7381261945130, REMMITER NAME: CHEGURI BHARATH KUMAR, EXECUTANT NAME: SAMA RANGA REDDY, CLAIMANT NAME: CHEGURI BHARATH KUMAR.

Date  
23 March 2023

  
Signature Of Registering Officer  
Ibrahimpatnam

Generated On : 23/03/2023 03:25:08 PM





**భారత ప్రభుత్వం**  
Government of India

23/03/2012

To  
Sama Ranga Reddy  
S/O Sama Ranga Reddy  
9-1-110  
Changapet  
GHMC Ward office  
Changapet Main Road  
Sarconagar  
Vaital Nagar, Rangareddy,  
Andhra Pradesh - 500079

15452223

UF154522232IN

4332 2621 6705

హి ఆధార్ సంఖ్య / Your Aadhaar No. :  
**4332 2621 6705**

**ఆధార్ - సామాన్యని హక్కు**

సమా రంగ రెడ్డి  
Sama Ranga Reddy

పుట్టిన తేదీ / Date of Birth: 1982  
పురుషుడు / Male

4332 2621 6705



Handwritten signature

**భారత ప్రభుత్వం**  
GOVERNMENT OF INDIA

చేగురి భరత్ కుమార్  
Cheguri Bharath Kumar  
పుట్టిన తేదీ/DOB: 28/08/  
పురుషుడు/ MALE

3278 8729 4843  
VID : 9170 8321 7336 6491

**నా ఆధార్ - నా గుర్తింపు**

**భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ**  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:  
S/O చేగురి శివాiah, 7-50/బ, తారామతిపేట్, తారామతిపేట్,  
కె.వి.రంగారెడ్డి,  
తెలంగాణ - 501505

Address:  
S/O Cheguri Shivaiah, 7-50/B,  
Tharamathipet, Tharamathipet, K.v.  
Rangareddy,  
Telangana - 501505

3278 8729 4843  
VID : 9170 8321 7336 6491

1947  
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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

**आयकर विभाग**  
INCOME TAX DEPARTMENT  
BHARATH KUMAR CHEGURI  
CHEGURI SIVAIAH  
28/08/1980  
Permanent Account Number  
AKTPB0637P

Signature

**भारत सरकार**  
GOVT OF INDIA

28/08/1980

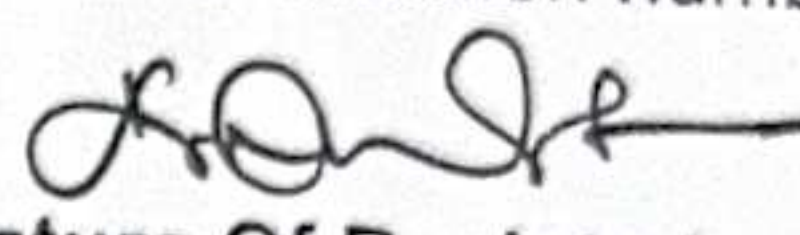
AKTPB0637P

28/08/1980



Certificate of Registration

Registered as document no. 594 of 2023 of Book1 and assigned the identification number 1-6085-594-2023 for Scanning on 23 March 2023.

  
Signature Of Registering Officer  
(Ibrahimpatnam )  
k Srinivas





**భారత ప్రభుత్వం**  
**Government of India**  
**Unique Identification Authority of India**

విమాన సంఖ్య / Enrolment No. : 1100/10792403019

21809096

విమాన సంఖ్య / Your Aadhaar No. : **5063 8333 2222**

**అధార్ - సామాన్యని హక్కు**

విమాన సంఖ్య / Enrolment No. : 1100/10792403019

21809096

విమాన సంఖ్య / Your Aadhaar No. : **5063 8333 2222**

**అధార్ - సామాన్యని హక్కు**

998966 8372

**భారత ప్రభుత్వం**  
**GOVERNMENT OF INDIA**

**కిలకట్టి అశోక్ గౌడ్**  
**Keelukatti Ashok Goud**

పుట్టిన తేదీ/Year of Birth: 1976  
 పురుషుడు / Male

**6845 3427 4503**

**అధార్ - సామాన్యని హక్కు**

**భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

చిరునామా: S/O కిలకట్టి బాల రాజ్ గౌడ్, హ నెం 1-158, మంగల్పల్లి, మంగల్పల్లి, ఇబ్రహింపట్నం, మంగల్పల్లి, రంగారెడ్డి జిల్లా, ఆంధ్ర ప్రదేశ్, 501510

Address: S/O Keelukatti Bal Raj Goud, H NO 1-158, Mangalpally, Mangalpally, Ibrahimpatnam, Mangalpalli, Rangareddi, Andhra Pradesh, 501510

1947  
 1947-1948-1949

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www.uidai.gov.in

పి.ఎ. అఫ్. నెం. 1947.

9440969648





Government of Telangana

Tahsildar & Jt. Sub Registrar Office, Ibrahimpatnam, Rangareddy

Undertaking to be filed by the Transferor

I do hereby solemnly affirm and state as follows:

I intend to transfer to Shri/Smt./Kumari **CHEGURI BHARATH KUMAR** the following land(s):

Village : Ramdasalle

| Survey Number and Sub Division No. | Extent of land |
|------------------------------------|----------------|
| 69                                 | 1.2900         |
| Total                              | 1.2900         |

- 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.

☒

Place Champapet

Date 21/03/2023

Name SAMA RANGA REDDY

S/O SAMA RAM REDDY

R/o Village Champapet

Mandal Saroornagar

PPB No. T05090050102





Government of Telangana

Tahsildar & Jt. Sub Registrar Office, Ibrahimpatnam, Rangareddy

Undertaking to be filed by Transferee

I do hereby solemnly affirm and state as follows:

I intend to purchase from Shri/Smt./Kumari **SAMA RANGA REDDY** the following land(s):

Village : Ramdasalle

| Survey Number and Sub Division<br>No. | Extent of<br>land |
|---------------------------------------|-------------------|
| 69                                    | 1.2900            |
| Total                                 | 1.2900            |

- 1 I have verified and satisfied myself with encumbrance particulars to the land and possession and extent on ground. ☒
- 2 I have verified the records and am satisfied with the seller's title to the land. ☒
- 3 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. ☒
- 4 There is no court order or injunction restraining transfer of the said land. ☒
- 5 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.

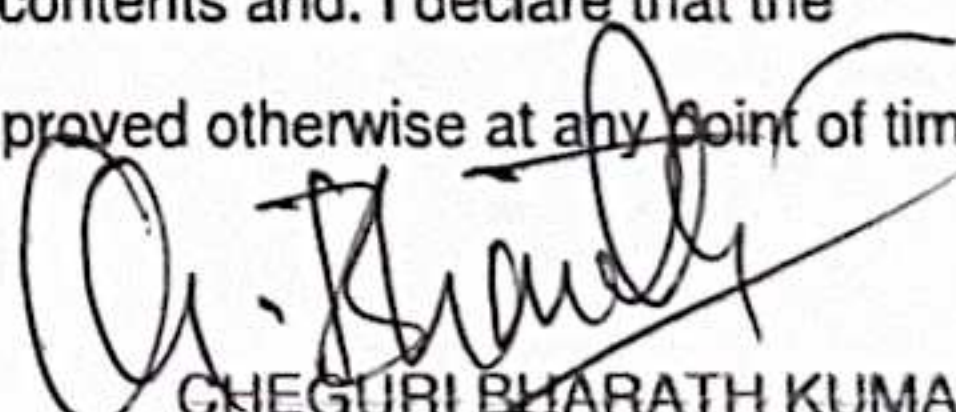
**Declaration**

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.

☒

Place Tharamathipet

Date 21/03/2023

Name  CHEGURI BHARATH KUMAR

S/O CHEGURI SHIVAIAH

R/o Village Tharamathipet

Mandal Abdullapurmet

PPB No.





**తెలంగాణ ప్రభుత్వము**  
**పట్టాదారు పాసు పుస్తకం**  
**భూమి యజమాన్య హక్కు పత్రం**

జిల్లా: రంగారెడ్డి  
మండలం: ఇబ్రహీంపట్నం

డివిజన్: ఇబ్రహీంపట్నం  
గ్రామం: రామ దాసుపల్లి

పాస్ బుక్ నెం.:

T05090050102



ఖాతా నెం.: 181



1. పట్టాదారు పేరు ఇంటిపేరుతో : రంగారెడ్డి సామ
2. తండ్రి / భర్త పేరు : రంగారెడ్డి
3. స్త్రీ / పురుషుడు : Male
4. దిరుసామా : రామ దాసుపల్లి
5. కులము : General
6. ఆధార్ సంఖ్య : XXXXXXXX6705
7. పట్టాదారు సంతకం ఎడమ / కుడి చేతి వేలిముద్ర

*[Signature]*

01



తహశీల్దార్ సంతకం

T05090050102

T05090050102

*[Signature]*

**తెలంగాణ ప్రభుత్వము**

డివిజన్: ఇబ్రహీంపట్నం

గ్రామం: రామ దాసుపల్లి

తేది: 22-04-2018

**వ్యవసాయ భూమి వివరములు**

| సం.               | సర్వే నెం. / సర్వే వివరాల నెం. | విస్తీర్ణము ఎ.గు. | భూమి పొందిన పద్ధతి | రిమార్కులు | తహశీల్దార్ సంతకం |
|-------------------|--------------------------------|-------------------|--------------------|------------|------------------|
| 1.                | 17అ                            | 5.0000            | Others             | పట్టా      |                  |
| 2.                | 69                             | 3.3100            | అనువంశికము         | పట్టా      |                  |
| మొత్తం విస్తీర్ణం |                                | 8.3100            |                    |            |                  |



आयकर खाता संख्या / PERMANENT ACCOUNT NUMBER

AJPPS8725A



नाम NAME

RANGAREDDY SAMA

पिता का नाम FATHER'S NAME

RAMREDDY SAMA

जन्म तिथि DATE OF BIRTH

01-06-1962

हस्ताक्षर SIGNATURE

मुख्य आयकर अधिकारी, आंध्र प्रदेश  
Chief Commissioner of Income-tax, Andhra Pradesh

इस कार्ड के लो / गिर जाने पर कृपया जारी करने

वाले प्राधिकारी को सूचित / वापस कर दें

मुख्य आयकर अधिकारी,

आयकर भवन,

दलीर बाग,

हैदराबाद - 500 004.

In case this card is lost/found, kindly inform/return to  
the issuing authority :

Chief Commissioner of Income-tax,

Aayakar Bhavan,

Basheerbagh,

Hyderabad - 500 004.