

తెలంగాణ ప్రభుత్వం
ధరణి



GOVERNMENT OF TELANGANA
DHARANI

SALE DEED

THIS DEED OF SALE is made and executed on 20 September 2024 by and between:

Smt M ROOPA, W/O RAJ KUMAR, aged about 51 years, Form 61 --, Occ: House Wife, Residing at 14-9-582, CHUDI BAZAR, BEGUM BAZAR, NAMPALLY, Hyderabad, Telangana, 500012.

(Hereinafter called the "VENDOR" of the first part)

IN FAVOR OF

Sri AKULA SATHYA NARAYANA, S/O ANJALIAH, aged about 48 years, PAN No. ALNPA6835B, Occ: Business, Residing at 17-06, POCHAMMA TEMPLE STREET, Jogipet, Andole, Sangareddy, Telangana, 502270.

(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 1.1300 Ac.Gts in Survey No. 1702/ol, 1697/ol, Andole (V), Andole (M), Sangareddy District having TD-cum-Pass Book Number: TO9020222336.

WHEREAS the Vendor has offered to sell the said scheduled property for a consideration of Rs. 448000 /- (RUPEES FOUR LAKH FORTY EIGHT THOUSAND ONLY) and the Vendee has agreed to purchase the same. The consideration of Rs. 448000 /- 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. 448000 /- 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.

For PINNACLE LANDMARK

MANAGING PARTNER

This Deed Document is generated from <https://dharani.telangana.gov.in> on : 20/09/2024 4:02 PM

SCHEDULE OF PROPERTY

All that the piece and parcel of Agricultural land admeasuring 1.1300 Ac.Gts in Andole (V), Andole (M), Sangareddy District having TD-cum-Pass Book Number: T09020222336 within the limits of local body and bounded by:

S.No.	Survey No.	Extent Transferred (Ac.Gts)	NORTH	SOUTH	EAST	WEST
1	1702/ee	1.0300	LAND OF AYYAPPA NARSIMULU	LAND OF AKULA SATHYANARAYANA AND OTHERS	LAND OF MOCHI POTHARAM	LAND OF AKULA SATHYANARAYANA AND OTHERS
2	1697/e	0.1000	LAND OF AKULA NAWAZ	LAND OF AMBILIGE RAJENDER	LAND OF AKULA SATHYANARAYANA AND OTHERS	LAND OF VENKATESHAM AND OTHERS

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

Roopa
M ROOPA

xxxxxxxx3525

14-9-582, CHUDI BAZAR, BEGUM BAZAR, NAMPALLY, Hyderabad, Telangana, 500012

VENDEE

Signature

Name

Aadhar Number

Address

A.S.H
AKULA SATHYA NARAYANA

xxxxxxxx2221

17-06, POCHAMMA TEMPLE STREET, Jogipet, Andole, Sangareddy, Telangana, 502270

Consenting Party Details

S.No.	Name	Aadhaar Number	Address	Signature
1	S POONAM	xxxxxxxx8229	H NO 23-5-1033, MURAD MAHAL, GOWLIPURA, BANDLAGUDA, HYDERABAD - 500053	<i>Poonam</i>
2	VAISHNAV RATNA DEEP	xxxxxxxx9745	H NO 14-9-582, CHUDI BAZAR, BEGUM BAZAR, NAMPALLY, HYDRABAD - 500012	<i>Ratna</i>
3	SHILPA	xxxxxxxx9277	H NO 14-9-582, CHUDI BAZAR, BEGUM BAZAR, NAMPALLY, HYDERABAD - 500012	<i>Shilpa</i>
4	VAISHNAV SHIVANI	xxxxxxxx6393	H NO 14-9-582, CHUDI BAZAR, BEGUM BAZAR, NAMPALLY, HYDERABAD - 500012	<i>Shivani</i>

WITNESS:-

1. S. A. J.
2. Vinod Kumar

For PINNACLE LANDMARK

NK

MANAGING PARTNER



Government of Telangana

Tahsildar & Jt. Sub Registrar Office, Andole, Sangareddy

Slot Booking & Advisory

Dear Shri/Smt./Kumari M ROOPA, Shri/Smt./Kumari AKULA SATHYA NARAYANA, your request for Registration is accepted. The Seller, Buyer and the Witnesses are to be present at the assigned time and location as under :

Date

21/09/2024

Time

11:45 AM

Application No.

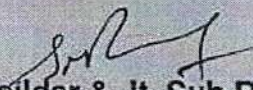
2400652549

Tahsildar & Jt. Sub Registrar Office
office address

MRO Office - Andole

List of Documents to be carried for Registration :

- PPB of Seller
- PPB of Buyer (if available)
- Original Document to be registered
- Original eStamps e-Challan
- Form 61 / Form 60 / PAN CARD of Seller
- Form 61 / Form 60 / PAN CARD of Buyer
- Aadhaar card of the following :
 - Seller
 - Buyer
 - Witness 1
 - Witness 2


Tahsildar & Jt. Sub Registrar
Office,
Andole, Sangareddy

For PINNACLE LANDMARK



MANAGING PARTNER



Government of Telangana
Tahsildar & Jt. Sub Registrar Office, Andole, Sangareddy

Undertaking to be filed by Transferee

I do hereby solemnly affirm and state as follows:

I/We intend to purchase from Shri/Smt./Kumari **M ROOPA** the following land(s):

Village : Andole

S. No.	PPB No.	Survey Number and Sub Division No.	Extent of land
1	T09020222336	1702/e/	1.0300
2	T09020222336	1697/e	0.1000
Total			1.1300

- 1 I/We have verified and satisfied myself with encumbrance particulars to the land and possession and extent on ground. ☒
- 2 I/We have verified the records and 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/We have carefully read and understood ☒ / clearly been made aware ☒ of the above contents and. I/We declare that the particulars furnished above are true. I/We will be liable for criminal and civil action, if it is proved otherwise at any point of time. ☒

Place Jogipet

Date 20/09/2024

Name AKULA SATHYA NARAYANA

S/O ANJALIAH

R/o Village Jogipet

Mandal Andole

PPB No.

For PINNACLE LANDMARK

MANAGING PARTNER



Government of Telangana
Tahsildar & Jt. Sub Registrar Office, Andole, Sangareddy

Transaction Summary

Application No. : 2400652549

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	T09020222336	xxxxxxx3525	M ROOPA	RAJ KUMAR	General	Female	House Wife	Form 61	14-9-582, CHUDI BAZAR, BEGUM BAZAR, NAMPALLY, Hyderabad, Telangana, 500012
2	Buyer		xxxxxxx2221	AKULA SATHYA NARAYANA	ANJALIAH	BC-D	Male	Business	ALNPA6835B	17-06, POCHAMMA TEMPLE STREET, Jogipal, Andole, Sangareddy, Telangana, 502270

Details of Land Transferred

Type of Transaction : SALE (SALE DEED)

District : Sangareddy Mandal : Andole Village : Andole

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	T09020222336	1697/e	61014	0.1000	85000	84341	85000
2	T09020222336	1702/e	61014	1.0300	363000	362678	363000
Total				1.1300			448000

Stamp Duty Details

Charge Type	Amount in INR
Stamp Duty	24640
Mutation Charges	3312
PPB Charges (Including Courier Charges)	0
Transfer Duty	0
Registration Fees	8960
Haritha Nidhi	50
Total Amount	Rs. 36962

Payment of Rs. 36962 is made through e-Challan No. REG2400628587 dated 20/09/2024.

Tahsildar & Jt. Sub Registrar Office,
Andole, Sangareddy

For PINNACLE LANDMARK

MANAGING PARTNER



సమూహ XIV
(నియమము 26 చూడండి)
పట్టాదారు పాసు పుస్తకం
దూసు యాజమాన్య హక్కు పత్రం

బిల్డా : సంగారెడ్డి
మండలం : ఆందోల్
పాస్ బుక్ నెంబర్ : T09020222336

డివిజన్ : అందోల్- బోగోపట
గ్రామం : అందోల్

బార్ కోడ్:



T09020222336

కోడ్ :



ఖాతా నెంబర్ : 61014

1. పట్టాదారు పేరు ఇంటిపేరుతో : యమ రూప
2. ఆంధ్ర/దర్శ పేరు : రాజ్ కుమార్
3. స్త్రీ/పురుషుడు : మహిళ
4. చిరునామ : అందోల్, అందోల్, సంగారెడ్డి
5. కులము : జనరల్
6. ఆధార్ సంఖ్య : *****3525
7. పట్టాదారు సంతకం ఎడమ / కుడి చేతి వలిముద్ర

RooPa

ఆధార్ సంతకం

For PINNACLE LANDMARK

RK

MANAGING PARTNER