

తెలంగాణ ప్రభుత్వం
ధరణి

GOVERNMENT OF TELANGANA
DHARANI

**Sale Deed
(SALE DEED)**

THIS DEED OF SALE is made and executed on 19 June 2023 by and between:
Sri/Smt./Kumari RAMIDI ANJAMMA, W/O MALLAREDDY, aged about 67 years, Form 60 --, Occ: House Wife,
Residing at 1-23, CHINNA RAVIRALA, Bandaraviryal, Abdullapurmet, Rangareddy, Telangana, 501505.
(Hereinafter called the "VENDOR" of the first part)

IN FAVOR OF

Sri/Smt./Kumari KORIVI MEGHAMALA, W/O KORIVI NAVEEN KUMAR, aged about 37 years, PAN No.
BJUPM3544H, Occ: Business, Residing at PLOT NO 45,, ASHTALAXMI NIVAS, VASAVI COLONY , ROAD
NO 4, KOTHAPET, Gaddi Annaram (Part), Saroornagar, Rangareddy, Telangana, 500035.
(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 0.0800 Ac.Gts in
Survey No. 293/a/6/5, Bandaraviryal (V), Abdullapurmet (M), Rangareddy District having TD-cum-Pass Book
Number: T05010100386.

WHEREAS the Vendor has offered to sell the said scheduled property for a consideration of Rs. 839580 /-
(RUPEES EIGHT LAKH THIRTY NINE THOUSAND FIVE HUNDRED EIGHTY ONLY) and the Vendee has
agreed to purchase the same. The consideration of Rs. 839580 /- 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. 839580 /- 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 documents and other documents available by the Vendor before signature.

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Page 1 of 3

SCHEDULE OF PROPERTY

All that the piece and parcel of Agricultural land admeasuring 0.0800 Ac.Gts in Bandaraviryal (V), Abdullapurmet (M), Rangareddy District having TD-cum-Pass Book Number: T05010100386 within the limits of local body and bounded by:

S.No.	Survey No.	Extent Transferred (Ac.Gts)	NORTH	SOUTH	EAST	WEST
1	293/a/6/5	0.0800	ROAD	OTHERS:OTHERS LAND	OTHERS:LAND OF SUNIL	SURVEY NUMBER:SURVEY NO 293 PART

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 RAMIDI ANJAMMA

Aadhar Number xxxxxxxx7202

Address 1-23, CHINNA RAVIRALA, Bandaraviryal, Abdullapurmet, Rangareddy, Telangana, 501505

VENDEE

Signature

Name KORIVI MEGHAMALA

Aadhar Number xxxxxxxx6894

Address PLOT NO 45,, ASHTALAXMI NIVAS, VASAVI COLONY , ROAD NO 4, KOTHAPET, Gaddi Annaram (Part), Saroornagar, Rangareddy, Telangana, 500035

Consenting Party Details

S.No.	Name	Aadhaar Number	Address	Signature
1	RAMIDI SURENDAR REDDY	xxxxxxxx1025	H NO 1-23, CHINNA RAVIRALA VILLAGE, ABDULLAPURMET MANDAL, RANGAREDDY DISTRICT-501505	PS Reddy
2	ALWA BALAMANI	xxxxxxxx4988	H NO 3-5/1, PADAMATI SOMARAM VILLAGE, YENKIRAL, YADADRI BHUVANAGIRI DISTRICT-508126	ANW 053
3	RAMIDI YASHWANTH REDDY	xxxxxxxx9374	H NO 1-23, CHINNA RAVIRALA VILLAGE, ABDULLAPURMET MANDAL, RANGAREDDY DISTRICT-501505	Pyo 1
4	RAMIDI VIKASH REDDY	xxxxxxxx1621	H NO 1-23, CHINNA RAVIRALA VILLAGE, ABDULLAPURMET MANDAL, RANGAREDDY DISTRICT-501505	Pyo 1

Details of payments of consideration

S.No.	Date	Amount	Mode Of Payment	Bank Name	Branch Name	Account Number	IFSC Code	Remarks
1	20/06/2023	820000	Cheque	KOTAK MAHINDRA BANK	KOTHAPET	3613081664	KKBK0007462	FOR LAND PURCHASE

6	Aadhaar No: XXXXXXXX7202 Ramidi Anjamma	Ramidi Anjamma, Address: W/O Ramidi Malla Reddy, 1-23, chinnaravirala, NA, Rangareddi, INDIA	
7	Aadhaar No: XXXXXXXX8131 Moola Ashok Goud	Moola Ashok Goud, Address: S/O Moola Darshan Goud, 5-32, tharamathi pet, NA, Rangareddi, INDIA	
8	Aadhaar No: XXXXXXXX7056 K Linga Reddy	K Linga Reddy, Address: S/O Kallem Yadi Reddy, 1-17, Chinnaraviryal, NA, Rangareddi, INDIA	



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Certificate of Registration

Registered as document no. 621 of 2023 of Book1 and assigned the identification number 1-6077-621-2023 for Scanning on 22 June 2023.

Y Anitha Reddy
Signature Of Registering Officer
(Abdullapurmet)
Y ANITHA REDDY

Book1,CS No. 2300472302 & Doct No 621 / 2023 Sheet 6 of 6 Tahsildar & Jt Sub Registrar
Abdullapurmet



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

Description of Fee/Duty	Stamp Paper	Challan u/S 41 of Is Act	In the form of			Stamp duty u/S 16 of Is Act	DD/BC/Pay Order	Total
			E-challan	Cash	T-App			
Stamp Duty	0.00	0	46200	0	0	0.00	0	46200
Transfer Duty	0	0	12600	0	0	0	0	12600
Reg Fee	0	0	4200	0	0	0	0	4200
User Charges	0	0	0	0	0	0	0	0
PPB Charges	0	0	0	0	0	0	0	0
Mutation Charges	0	0	500	0	0	0	0	500
Haritha Nidhi	0	0	50	0	0	0	0	50
Total	0.00	0	63550	0	0	0.00	0	63550

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

Rs. 58800 towards Stamp Duty including T.D Under Section 41, of I.S Act, 1899 and Rs 4200/- towards Registration Fees on the chargeable value of Rs 840000/- was Paid by the party through E-Challan/BC/Pay Order No. REG2300457778 dated 20-06-2023 of SBIN/.

Online Payment Details received from SBI e-PAY

(1).AMOUNT PAID Rs: 63550.00/- DATE: 20-06-2023, BANK NAME:SBIN, BRANCH NAME:, BANK REFERENCE NO: SBIEP62233202306204847552, PAYMENT CODE: ,ATRN: 7380625224733,REMMITER NAME: KORIVI MEGHAMALA, EXECUTANT NAME: RAMIDI ANJAMMA, CLAIMAINT NAME: KORIVI MEGHAMALA.

Date
22 June 2023

Abdulla
Signature Of Registering Officer
Abdullapurmet

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S.No.	Date	Amount	Mode Of Payment	Bank Name	Branch Name	Account Number	IFSC Code	Remarks
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Page 1 of 3