



తెలంగాణ తెలంగాణ TELANGANA

D. No. 153, 29/01/2020 Rs. 100/-

Sold to Thodupumuri Krishna Murthy s/o Thodupumuri -

R/o Kachanagar

For Whom...

V-050652

MOHD. AMEER
 LICENCED STAMP VENDOR
 No: 15-09-015/2006
 REN. No: 15-09-006/2018
 No. 2-74, DHANNARAM (V)
 VIKARABAD (M) & DIST, T.S.

SALE DEED

This Deed of sale is made and executed on this the 29th Day of January, 2020 at Vikarabad, T.S. (By and Between):

1. Mr. BADDURI VENKATESHWAR REDDY S/o Late. NARAYANA REDDY, aged about (45) years, Occ: Business, R/o H. No. 3-43/102, Hanuman Nagar, Chaitanyapuri, Dilusknagar, Hyderabad, - 500060, Aadhar Card No. 4176 2487 3850., Pan Card No. AIUPB1328C.
2. Mr. NELLIKONDI SURENDER REDDY S/o Late. NALLA REDDY, aged about (50) years, Occ: Business, R/o Flat No. 102, Milinium Residency, Hanuman Nagar, Chaitanyapuri, Dilusknagar, Hyderabad, - 500060, Aadhar Card No. 9413 7307 6180., Pan Card No. AFYPN5976K.
3. Mr. NAYAKANTI RAJA SIMHA REDDY S/o N. VANKATA SHIVARAM REDDY, aged about (48) years, Occ: Business, R/o H. No. 43-55/6, KDR Nagar, Ward No. 25, Wanaparthi, Mahaboob Nagar District, 509103, Aadhar Card No. 2775 0482 6292.,
4. Mr. DAREDDY RAMANA REDDY S/o Late, GURUVA REDDY, aged about (41) years, Occ: Business, R/o H. No. 7-95, Hanuman Nagar, Chaitnyapuri, Hyderabad, -500060, Aadhar Card No. 5340 8825 2179.

Hereinafter called the "VENDORS" of the first part, which term shall mean and include all their heirs, executors, successors, legal representatives, nominees and assignees etc.,



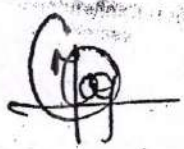



Presentation Endorsement:

Presented in the Office of the Sub Registrar, Vikarabad along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 3630/- paid between the hours of 12 and on the 29th day of JAN, 2020 by Sri B Venkateshwar Reddy

Execution admitted by (Details of all Executants/Claimants under Sec 32A):




Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 THODUPUNURI KRISHNA MURTHY [1509-1-2020-710]	THODUPUNURI KRISHNA MURTHY S/O. THODUPUNURI VENKATAIAH 6-6-274/2, SAI NAGAR, KARIMNAGAR, KARIMNAGAR, T elangana, 505001, KARIMNAGAR	
2	EX		 REP BY THEIR AGPA HOLDER: [1509-1-2020-710]	REP BY THEIR AGPA HOLDER: DEVASANI SRINIVAS S/O. DEVASANI NARSINGAM 2-10-1130, JYOTHI NAGAR, KARIMNAGAR, KARIMNAGAR, T elangana, 505001, KARIMNAGAR	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 M VIJAY KUMAR: 29/01/2020 [1509-1-2020-710]	M VIJAY KUMAR VIKARABAD VKB DIST	
2		 AMJAD KHAN: 29/01/2020 [1509-1-2020-710]	AMJAD KHAN VIKARABAD VKB DIST	

29th day of January, 2020

Signature of Sub Registrar
Vikarabad

Sl No	Aadhaar Details	E-KYC Details as received from UIDAI:	Photo
1	Aadhaar No: XXXXXXXX3391 Name: Malis Vijaya Kumar	Address: C/O Shankaraiah, Vicarabad, K.v. Rangareddy, Telangana, 501101	
2	Aadhaar No: XXXXXXXX9420 Name: Amjad Khan	S/O Mohammed Khan, Vicarabad, Rangareddi, Andhra Pradesh, 501101	
3	Aadhaar No: XXXXXXXX7652 Name: Devasani Srinivas	S/O Devasani Narsingam, Karimnagar, Karimnagar, Telangana, 505001	

Generated on: 29/01/2020 12:48:02 PM



Bk - 1, CS No 710/2020 & Doct No
618/2020.
Sheet 1 of 8
Sub Registrar
Vikarabad

1. **Mr. MEKALA SUDARSHAN REDDY S/o M. NARAYANA REDDY**, aged about (43) years, Occ: Business, R/o Flat No. 302, Orchid, Road No. 78, Jubilee Hills, Hyderabad., 3867 6497 6829
2. **Mr. KASIREDDY KARTHIK S/o K. NARSIMHA REDDY**, aged about (39) years, Occ: Private Employee, R/o H. No. 2-2-1136/8, New Nallakunta, Hyderabad, Aadhar Card No.
3. **Mr. MOHAMMED KHAJA NASEERUDDIN SIDDIQUI S/o KHAJA MOINUDDIN SIDDIQUI**, aged about (55) years, Occ: Business, R/o H. No. 9-3-58/A/7, Golconda, Hyderabad, Aadhar Card No.
4. **Mr. KETAVATH NARASIMHA S/o KETAVATH HANMANTHU**, aged about (33) years, Occ: Business, R/o H. No. 8-2-253/D2/J111/302, Orchid Homes, Flat No. 302, Road No. 78, Jubilee Hills, Hyderabad, Aadhar Card No. 5979 3721 6952.
5. **Mr. MARRI GOVARDHAN REDDY S/o RAJ REDDY**, aged about (46) years, Occ: Business, R/o H. No. 8-2-460/6, Banjara Hills, Road No. 4, Sukdeva Nagar, Hyderabad, Aadhar Card No. 9557 2399 3399.,
6. **Mr. GUNTUKA MOHAN REDDY S/o VENKATA RAMANA REDDY**, aged about (45) years, Occ: Business, R/o H. No. 6-104, Chilveru Village, Midjil Mandal, Mahaboob Nagar District., Aadhar Card No. 3672 3594 9149.,

(Hereinafter referred to as the "**CONSENTING PARTIES**" which term shall mean & include all their legal heirs, successors, executors, nominees, assignees, legal representatives, powers of attorney)

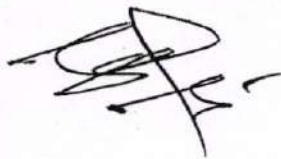
Represented by their Agreement of Sale Cum General Power Attorney Holder Mr. DEVASANI SRINIVAS S/o DEVASANI NARSINGAM, aged about (47) years, Occ: Business, R/o H.No. 2-10-1130, Jyothinagar, Karimnagar, Karimnagar District- 505001, Aadhar Card No. 5710 9165 7652., Pan Card No. ALBPD9614P. Vide AGPA Document No. **6411/2019**, Dated: 21-06-2018, Registered at Sub Registrar Office, Pargi, Ranga Reddy District.,


Hereinafter called the "**AGPA HOLDER**" of the first part, which term shall mean and include all his heirs, executors, successors, legal representatives, nominees and assignees etc.,

IN FAOVUR OF

Sri. THODUPUNURI KRISHNA MURTHY S/o THODUPUNURI VENKATAIAH, Aged about (76) Years, Occupation:- Retired Govt Employee, R/o H. No. 6-5-274/2, Sai Nagar, Karimnagar, Karimnagar District., Telangana State, 505001, Aadhar Card No. 6641 5350 5477,

Hereinafter called the "**VENDEE**" of the first part, which term shall mean and include all their heirs, executors, successors, legal representatives, nominees and assignees etc.,



E-KYC Details as received from UIDAI:			
SI No	Aadhaar Details	Address:	Photo
4	Aadhaar No: XXXXXXXX5477 Name: Thodupunuri Krishna Murthy	S/O Thodupunuri Venkataiah, Karimnagar, Karimnagar, Telangana, 505001	

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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS Act	DD/BC/ Pay Order	
Stamp Duty	100	0	0	0	29040	0	29140
Transfer Duty	NA	0	10890	0	0	0	10890
Reg. Fee	NA	0	3630	0	0	0	3630
User Charges	NA	0	100	0	0	0	100
Total	100	0	14620	0	29040	0	43760

Rs. 10890/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 3630/- towards Registration Fees on the chargeable value of Rs. 726000/- was paid by the party through E-Challan/BC/Pay Order No ,3111JV290120 dated ,29-JAN-20 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 14620/-, DATE: 29-JAN-20, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 6317025708810, PAYMENT MODE: CASH-1000200, ATRN: 6317025708810, REMITTER NAME: THODUPUNURI KRISHNA MURTHY, EXECUTANT NAME: BADDURI VENKATESHWAR REDDY, CLAIMANT NAME: THODUPUNURI KRISHNA MURTHY).

Date:

29th day of January, 2020

Signature of Registering Officer
Vikarabad

Certificate of Registration

Registered as document no. 618 of 2020 of Book-1 and assigned the identification number 1 - 1509 - 618 - 2020 for Scanning on 29-JAN-20 .


Registering Officer
Vikarabad
(Shaik Anwarulla)



WHEREAS, the VENDOR No. 1 is absolute owner and possessor of the Dry Agricultural Land bearing Survey No. 230/1a/3 admeasuring about Ac. 0-10 gts, Survey No. 256/1a/1 admeasuring about Ac. 2-00 gts, Survey No. 253/1a/1 admeasuring about Ac. 1-20 gts, Survey No. 230/2/2 admeasuring about Ac. 0-10 gts, Total Land admeasuring Ac 4-00 Guntas, Situated at DHANNARAM Village & Grampanchayath, VIKARABAD Mandal, Vikarabad District, Whereas the Vendor and Consenting Parties have Jointly Purchased under Registered Sale Deed Document No. 1) 112/2015, Dated:- 07-01-2015, and Previous Vendor Link Document No. 5731/2006, All Documents are Registered at Sub Registrar Office Vikarabad. And Mandal Tahasildar Jointly issued Proceeding Order No. 1) B/1826/2015, Dated:- 19-12-2015, 2) B/1828/2015, Dated:- 19-12-2015, and issued Separate Pattedar Pass Book and Title Deed No. 039118, and Patta No. 681.

WHEREAS, the VENDOR No. 2 is absolute owner and possessor of the Dry Agricultural Land bearing Survey No. 256/3/1 admeasuring about Ac. 2-00 gts, Survey No. 253/2/1 admeasuring about Ac. 1-19 gts, Survey No. 230/2/3 admeasuring about Ac. 0-08 gts, Survey No. 230/1a/1 admeasuring about Ac. 0-13 gts, Total Land admeasuring Ac 4-00 Guntas, Situated at DHANNARAM Village & Grampanchayath, VIKARABAD Mandal, Vikarabad District, Whereas the Vendor and Consenting Parties have Jointly Purchased under Registered Sale Deed Document No. 1) 112/2015, Dated:- 07-01-2015, and Previous Vendor Link Document No. 5731/2006, Both Documents are Registered at Sub Registrar Office Vikarabad. And Mandal Tahasildar Jointly issued Proceeding Order No. 1) B/1826/2015, Dated:- 19-12-2015, and issued Separate Pattedar Pass Book and Title Deed No. 039116, and Patta No. 682.

WHEREAS, the VENDOR No. 3 is absolute owner and possessor of the Dry Agricultural Land bearing Survey No. 253/1AA/2 admeasuring about Ac. 0-20 gts, Survey No. 253/1A/2 admeasuring about Ac. 0-20 gts, Total Land admeasuring Ac 1-00 Guntas, Situated at DHANNARAM Village & Grampanchayath, VIKARABAD Mandal, Vikarabad District, Whereas the Vendor No. 3 and others Consenting Parties Jointly Purchased under Registered Sale Deed Document No. 4974/2016, Dated:- 19-05-2016, and Previous Vendor Link Document No. 1) 112/2015, Dated:- 07-01-2015, 2) 5731/2006, All Documents are Registered at Sub Registrar Office Vikarabad.



Bk - 1, CS No 710/2020 & Doct No
618/2020. Sheet 3 of 8 Sub Registrar
Vikarabad

Generated on: 29/01/2020 12:48:02 PM



WHEREAS, the VENDOR No. 4 is absolute owner and possessor of the Dry Agricultural Land bearing Survey No. 256/1A/2 admeasuring about Ac. 1-00 gts, Survey No. 256/3/2 admeasuring Ac. 0-07 Guntas, and Survey No. 256/1AA/2 admeasuring Ac. 1-13 Guntas, Total Land admeasuring Ac 2-20 Guntas, Situated at DHANNARAM Village & Grampanchayath, VIKARABAD Mandal, Vikarabad District, Whereas the Vendor No. 4 and Consenting Parties have Jointly Purchased under Registered Sale Deed Document No. 4974/2016, Dated:- 19-05-2016, and Document No. 4860/2016, dated : 16-06-2016, and Previous Vendor Link Document No. 1) 112/2015, Dated:- 07-01-2015, 2) 5731/2006, and Vendor All Documents are Registered at Sub Registrar Office Vikarabad.

Whereas the Vendor No. 1 to 4 Total Land admeasuring Ac 11-20 Guntas, Equivalent to 55660 Sq. Yards Situated at DHANNARAM Village & Grampanchayath, VIKARABAD Mandal, Vikarabad District, Along with consenting Parties have executed a AGPA in favour of the Present Vendor, vide AGPA Document No. 6411/2019, dated 04-07-2019, whereas the Vendors are alive this AGPA still in force.

Whereas the VENDORS and CONSERNTING PARTIES are have Jointly Purchased the above said Scheduled Property and Vendors and Consenting Parties did not done any Partition among them the above said Vendors has Selling the above said Scheduled Property as per according to their share.

AND WHEREAS, the VENDORS has agreed and offered to sell bearing Survey No. 230/1a/3, 256/1a/1, 253/1a/1, 230/2/2, 256/3/1, 253/2/1, 230/2/3 230/1a/1, 253/AA/2, 253/1A/2, 256/1A/2, 256/3/2, 256/1AA/2, Vendor his Selling the Un Divided Share an extent Ac 1-00 Guntas, or 4,840 Sq. Yards, Situated at DHANNARAM Village & Grampanchayath, VIKARABAD Mandal, Vikarabad District, to the VENDEE for a total sale consideration of Rs. 7,26,000/- (Rupees Seven Lakhs Twenty Six Thousand Only) and the VENDEE have agreed to purchase the same for the said sale consideration.

NOW THIS SALE DEED WITNESSETH AS UNDER

The VENDORS have today received THAT the entire sale consideration of Rs. 7,26,000/- (Rupees Seven Lakhs Twenty Six Thousand Only) by way of Cash from the VENDEE towards total sale consideration for the sale of property shown in the schedule given below in front of the registering authority and the VENDORS having received the same hereby sell, convey, and transfer title of the property shown in the schedule given below unto the VENDEE along with all privileges, and easementary rights attached thereto to enjoy the same as its owner.

Bk-1, CS No 710/2020 & Doct No
618/2020. Sheet 4 of 8 Sub Registrar
Vikarabad

Generated on: 29/01/2020 12:48:02 PM



2. The VENDORS have today delivered physical possession of the property shown in the schedule given below to the VENDEE before registration.
3. The VENDORS hereby declares that the property hereby sold is clear and clean from all aspects and free from all types of encumbrances such as mortgages, loans, liens, prior agreements of sale, and court attachments etc. if any found the VENDORS shall keep indemnified the VENDEE against all such losses and damages that may be incurred in the said regard.
4. The VENDORS hereby declares that there are no dues of revenue tax or cess in respect of the property hereby sold upto date. If any found, same shall be cleared by the VENDORS.
5. THAT the VENDORS have handed over the copies of Title Deed/s, Link Documents and other Relevant Papers etc., relating to the Schedule mentioned Property to the VENDEE for its records.
6. THAT the VENDORS hereby transfers all their ownership rights, along with all its structures, external, internal rights, interests, demands, privileges, appurtenance etc., in the Schedule mentioned Property to the VENDEE, to has and to enjoy the same as absolute and exclusive owner of the Schedule mentioned Property.
7. THAT from this day onwards the above VENDORS or any other legal heirs, shall have no more rights, interests, demands, claims over the Schedule mentioned Property and the VENDEE shall enjoy the same as absolute and exclusive owner
8. THAT the VENDORS have agreed to sign all necessary papers, forms as required for mutation in the name of the VENDEE in the Mandal/ Revenue Records etc., and when the VENDEE call upon the VENDORS shall sign all Application forms for mutation.
9. The VENDORS declares that the property hereby sold is not an assigned land and there is no legal impediment to alienate the same to the VENDEE and thus the transaction is not hit by the provisions of AP Assigned Lands (prohibition of Transfer) Act, 9 of 1977.
10. The VENDORS has today handed over all original title link documents and their records to the VENDEE relating to the property hereby sold.
11. The VENDORS hereby agreed to extend all sorts of cooperation to the VENDEE for effective implementation of terms of the sale deed as and when required.
12. The market Value of the property hereby sold is Rs. 1,00,000/- per acre.
13. This Content of the Sale Deed is read and explained before the VENDORS Hindi and Telugu. Having understood by the VENDORS has signed in this Sale Deed



Bk - 1, CS No 710/2020 & Doct No
618/2020. Sheet 5 of 8 Sub Registrar
Vikarabad

Generated on: 29/01/2020 12:48:02 PM



SCHEDULE OF THE PROPERTY

All that the dry agricultural land bearing Survey No. 230/1a/3, 256/1a/1, 253/1a/1, 230/2/2, 256/3/1, 253/2/1, 230/2/3 230/1a/1, 253/AA/2, 253/1A/2, 256/1A/2, 256/3/2, and 256/1AA/2, Vendor his Selling the Un Divided Share an extent Ac 1-00 Guntas, or 4,840 Sq. Yards, Situated at DHANNARAM Village & Grampanchayath, VIKARABAD Mandal, Vikarabad District,

Survey No. 230/1a/3, 256/1a/1, 253/1a/1, 230/2/2, 256/3/1, 253/2/1, 230/2/3 230/1a/1, 253/AA/2, 253/1A/2, 256/1A/2, 256/3/2, and

56/1AA/2 Adm Ac1-00 Guntas, equal to 4840 Sq. yards

BOUNDED AS FOLLOWS.

North : AGRI. LAND IN SURVEY NO. 255, 260, 261, AND CART ROAD
South : AGRI. LAND IN SURVEY No. 228, 231, AND 252
East : AGRI. LAND IN SURVEY NO. 247, 252 AND GRAVE YARD
West : AGRI. LAND IN SURVEY NO. 227, 255, 257, AND 258

Note: Market Value @ Rs. 1,00,000/- Per Acre, Total M.V. Rs. 1,00,000/-

@ Rs. 150/-Per Yard Total Value Comes 7,26,000/-

AGPA Document No. 6411/2019 4% Adjustment Amount Of Rs. 29,040/-


The Deficit Stamp Duty of Rs. 10,890/-, Registration Fee of Rs. 3630/-, User Charges of Rs. 100/-, Total Amount of Rs. 14,620/- Amount paid at State Bank Of India, Vikarabad Branch, Dated:- 29-01-2020,. Vide receipt No. 311/JV290/20,

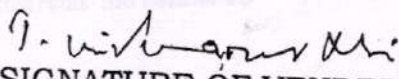
IN WITNESSES WHEREOF the VENDORS have signed on this Sale Deed with there own free will and consent on this day, month and year first above mentioned, in the presence of the following Witnesses.

WITNESSES:-

1. 

2. 


SIGNATURE OF VENDORS /
AGPA HOLDER


SIGNATURE OF VENDEE