

తెలంగాణ ప్రభుత్వం
ధరణి



GOVERNMENT OF TELANGANA
DHARANI

**Sale Deed
(SALE DEED)**

THIS DEED OF SALE is made and executed on 15 February 2024 by and between:
Sri/Smt./Kumari NAINALA LAKSHMI SURYA KUMARI, W/O NAINALA GANESWARA RAO, aged about 41 years, PAN No. BPQPN7823A, Occ: Business, Residing at PLOT NO 177, RAMA RADHA RESIDENCY, FLAT NO -B3, EENADU COLONY, Kukatpalle (M), Kukatpally, Medchal-Malkajigiri, Telangana, 500072.
(Hereinafter called the "VENDOR" of the first part)

IN FAVOR OF

Sri/Smt./Kumari DOMTAMSETTY SAI ANJANEESH, S/O D SRINIVASA KUMAR, aged about 25 years, PAN No. CXNPD4613C, Occ: Business, Residing at 28-3-55, MARUTHI NAGAR, 1ST ROAD, MYPADU GATE CENTER, NAWABPETA, NELLORE, Andhra Pradesh, 524002.
(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 1.2000 Ac.Gts in Survey No. 50/అ1/1/1/1/1/2, Pulumamidi (V), Kandukur (M), Rangareddy District having TD-cum-Pass Book Number: T05110042074.

WHEREAS the Vendor has offered to sell the said scheduled property for a consideration of Rs. 3621051 /- (RUPEES THIRTY SIX LAKH TWENTY ONE THOUSAND FIFTY ONE ONLY) and the Vendee has agreed to purchase the same. The consideration of Rs. 3621051 /- 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. 3621051 /- 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.

N. Lakshmi

For BHOOVANA PROJECTS
D. Sai Anjan
Proprietor

Presentation Endorsement

Presented in the Office of the Tahsildar & Jt Sub Registrar, Kandukur along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs.275413.00/- paid between the hours of ____ and ____ on the 14th day of February, 2024 by Sri .

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

S. No.	Code	Thumb Impression	Photo	Address	Signature
1	SE:INDIVIDUAL L	Aadhaar Verified		NAINALA LAKSHMI SURYA KUMARI, Address: PLOT NO-177, RAMA RADHA RESIDENCY, FLAT NO -B3, EENADU COLONY, Kukatpalle (M), Kukatpally, Medchal-Malkajigiri, India	N. Lakshmi
2	BU:INDIVIDUAL L	Aadhaar Verified		DOMTAMSETTY SAI ANJANEESH, Address: 28-3-55, MARUTHI NAGAR, 1ST ROAD, MYPADU GATE CENTER, NAWABPETA, NELLORE, India	D. Sai Anjaneesh

D. Sai Anjaneesh
Proprietor

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SCHEDULE OF PROPERTY

All that the piece and parcel of Agricultural land admeasuring 1.2000 Ac.Gts in Pulumamidi (V), Kandukur (M), Rangareddy District having TD-cum-Pass Book Number: T05110042074 within the limits of local body and bounded by:

S.No.	Survey No.	Extent Transferred (Ac.Gts)	NORTH	SOUTH	EAST	WEST
1	50/1/1/1/1/1/2	1.2000	OTHERS:LAND OF VENDEE	OTHERS:LAND OF BANDA KOMARAI AH AND FAMILY MEMBERS	OTHERS:LAND OF VENTURE IN SY NO 51 AND 52	OTHERS:LAND OF VENDEE

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

N. Lakshmi

Name

NAINALA LAKSHMI SURYA KUMARI

Aadhar Number

xxxxxxxx0500

Address

PLOT NO 177, RAMA RADHA RESIDENCY , FLAT NO -B3, EENADU COLONY, Kukatpalle (M), Kukatpally, Medchal-Malkajigiri, Telangana, 500072

VENDEE

Signature

D. Sai Anjaneeesh

Name

DOMTAMSETTY SAI ANJANEESH

Aadhar Number

xxxxxxxx0199

Address

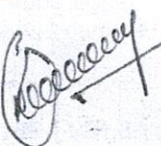
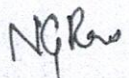
28-3-55, MARUTHI NAGAR , 1ST ROAD , MYPADU GATE CENTER, NAWABPETA , NELLORE, Andhra Pradesh, 524002

Details of payments of consideration

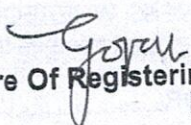
S.No.	Date	Amount	Mode Of Payment	Bank Name	Branch Name	Account Number	IFSC Code	Cheque Nos
1	15/02/2024	1000000	Cheque	HDFC BANK	KAVURI HILLS MAHDAPUR HYDERABAD	50100287966256	HDFC0002083	000008
2	15/02/2024	1000000	Cheque	HDFC BANK	KAVURI HILLS MADHAPUR HYDERABAD	50100287966256	HDFC0002083	000009
3	15/02/2024	1000000	Cheque	HDFC BANK	KAVURI HILLS MADHAPUR HYDERABAD	50100287966256	HDFC0002083	000010
4	15/02/2024	622500	Cheque	HDFC BANK	KAVURI HILLS MADHAPUR HYDERABAD	50100287966256	HDFC0002083	000011

For *D. Sai Anjaneeesh* PROJECTS

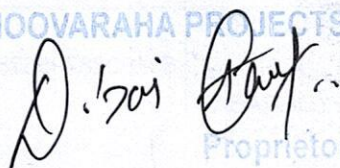
Proprietor

Identified by Witness:					
S. No.	Code	Thumb Impression	Photo	Address	Signature
1	WIT.	Aadhaar Verified		G MALIKHARAJANA REDDY, Address: GUNTUR,	
2	WIT.	Aadhaar Verified		N GANESWARA RAO, Address: HYDERABAD,	

Date
15 February 2024


Signature Of Registering Officer
Kandukur

For BHOVARAHNA PROJECTS


Proprietor

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Government of Telangana
Tahsildar & Jt. Sub Registrar Office, Kandukur ,Rangareddy

Transaction Summary

Application No. : 2400096554

Party Details

S. No.	Party Type	PPB No.	Aadhaar Number	Name	Father's / Husband's Name	Social Status	Gender	Occupation	Form 60 / Form 61 / PAN No.	Address
1	Seller	T05110042074	xxxxxxx0500	NAINALA LAKSHMI SURYA KUMARI	NAINALA GANESWARA RAO	General	Female	Business	BPQPN7823A	PLOT NO 177, RAMA RADHA RESIDENCY, FLAT NO -B3, EENADU COLONY, Kukatpalle (M), Kukatpally, Medchal-Malkajigiri, Telangana, 500072
2	Buyer		xxxxxxx0199	DOMTAMSETTY SAI ANJANEESH	D SRINIVASA KUMAR	General	Male	Business	CXNPD4613C	28-3-55, MARUTHI NAGAR , 1ST ROAD , MYPADU GATE CENTER, NAWABPETA , NELLORE, Andhra Pradesh, 524002

Details of Land Transferred

Type of Transaction : **SALE (SALE DEED)**

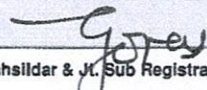
District : Rangareddy Mandal : Kandukur Village : Pulumamidi

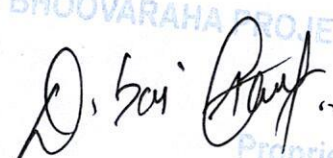
S.No.	Passbook No.	Survey No.	Khata No.	Extent Transferred (Ac.Gts)	Consideration Value (in INR)	Market Value (in INR)	Chargeable Value (in INR)
1	T05110042074	50/e/1/1/1/1/2	60980	1.2000	3621051	3621051	3621051
Total				1.2000			3621051

Stamp Duty Details

Charge Type	Amount in INR
Stamp Duty	199183
Mutation Charges	3749
PPB Charges (Including Courier Charges)	0
Transfer Duty	54323
Registration Fees	18108
Haritha Nidhi	50
Total Amount	Rs. 275413

Payment of Rs. 275413 /- is made through e-Challan No: REG2400092678 dated 14/02/2024.


Tahsildar & Jt. Sub Registrar Office,
Kandukur ,Rangareddy

For BHOVARAHA PROJECTS

Proprietor

E-KYC Details as received from UIDAI:			
S. No.	Aadhar Details	Address	Photo
1	Aadhaar No: XXXXXXXX0199 Domtamsetty Sai Anjaneesh	Domtamsetty Sai Anjaneesh, Address: S/O D Srinivasa Kumar, 28-3-55, Maruthi nagar, 1st road, Nellore, Nellore, INDIA	
2	Aadhaar No: XXXXXXXX0500 Nainala Lakshmi Surya Kumari	Nainala Lakshmi Surya Kumari, Address: W/O Nainala Ganeswara Rao, RAMA RADHA RESIDENCY Flat NO-B3, Plot NO-177, EENADU COLONY, Tirumalagiri, Hyderabad, INDIA	
3	Aadhaar No: XXXXXXXX8654 Nainala Ganeswara Rao	Nainala Ganeswara Rao, Address: S/O Nainala Narasimha Rao, RAMA RADHA RESIDENCY, Flat NO-B3, Plot NO-177, EENADU COLONY, Tirumalagiri, Hyderabad, INDIA	
4	Aadhaar No: XXXXXXXX0721 Ganta Mallikarjuna Reddy	Ganta Mallikarjuna Reddy, Address: S/O G Krishna Reddy, Flat No 407 Green Meadows Appatments Orchid Block, Vanasthalipuram, Hayathnagar, K.v. Rangareddy, INDIA	

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

In the form of								
Descripti on of Fee/Duty	Stamp Paper	Challan u/S 41 of Is Act	E- challan	Cash	T-App	Stamp duty u/S 16 of Is Act	DD/BC/P ay Order	Total
Stamp Duty	0.00	0	199183	0	0	0.00	0	199183
Transfer Duty	0	0	54323	0	0	0	0	54323
Reg Fee	0	0	18108	0	0	0	0	18108
User Charges	0	0	0	0	0	0	0	0
PPB Charges	0	0	0	0	0	0	0	0
Mutation Charges	0	0	3749	0	0	0	0	3749
Haritha Nidhi	0	0	50	0	0	0	0	50
Total	0.00	0	275413	0	0	0.00	0	275413

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

Rs. 253506 towards Stamp Duty including T.D Under Section 41 of I.S Act, 1899 and Rs 18108/- towards Registration Fees on the chargeable value of Rs 3621500/- was Paid by the party through E-Challan/BC/Pay Order No. REG2400092678 dated 14-02-2024 of SBIN/.

Online Payment Details received from SBI e-PAY

(1).AMOUNT PAID Rs: 275413.00/- DATE: 14-02-2024, BANK NAME:SBIN, BRANCH NAME:, BANK REFERENCE NO: 240452351617, PAYMENT CODE: , ATRN: 9871751448419, REMMITER NAME: DOMTAMSETTY SAI ANJANEESH, EXECUTANT NAME: NAINALA LAKSHMI SURYA KUMARI, CLAIMANT NAME: DOMTAMSETTY SAI ANJANEESH.

Date
15 February 2024

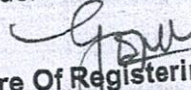
Signature Of Registering Officer
Kandukur

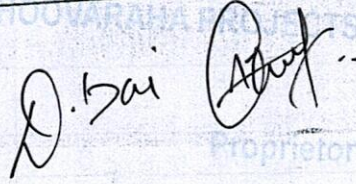
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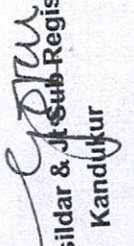


Certificate of Registration

Registered as document no. 406 of 2024 of Book1 and assigned the identification number 1-6087-406-2024 for Scanning on 15 February 2024.


Signature Of Registering Officer
(Kandukur)
K GOPAL


D. Sai
Proprietor


Book1, CS No. 2400096554 & Doct No. 406 / 2024 Sheet 5 of 5 Tahsildar & JT Sub Registrar
Kandukur

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Government of Telangana
Tahsildar & Jt. Sub Registrar Office, Kandukur , Rangareddy

Registration Summary

Details of Land transferred

Type of transaction : Sale

Document No. 406/2024

District Rangareddy

Mandal

Kandukur

Village Pulumamidi

S.No.	PPB No.	Khata No.	Survey No.	Extent Held (in Ac.Gts.)	Extent Transferred (in Ac.Gts.)	Rate (per Acre in INR)	Total Transaction Value (in INR)
1	T05110042074	60980	50/1/1/1/1/1/2	1.2000	1.2000	2415000	3621500

Seller Details

PPB No. T05110042074

Khata No. 60980

Name నైనాల లక్ష్మి సూర్య కుమారి

Aadhaar Number xxxxxxxx0500

Address FLAT NO B3, RAMA RADHA RESIDENCY,
PLOT NO 177, EENADU COLONY,
Kukatpalle (M), Kukatpally, Medchal-
Malkajigiri, Telangana, Pincode - 500072,
Mobile No - 9573307930

Father's / Husband's Name నైనాల గణేశ్వర రావు

PPB of Seller before Transaction

S.No.	Survey No.	Extent (Ac. Gts)	Acquired type
1	50/1/1/1/1/1/2	1.2000	కొనుగోలు

PPB of Seller after Transaction

S.No.	Survey No.	Extent (Ac. Gts)	Acquired type
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Buyer Details

PPB No. T05110042818

Khata No. 61731

Name దొంతంశెట్టి సాయి అంజనీష్

Aadhaar Number xxxxxxxx0199

Address 28-3-55, MARUTHI NAGAR , 1ST ROAD ,
MYPADU GATE CENTER, NAWABPETA ,
NELLORE, Andhra Pradesh, Pincode -
524002, Mobile No - 9491273444

Father's / Husband's Name డి శ్రీనివాస కుమార్

PPB of Buyer before Transaction

S.No.	Survey No.	Extent (Ac. Gts.)	Acquired type
1	50/1/1/1/1/1/1	1.2000	కొనుగోలు
2	50/1/1/1/1/2/1/2	0.3500	కొనుగోలు

PPB of Buyer after Transaction

S.No.	Survey No.	Extent (Ac. Gts.)	Acquired type
1	50/1/1/1/1/1/1	1.2000	కొనుగోలు
2	50/1/1/1/1/1/2	1.2000	కొనుగోలు
3	50/1/1/1/1/2/1/2	0.3500	కొనుగోలు

(Signature)

Tahsildar & Jt. Sub Registrar Office,
Kandukur , Rangareddy

Proprietor

