

Doc. No. 6050/2016



3548 30-06-2016
No. 300700 तेलंगाना TELANGANA

Ad To Shaik Feroz Kirmanni S/o. Shaik Mahmood Kirmanni
or Whom Sell A. B. Bidar

SYED HUSSAIN
Licensed Stamp Vendor
L.No. 10077
R.L.No. 17-12-13-0-022/2014
Basarechewani, P.O. 502220,
Zaheerabad - 502220.
Phone No. 8440734724

Sale deed
Market Value Rs. 7,50,000/-

This deed of sale is made and executed on this 30th day of June, 2016, by and between:-

Sri. GAJJALA. SHIVANNA S/o. SANGAPPA, age about 46 years, Occupation: Agriculture, Resident of H.No. 3-2-9/a, Gadi street at Zaheerabad Town and tahsil, Medak District. Telangana State.

Hereinafter Called the VENDOR of the one Part.

IN FAVOUR OF

Sri. SHAIK FEROZ KIRMANI S/o. SHAIK MAHMOOD KIRMANI, aged about 37 years, Occ: Business, R/o H.No. 6-3-99, Jawahar Bazaar Road, Osmangunj, Opposite DCC Bank, Mamankeri, Bidar (K.S). Mobile No. 08297863000.

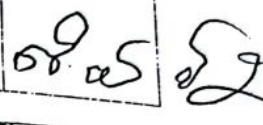
Hereinafter Called the VENDEE of the Second Part,

Cont...2

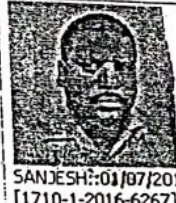
(Handwritten signature)

WHEREAS, the ter
respective heirs,
administrators

ice of the Joint Sub-Registrar, Zaheerabad along with the Photographs & Thumb
required Under Section 32-A of Registration Act, 1908 and fee of Rs. 3750/- paid
the hours of 02 and 03 on the 30th day of JUN, 2016 by Sri Gajjala Shivanna
admitted by (Details of all Executants/Claimants under Sec 32A):

No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 SHAIK FEROZ KIRMA [1710-1-2016-6267]	SHAIK FEROZ KIRMANI S/O. SHAIK MAHMOOD KIRMANI 6-3-99 JAWAHAR BAZAAR ROAD, OSMANGUNJ OPP DCC BANK MAMANKERI BIDAR K.S.	
2	EX		 GAJJALA SHIVANNA: [1710-1-2016-6267]	GAJJALA SHIVANNA S/O. SANGAPPA 3-2-9/A GADI STREET, ZAHEERABAD TOWN & MDL MEDAK DIST	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 SANJESH::01/07/201 [1710-1-2016-6267]	SANJESH MACHIREDDY PALLY VI	
2		 K. SRINIVAS::30/06/ [1710-1-2016-6267]	K. SRINIVAS ZAHEERABAD	

01st day of July, 2016

Signature of Joint SubRegistrar14
Zaheerabad

Bk - 1, CS No 5267/2016 & Doct No
6050/2016. Sheet 1 of 4 Joint SubRegistrar14
Zaheerabad



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WHEREAS, the terms vendor and vendee shall hereinafter mean and include their respective heirs, legal representatives, executor's successors, assignees, administrators.

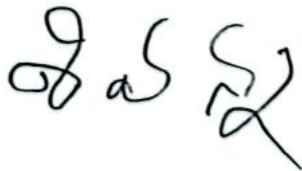
The Vendor is the absolute owner in possession and enjoyment of the schedule, Ancestral Property, Dry Agricultural land Bearing Sy.No. 323/-~~50~~/1, Extant Ac (01-20) Guntas., Situated at Zaheerabad Town and Tahsil, Medak District.T.S. The vendor has desirous to sell schedule property to the vendee for Rs. 5,00,000/- (Rupees Five Lakhs Only) Per Acre. The vendee has agreed to purchase the schedule property for the said sale consideration.

The vendor desire to sale the schedule property to meet his family needs for a sale consideration of Rs. 7,50,000/- (Rupees Seven Lakhs Fifty Thousand Only). Through Cash. To the vendor before execution of this document. The vendor hereby admit and acknowledge receipt of the total sale consideration. The vendor hereby grant, transfer and convey his absolute rights, title, interest, claims and demands, in favour of the vendee. The Vendor has already delivered vacant possession of the schedule property hereby conveyed to the Vendee.

Whereas the Vendor has already delivered the vacant possession of the schedule Property hereby Conveyed to the Vendee, and the Vendor hereby indemnifies the Vendee from all losses and litigations if any over the schedule property, and the Vendor further declares that the schedule property if any Rectification Boundaries or Survey Number, area Village after schedule property is free from all encumbrances and there is no court attachment, Injection no prohibition land schedule property etc., it is lawful to the Vendee to hold, occupy and enjoy the schedule property as Vendee absolute property. The Vendor will not have any right or claim there on and all such rights of the Vendor shall hence forth rest absolutely in favour of the Vendee.

It is lawful to the vendee to hold, occupy and enjoy the schedule property as his absolute property. neither the vendor not his heirs or legal representatives will have any right or claim thereon. All such rights of the vendor shall henceforth rest absolutely in favour of the Vendee, his, heirs, legal representatives, executors, successors, assignees and administrators. There is no borewell in schedule of the property.

Cont..3



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	29900	0	0	0		30000
Transfer Duty	NA	0	11250	0	0	0		11250
Reg. Fee	NA	0	3750	0	0	0		3750
User Charges	NA	0	110	0	0	0		110
Total	100	0	45010	0	0	0		45110

Rs. 41150/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 3750/- towards Registration Fees on the chargeable value of Rs. 750000/- was paid by the party through E-Challan/BC/Pay Order No ,864JKK300616 dated ,30-JUN-16 of ,SBH/ZAHEERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 45010/-, DATE: 30-JUN-16, BANK NAME: SBH, BRANCH NAME: ZAHEERABAD, BANK REFERENCE NO: 001800590, REMITTER NAME: SHAIK FEROZ KIRMANI, EXECUTANT NAME: SHIVANNA, CLAIMANT NAME: SHAIK FEROZ KIRMANI).

Date:

01st day of July, 2016

Signature of Registering Officer

Zaheerabad

Certificate of Registration

Registered as document no. 6050 of 2016 of Book-1 and assigned the identification number 1 - 1710 - 6050 - 2016 for Scanning on 01-JUL-16.

Registering Officer

Zaheerabad

(Md. Zaheer Ahmed)

Bk - 1, CS No 6267/2016 & Doct No 6050/2016. Sheet 2 of 4 Joint Sub Registrar 14 Zaheerabad



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DECLARATION

The Vendor hereby declare that, there are no coconut trees, orange groves, betel leaf gardens mines of granite stone, machinery, fish ponds, basement or walls or any other structure on the lands, hereby transferred and if any suppression of facts is noticed at future date, the Vendor is liable for prosecution as per law besides payment of deficit Stamp duty.

SCHEDULE OF THE PROPERTY

Dry Agricultural land Bearing Sy.No. 323/41, Extant Ac (01-20) Guntas., Situated at Zaheerabad Town and Tahsil, Medak District.T.S. Patta Pass Book No. 516 Y 436715, & Title deed No. 516 Y 436715, issued by Tahsildar office Zaheerabad. Registration Dist. Medak at Sangareddy, Sub. Dist, Zaheerabad.

Bounded By:-

NORTH : Alana Road.

SOUTH : Agriculture land of Ashfaq

EAST : Remaining Agriculture land of Vendor.

WEST : 40' wide way to Agriculture lands.

MARKET VALUE RULE – 3

Village	Sy.No.	Extent	Value / Acre	Total Value	Stamp Duty
				Rs.	
Zaheerabad	323/41,	01-20	5,00,000/-	7,50,000/-	100/-

IN Witness whereas the VENDOR & VENDEE herein have signed this deed of sale, on this 30th Day of June, 2016, at Zaheerabad, in presence of the following Witnesses.

WITNESSES:-

1.) 


SIGN OF VENDOR.

2.) 


SIGN OF VENDEE.

DRAFTED BY:

M.A. MAJEED
ZAHEERABAD

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

3438 6711 8175

ఆధార్ - సామాన్యని హక్కు

GOVERNMENT OF INDIA

గజ్జల శివన్న
Gajjala Shivan

జన్మ సంవత్సరం / Year of Birth: 1970
పురుషుడు / Male

3438 6711 8175

ఆధార్ - సామాన్యని హక్కు

- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చేబాబా: S/O గజ్జల శివన్న
ఇంట నెం 3-2-9/a, గడి వీధి, జహీరాబాద్
జహీరాబాద్, జహీరాబాద్, మెదక్
ఆంధ్రప్రదేశ్, 502220

Address: S/O Gajjala
Saganna, h no 3-2-9/a, gadi
street, zaheerabad,
Zahirabad, Zaheerabad,
Medak, Andhra Pradesh,
502220

శివన్న

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

సేవ గంట: 24x7
మొదటి సంఖ్య: 50000

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

శ్రీ శంకర్ కుమార్
Shank Feroz Kumar

జన్మ సంవత్సరం / Year of Birth: 1962

3438 6711 8175



UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చేబాబా:
S/O శ్రీ శంకర్ కుమార్,
జహీరాబాద్, జహీరాబాద్,
జహీరాబాద్ రోడ్, ఓస్మాన్
గుంజ్, బిదార్, బిదార్,
మమంకెన్, బిదార్, బిదార్,
కామతెక్, 585401

Address:
S/O Shank Mahemood, 6-3-99,
Jawahar Bazaar road, osman
gunj, opposite dcc bank,
Mamanken, Bidar, Bidar,
Kamatex, 585401

DRIVING LICENCE
TELANGANA STATE

SANJESH C
NANTHRAM
1-86
MACHIREDDYPALLY
ZAHIERABAD
ZAHIERABAD
MEDAK 502220

Issued On: 08/08/2014

RTA MEDAK-SANGAREDDY

Non Transport Light Motor Vehicle Non Transport

Date of Validity 08/08/2018
Transport Light Motor Vehicle Transport

Date of Validity 07/08/2017 (Transport) -
Badge No. 14239
Reference No. DLRTS015165814
Original LA. RTA MEDAK-SANGAREDDY
Date of First Issue 07/08/1998
Date of Birth 04/06/1977

00008256714

DRIVING LICENCE
ANDHRA PRADESH

DLFAP02393542005

SRINIVAS
R1 HART
2-5 57/2
SUBASH GUPTA
ZAHIERABAD
MEDAK DIST

28.06.2005

RTA MEDAK

0171996/05 Class Of Vehicle Validity
Non-Transport LMV,MCWG 28.03.2020
Transport
Hazardous Validity
Badge No.
Original No. DLFAP02393542005
Original LA. RTA MEDAK - SANGAREDDY
DOB 29.03.1970
Blood Gr.
Date of 1st Issue 28.06.2005