

C SNo. 12291

Post No. 11630 | 2021



తెలంగాణ తెలంగానా TELANGANA

1. No. 11219 Date 14/07/2021.

old to : Smt. V. Jyothi.

Mr. V. Radha Krishna R/o Hyd.

For Whom : Self & others.

S. Kumar
AD 541087
G.V.S.S. KUMAR
LICENCED STAMP VENDOR
Licence No: 15-10-027 / 2012
Renewal No: 15-10-027 / 2021
H.No.: 5-58, Deepthi Sri Nagar Colony,
Miyapur (Post), Seri Lingampally (M),
Ranga Reddy Dist - 500 049.
Phone : 9908052916

SALE DEED

This DEED OF SALE is made and executed on the 14th day of July 2021, at Hyderabad, by:-

Mr. ALI AHMED FIRDAUSI Son of Mr. SYED SHAH ENAYETULLAH, aged about 69 years, occupation: Teacher, Resident of Flat No.10, Pocket, Sarita Vihar, New Delhi-72.

Hereinafter called as **PRINCIPAL OWNER**

Represented by his Agreement of Sale cum GPA Holders:-

1. Smt. VEMPATI JYOTHI Wife of Sri V.RADHA KRISHNA, aged about 53 years, occupation: Housewife, Resident of Flat No.304, Creative Sneha Apts., CMC Enclave, Masjid Banda, Kondapur, Hyderabad - 500084, Telangana (PAN - ACMPV5435A, AADHAAR - 4583 8894 9835, Mobile: 94408 06916).

V. Jyothi

U. Kanya

Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar1, Ranga Reddy (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 34875/- paid between the hours of and on the 14th day of JUL, 2021 by Sri Vempati Jyothi

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

Signature/Ink Thumb Impression

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1				P.SUKANYA W/O. P.VENKAT RAO FLAT NO.E1,NIHARIKA SPLENDOUR APTS,STREET NO.1,UMA NAGAR,, KUNDANBAGH,VTC SEC-BAD	
2				VEMPATI JYOTHI W/O. V.RADHA KRISHNA FLAT NO.304,CREATIVE SNEHA APTS,CMC ENCLAVE,, MASJID BANDA,KONDAPUR,HYDERABAD	
3	EX			P.SUKANYA (AGPA) W/O. P.VENKAT RAO R/O,FLAT NO.E1,NIHARIKA SPLENDOUR APTS,STREET NO.1,UMA NAGAR,KUNDANBAGH,, SEC-BAD	
4	EX			VEMPATI JYOTHI (AGPA) W/O. V.RADHA KRISHNA FLAT NO.304,CREATIVE SNEHA APTS,CMC ENCLAVE,, MASJID BANDA,KONDAPUR,HYDERABAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			V RADHAKRISHNA HYDERABAD	
2			P GANESH HYDERABAD	

14th day of July,2021

Signature of Joint SubRegistrar1
Ranga Reddy (R.O)



2. **Smt. P.SUKANYA Wife of Sri P.VENKAT RAO**, aged about 43 years, occupation: Housewife, Resident of Flat No.E1, 5th Floor, Niharika Splendour Apts., Street No.1, Uma Nagar, Kundanbagh, VTC Secunderabad, PO Begumpet, Hyderabad – 500016, Telangana (PAN – ALBPM0896J, AADHAAR – 8596 3565 5058, Mobile: 9177321615).

Vide Registered AGPA Document bearing No.9651/2016, Dated: 29/07/2016, registered at R.O., Ranga Reddy District.

Hereinafter called as AGPA Holders

The terms Principal Owner and AGPA Holders jointly known as “**VENDORS**”, which shall mean and include all their respective heirs, executors, administrators, legal representatives, nominees and assignees etc., of One Part

IN FAVOUR OF

1. **Smt. VEMPATI JYOTHI Wife of Sri V.RADHA KRISHNA**, aged about 53 years, occupation: Housewife, Resident of Flat No.304, Creative Sneha Apts., CMC Enclave, Masjid Banda, Kondapur, Hyderabad – 500084, Telangana (PAN – ACMPV5435A, AADHAAR – 4583 8894 9835, Mobile: 94408 06916).

2. **Smt. P.SUKANYA Wife of Sri P.VENKAT RAO**, aged about 43 years, occupation: Housewife, Resident of Flat No.E1, 5th Floor, Niharika Splendour Apts., Street No.1, Uma Nagar, Kundanbagh, VTC Secunderabad, PO Begumpet, Hyderabad – 500016, Telangana (PAN – ALBPM0896J, AADHAAR – 8596 3565 5058, Mobile: 9177321615).

Hereinafter called the “**VENDEES**” which term shall mean and include all their heirs, executors, administrators, legal representatives, nominees and assignees etc., of Other Part

WHEREAS the Principal Owner herein is the sole, absolute owner and peaceful possessor of the Plot bearing No.335, admeasuring 465 Square Yards or 389 Sq.Meters, forming part of “**CENTRAL PARK PHASE-II**” layout approved by Hyderabad Urban Development Authority, Vide Permit No.3570/MP2/HUDA/1994, in Survey No.218/4, situated at **KONDAPUR VILLAGE**, Serilingampally Mandal, under GHMC Serilingampally Circle, Ranga Reddy District, having purchased the same through a registered Sale Deed bearing Document No.7846/2007, Dated: 02/06/2007, registered at R.O., Ranga Reddy District.

V.Jyothi

Sukanya

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX1127 Name: Vempati Radhakrishna	C/O Vempati Nagabhushanam, Kondapur, K.v. Rangareddy, Telangana, 500084	
2	Aadhaar No: XXXXXXXX9835 Name: Vempati Jyothi	C/O Vempati Radhakrishna, Kondapur, K.v. Rangareddy, Telangana, 500084	
3	Aadhaar No: XXXXXXXX5058 Name: P Sukanya	C/O Pasupunoori Venkat Rao, Secunderabad, Hyderabad, Telangana, 500016	

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

Description of Fee/Duty	In the Form of						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/Pay Order	Total
Stamp Duty	100	0	0	0	279000	0	279100
Transfer Duty	NA	0	104625	0	0	0	104625
Reg. Fee	NA	0	34875	0	0	0	34875
User Charges	NA	0	100	0	0	0	100
Mutation Fee	NA	0	6975	0	0	0	6975
Total	100	0	146575	0	279000	0	425675

Rs. 104625/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 34875/- towards Registration Fees on the chargeable value of Rs. 6975000/- was paid by the party through E-Challan/BC/Pay Order No. 6987MF140721 dated 14-JUL-21 of SBIN/

Online Payment Details Received from SBI e-P
(1) AMOUNT PAID: Rs. 146575/-, DATE: 14-JUL-21, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 0618965560219, PAYMENT MODE: CASH-1001138, ATRN: 0618965560219, REMITTER NAME: V JYOTHI, EXECUTANT NAME: V JYOTHI AND P SUKANYA, CLAIMANT NAME: V JYOTHI AND P SUKANYA).

Date:

14th day of July, 2021

Signature of Registering Officer
Ranga Reddy (R.O)

Certificate of Registration

Registered as document no. 11630 of 2021 of Book-1 and assigned the identification number 1 - 1510 - 11630 - 2021 for Scanning on 14-JUL-21 .

Signature of Registering Officer

Ranga Reddy (R.O)

(G. Sandhya Rani)



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WHEREAS the Principal Owner with an intention to sell aforesaid Plot had entered into an Agreement of Sale with the AGPA Holders herein and executed a Deed of Agreement of Sale cum GPA in their favour, which has been registered as Document No.9651/2016, Dated: 29/07/2016, registered at R.O., Ranga Reddy District.

WHEREAS, the AGPA Holders have already paid entire sale consideration to the principal owner at the time of execution and registration of aforesaid AGPA Document, of which the Principal Owner has already admitted and acknowledged the receipt of the same; and delivered the vacant and peaceful physical possession of the Schedule mentioned Property to the AGPA Holders "TO HAVE AND TO HOLD" the same absolutely forever.

WHEREAS the AGPA Holders and the Vendees herein are both the same and the AGPA Holders themselves want to retain aforesaid property; Plot bearing No.335, admeasuring 465 Square Yards or 389 Sq.Meters, forming part of "CENTRAL PARK PHASE-II" layout approved by Hyderabad Urban Development Authority, Vide Permit No.3570/MP2/HUDA/1994, in Survey No.218/4, situated at KONDAPUR VILLAGE, Serilingampally Mandal, under GHMC Serilingampally Circle, Ranga Reddy District, as such the AGPA Holders are executing this Deed of Sale on their own.

NOW THIS DEED OF SALE WITNESSES AS UNDER:-

1. WHEREAS the Vendors herein declare that they are absolute and lawful owners and peaceful possessors of the Schedule mentioned Property hereby conveyed and that except the above said Vendors there are no other person or persons having any manner of rights, interests in the Schedule mentioned Property; and the Vendors have got full authority to convey the same. Thus, the Vendors hereby sell, transfer, convey and assign the Schedule mentioned Property in favour of the Vendees herein.
2. THAT the Schedule mentioned Property is free from all encumbrances, charges, mortgages, prior sales, agreements, gifts, wills, court attachments, liens and litigations etc., whatsoever to the said property either by the Government or public.
3. THAT the Vendors have put the Vendees in vacant and peaceful physical possession of the Schedule mentioned Property hereby sold by the Vendors to the Vendees.

V. Jagat

Scanya

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4. THAT the Vendors hereby transfers all their ownership rights through this deed of sale, along with all its structures, external, internal rights, interests, privileges, appurtenance etc., in the Schedule mentioned Property to the Vendees, to have and to enjoy the same as absolute and exclusive owners of the Schedule mentioned Property.
5. 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 Vendees shall enjoy the same as absolute and exclusive owner.
6. THAT the Vendors have handed over the copies of Title Deed/s, Link Documents and other Relevant Papers etc., (if any) relating to the Schedule mentioned Property to the Vendees for their records.
7. THAT the Vendors have paid all Taxes, Water and Electricity Charges etc., (if any) and there are no dues of any kind whatsoever to the Schedule mentioned Property. If any un-paid due or dues found by the Vendees up to the date of Registration in a later date it shall be cleared by the Vendors.
8. THAT the Vendees can get mutation of the Schedule mentioned Property in their name in Gram Panchayath/Revenue/Municipal/GHMC/HMDA, Water and Electricity Departments or any other Office or Offices in the light of this document.
9. THAT the Vendees can transfer the Schedule mentioned Property to any person or persons by way of Sale, Gift, Mortgage, Will etc., in the light of this document.
10. THAT the Vendors have agreed to sign all necessary papers, forms as required for mutation in the name of the Vendees in the Municipal Records etc., and when the Vendees call upon, the Vendors shall sign all Application forms for mutation.
11. THAT the Vendors agreed to indemnify the Vendees from and against all losses, damages, costs, expenses, which the Vendees may sustain or incur by reason of any claim being made by anybody whatsoever to the Schedule mentioned property.

V. J. Gokul

Y. S. Manjula


Ranga Reddy (R.O)

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12. THAT if any complications/disputes raised by anybody at any stage due to defective title of the Vendors, the above said Vendors will clear such dispute with his own expenses and expenditures without fail. In case any loss damage caused to the Vendees due to defective title of the Vendors, it shall be recovered from the Vendors.
13. THAT the Vendors further assures to execute any Rectification or Supplementary Deed required by the Vendees in future regarding the Scheduled mentioned Property to make perfect title for the Vendees without demanding any fresh consideration to execute such documents.
14. TO the effect of this document there is no house or structure is constructed or existing in the site/land mentioned in the schedule of the property. If there is any structure found, the parties may be prosecuted in a court of law U/S 27 and 64 of Indian Stamp Act.
15. THAT the Vendors hereby declares that they own a vacant land in the peripheral area of Hyderabad Urban Agglomeration, that after issue of the G.O.Ms.No.733 Rev. (UCI) Dept., dated 31-10-1988 and availing of the exemption granted therein.
16. That the property shown in the schedule affected by this Document is neither a Government land nor an assigned land within the meaning of A.P. Assigned Lands (Prohibition of Transfers) Act No.9 of 1977.
17. The AGPA Holders hereby state that the Principal Owner is still alive and the AGPA is still in force.

THAT the total Market Value of the schedule mentioned property is **Rs.69,75,000/- (Rupees Sixty Nine Lakh Seventy Five Thousand only)** and the Registration Charges are paid accordingly.

That the stamp duty @ 5% was already paid on the Agreement of Sale cum GPA which was registered as Document No.9651/2016, Dated: 29/07/2016, registered at R.O., Ranga Reddy District, hence the total adjustment of stamp duty Rs.2,79,000/- i.e., 4% is claimed as per provision under explanation (I) of article 47-A of the Indian Stamp Act and the stamp duty payable is paid accordingly.

V. J. Otaru

U. Camya

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SCHEDULE OF THE PROPERTY

All that the Plot bearing No.335, admeasuring 465 Square Yards or 389 Sq.Meters, forming part of "CENTRAL PARK PHASE-II" layout approved by Hyderabad Urban Development Authority, Vide Permit No.3570/MP2/HUDA/1994, in Survey No.218/4, situated at **KONDAPUR VILLAGE**, Serilingampally Mandal, under GHMC Serilingampally Circle, Ranga Reddy District and bounded as follows:-

NORTH	:	40' Wide Road.
SOUTH	:	Plot No.345.
EAST	:	Plot No.336.
WEST	:	Plot No.334.

More clearly described in the plan annexed hereto and marked in RED Colour

IN WITNESSES WHEREOF THE VENDORS and VENDEES herein have signed on this Sale Deed with free will and consent on this day, month and year first above mentioned.

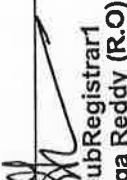
WITNESSES:-

1. <i>V. Radha Rani</i>	1. <i>V. Jyothi</i>
2. <i>P. Ganesh</i>	2. <i>Scanyon</i>

SIGNATURES OF THE VENDORS (Rep. by AGPA Holders)

1. <i>V. Jyothi</i>
2. <i>Scanyon</i>

SIGNATURES OF THE VENDEES


Ranga Reddy

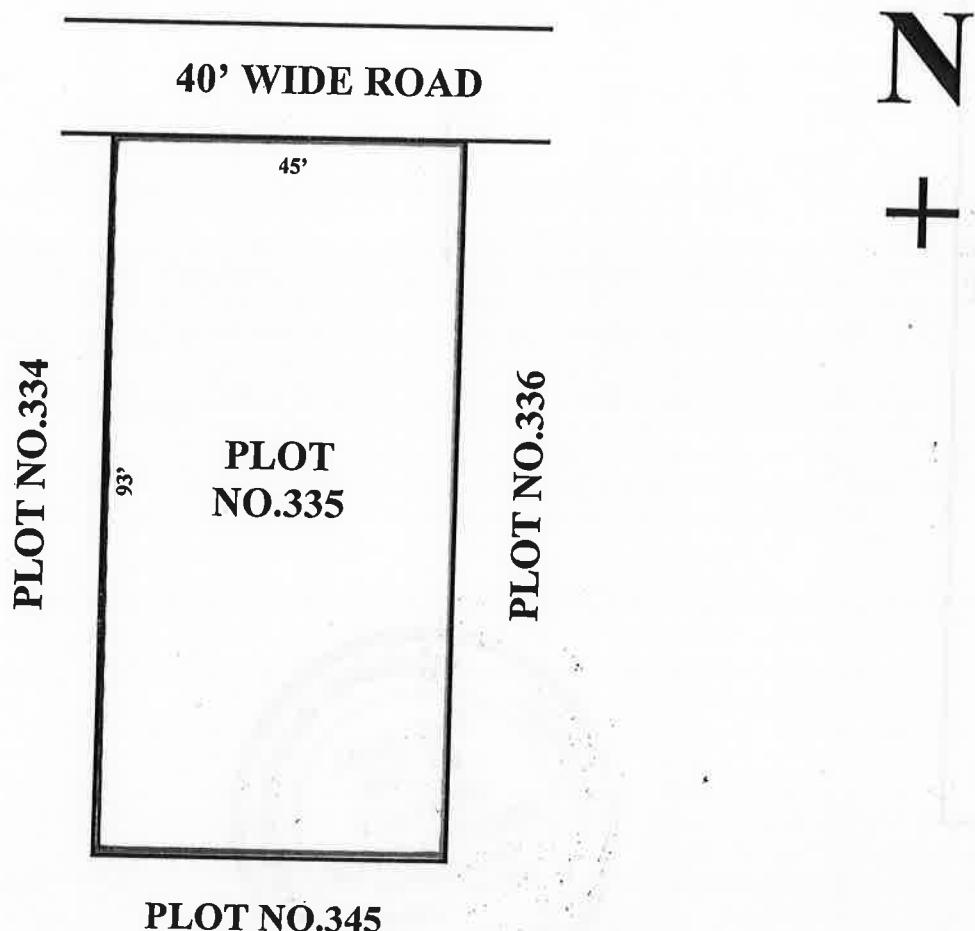
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REGISTRATION PLAN SHOWING PLOT BEARING NO.335, ADMEASURING 465 SQUARE YARDS OR 389 SQ.METERS, FORMING PART OF "CENTRAL PARK PHASE-II" LAYOUT APPROVED BY HYDERABAD URBAN DEVELOPMENT AUTHORITY, VIDE PERMIT NO.3570/MP2/HUDA/1994, IN SURVEY NO.218/4, SITUATED AT KONDAPUR VILLAGE, SERILINGAMPALLY MANDAL, UNDER GHMC SERILINGAMPALLY CIRCLE, RANGA REDDY DISTRICT.



WITNESSES:-

1. V. Kodan
2. P. Ganesh

1. V. Jyothi

2. Scamya

SIGNATURES OF THE VENDORS
(Rep. by AGPA Holders)

1. V. Jyothi

2. Scamya

SIGNATURES OF THE VENDEES

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DECLARATION

We, Smt. VEMPATI JYOTHI Wife of Sri V.RADHA KRISHNA, aged about 53 years, occupation: Housewife, Resident of House No.7-1-619/A/23, Gayatri Nagar Colony, near Maitri Vanam, Ameerpet, Hyderabad – 500038, Telangana and Smt. P.SUKANYA Wife of Sri P.VENKAT RAO, aged about 43 years, occupation: Housewife, Resident of House No.13-6-845, Banjawadi, Karwan, Asif Nagar, Hyderabad, Telangana, hereby declare that we have acquired the same through a registered AGPA bearing Document No.9651/2016, Dated: 29/07/2016, registered at R.O., Ranga Reddy District.

The said property is not assessed by the Corporation/Municipal /Cantonment/Nagar Panchayath and is not allotted with any PTI/VLTA Number.

V. Jyothi

DECLARANT/EXECUTANT

Dated: 14/07/2021

Sukanya

Place: R.O., Ranga Reddy District.

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Ranga Reddy (R.O)

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Online Challan Proforma [SRO copy]



Registration & Stamps Department
Telangana

Challan No: 6987MF140721

Bank Code : SBIN

Payment :
CASH

Remitter Details

Name	V JYOTHI
PAN Card No	ACMPV5435A
Aadhar Card No	
Mobile Number	*****868
Address	KONDAPUR HYDERABAD

Executant Details

Name	V JYOTHI AND P SUKANYA
Address	KONDAPUR HYDERABAD

Claimant Details

Name	V JYOTHI AND P SUKANYA
Address	KONDAPUR HYDERABAD

Document Nature

Nature of Document	Sale Deed
Property Situated in(District)	RANGAREDDY
SRO Name	RANGA REDDY (R.O)

Amount Details

Stamp Duty	0
Transfer Duty	104625
Registration Fee	34875
User Charges	100
Mutation Charges	6975
TOTAL	146575
Total in Words	One Lakh Forty Six Thousand Five Hundred and Seventy Five Rupees Only
Date(DD-MM-YYYY)	14-07-2021

Transaction Id 0618965560219

Stamp &
Signature

Online Challan Proforma[Citizen copy]



Registration & Stamps Department
Telangana

Challan No: 6987MF140721

Bank Code : SBIN

Payment :
CASH

Remitter Details

Name	V JYOTHI
PAN Card No	ACMPV5435A
Aadhar Card No	
Mobile Number	*****868
Address	KONDAPUR HYDERABAD

Executant Details

Name	V JYOTHI AND P SUKANYA
Address	KONDAPUR HYDERABAD

Claimant Details

Name	V JYOTHI AND P SUKANYA
Address	KONDAPUR HYDERABAD

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Transaction Id 0618965560219

Stamp &
Signature

