

6880

6049/2015

**भारतीय गैर-न्यायिक**

**एक सौ रुपये**

**₹. 100**



**Rs. 100**

**ONE  
HUNDRED RUPEES**

**भारत INDIA**

**INDIA NON JUDICIAL**

**తెలంగాణ తెలంగాణ TELANGANA**

S.No. 8086 Date 27/07/2015 Rs.100/-

Sold to..... Rapolu Pandurangaiah

For whom..... late Rapolu Kistaiah 120-R. Road -

Self



291889

**CH. SWAPNA**

LICENCED STAMP VENDOR

LIC. No. 15-21-004/2014

H.No. 201, Sri Krishna Nagar Colony,  
Gajularamaram, Quthbullapur Mandal,  
Ranga Reddy Dist. Ph:9440766593

### **SALE DEED**

This Deed of Sale is made and executed on this the **27<sup>th</sup>** day of **July, 2015**, at **S.R.O. Quthbullapur** by:

**Sri. MANGALI NARASIMHA** S/o. **SAMBAIAH**, aged about 41 years, Occupation: Tailor, Resident of H.No.6-458/95/1, Madhusudhan Reddy Nagar, Chintal, Quthbullapur Mandal, Ranga Reddy District. (PAN NO. ATXPM3363N).

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

#### **IN FAVOUR OF**

**Sri. RAPOLU PANDURANGAIAH** S/o. **LATE. RAPOLU KISTAIAH**, aged about 43 years, Occupation: Pvt. Employee, Resident of Plot No.754, Padma Nagar Phase-II, Chintal, Quthbulapur Mandal, Ranga Reddy District. (PAN NO. AGEPR5538E).

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

Contd..2..

M Waras Mal

Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Quthbullapur along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 8750/- paid between the hours of 4 and 5 on the 27th day of JUL, 2015 by Sri Mangali Narasimha

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			RAPOLU PANDURANGAIH S/O. LATE.RAPOLU KISTAIAH PLOT NO.754 PADMA NAGAR PHASE-II CHINTAL,QUTHBULLAPUR MANDAL, RANGA REDDY DISTRICT	
2	EX			MANGALI NARASIMHA S/O. SAMBAIAH HOUSE NO.6-458/95/1 MADHUSUDHAN REDDY NAGAR,CHINTAL,QUTHBULL APUR MANDAL, R.R.DISTRICT	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			M.SUBBA RAO 3-226, GANESH NAGAR, CHINTAL, R.R.DIST.	
2			V.CHANDRA SEKHAR 13-228, NLB NAGAR, R.R.DSIT.	

27th day of July, 2015

Signature of Joint SubRegistrar  
Quthbullapur

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Joint SubRegistrar  
Quthbullapur



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Whereas the Vendor herein is the absolute owner and peaceful possessor and purchaser of the House No.6-458/96, on **Plot Nos.95/Part & 96/Part**, admeasuring **100.0 Sq.yards** or 83.67 Sq.Mtrs, with plinth area 725 Sq.feet on Ground Floor and 725 Sq.feet on First Floor (RCC), in **Survey Nos.114, 118 & 119**, Situated at Madhusudhan Reddy Nagar, **Quthbullapur Village**, Quthbullapur Mandal and GHMC Circle, Ranga Reddy District, having the same from Smt. Nadipudi Vara Laxmi W/o. Surya Appa Rao, through Registered **Sale Deed**, vide **Document No.4063/2009**, dated 04-06-2009, registered at **S.R.O.** **Quthbullapur.**

AND WHEREAS the Vendor due to personal needs has offered and agreed to sell the **House No.6-458/96**, on **Plot Nos.95/Part & 96/Part**, admeasuring **100.0 Sq.yards** or 83.67 Sq.Mtrs, with plinth area **725 Sq.feet on Ground Floor** and **725 Sq.feet on First Floor (RCC)**, in **Survey Nos.114, 118 & 119**, Situated at Madhusudhan Reddy Nagar, **Quthbullapur Village**, Quthbullapur Mandal and GHMC Circle, Ranga Reddy District, to the Vendee, for a total sale consideration of **Rs.17,50,000/- (Rupees Seventeen Lakhs Fifty Thousands only)** and the Vendee has agreed to purchase the same, and more fully described in the "Schedule Property" annexed hereto.

**NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:**

In pursuance of the said sale consideration of **Rs.17,50,000/- (Rupees Seventeen Lakhs Fifty Thousands only)** and the Vendor has already received the full consideration amount from the Vendee as follows:

- i) Rs.11,90,000/- by way of Cheque No.751457, Date 24-07-2015 drawn on Axis Bank Ltd., financed by DHFL.
- ii) Rs.5,60,000/- by way of cash to the Vendor.

And the Vendor do hereby admits and acknowledges the receipt of the said sum and also delivered the vacant possession of the said property to the Vendee and the Vendee shall hold and enjoy the same.

That the rights, titles, interest have been transferred in favour of the Vendee. And the Vendor paid all taxes and dues in respect of the SCHEDULE PROPERTY.

WHEREAS the Schedule Property is free from all kinds of encumbrances, charges, sales, gifts, mortgages and other court attachments etc.

WHEREAS the Vendor further covenant with the Vendee that if the Vendee is deprived of whole or any part on account of any defect in the Vendor's title, the Vendor shall indemnify and compensate the Vendee against the same.

Contd..3...

M. Varagintha

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					
	Stamp Papers	Challan u/S 41 of IS Act	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	0	0	69900	70000
Transfer Duty	NA	0	0	0	26250	26250
Reg. Fee	NA	0	0	0	8750	8750
User Charges	NA	0	0	0	100	100
<b>Total</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>105000</b>	<b>105100</b>

Rs. 96150/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 8750/- towards Registration Fees on the chargeable value of Rs. 1750000/- was paid by the party through DD No ,10709 dated ,27-JUL-15 of ,ICICI/QUTHBULLAPUR

Date

27th day of July, 2015

Signature of Registering Officer  
Quthbullapur

STHITA PRAJNA (193)

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Quthbullapur

1వ పునర్వు 2015 నం॥ (శ.క. 1937) నం॥ ఈ

6099.....నెంబరుగా రిజిస్ట్రేషన్ చేయవడినది. స్టూర్టింగ్

సమితం సర్కారు నెంబరు 1521-I ... 6099....2015

ఇవ్వబడ్డానది.

2015 నం. 27/7/2015 .. నెంబరు 27 .. కెంట

శాఖలు - రాజు అధికారి - 9  
G. STHITA PRAJNA



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WHEREAS the Vendor shall indemnify and keep the Vendee indemnified from all losses, expenses and other damages in respect of the Schedule Property hereby conveyed.

That the Vendee shall hold and enjoy the SCHEDULE PROPERTY as an absolute owner as he likes without any let or hindrance either from the Vendor or any other person or persons whomsoever.

That the land affected by the document is not the assigned land as defined in Section 2(1) Act 9 of 1977.

That the property covered by the document situated in the peripheral area and it is exempted from the ULC as per G.O.Ms.No.733, dated 31-10-1988.

### SCHEDULE OF PROPERTY

All that the **House No.6-458/96**, on **Plot Nos.95/Part & 96/Part**, admeasuring **100.0 Sq.yards** or 83.67 Sq.Mtrs, with plinth area **725 Sq.feet on Ground Floor and 725 Sq.feet on First Floor (RCC)**, in **Survey Nos.114, 118 & 119**, Situated at Madhusudhan Reddy Nagar, **Quthbullapur Village**, Quthbullapur Mandal and GHMC Circle, Ranga Reddy District and bounded by:-

NORTH : HOUSE BELONGS TO MANGALI NARASIMHA  
(H.No.6-458/95)

SOUTH : PLOT NO.97

EAST : HOUSE BELONGS TO SAMBA MURTHY (PLOT NO.84)

WEST : ROAD

And more clearly delineated in the Plan annexed hereto and marked in RED colour.

### ANNEXURE-I-A

- |                             |   |   |
|-----------------------------|---|---|
| 1. Nature of roof           | : | R.C.C.  |
| 2. Age of the Building      | : | 15 Years  |
| 3. Total Extent of site     | : | 100 Sq.yards  |
| 4. Builtup area particulars | : | 725 Sq.feet, (Ground Floor)<br>725 Sq.feet, (First Floor) |

Contd..4...

M Mangalimha

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5. Annual Rental Value	:	Rs.30,000/-
6. Municipal Taxes per annum	:	
7. Executant's own estimate of MV of the Building	:	Rs.17,50,000/-

IN WITNESSES WHEREOF, the Vendor has signed on this Deed of Sale, with free will and consent on this the day, month and year first above mentioned.

**WITNESSES:**

1. *M. V. Yodd*

*M. V. Yodd*

**VENDOR**

2. *A. S. D.*

*A. S. D.*

**VENDEE**

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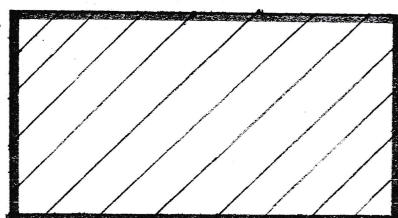
REGISTRATION PLAN SHOWING THE HOUSE NO.6-458/96, ON PLOT NOS.95/PART & 96/PART, ADMEASURING 100.0 SQ.YARDS OR 83.67 SQ.MTRS, WITH PLINTH AREA 725 SQ.FEET ON GROUND FLOOR AND 725 SQ.FEET ON FIRST FLOOR (RCC), IN SURVEY NOS.114, 118 & 119, SITUATED AT MADHUSUDHAN REDDY NAGAR, QUTHBULLAPUR VILLAGE, QUTHBULLAPUR MANDAL AND GHMC CIRCLE, RANGA REDDY DISTRICT.

VENDOR: Sri. MANGALI NARASIMHA S/o. SAMBAIAH

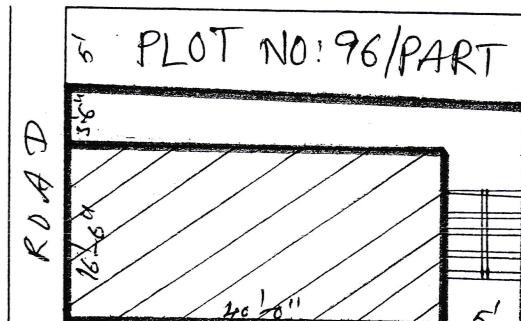
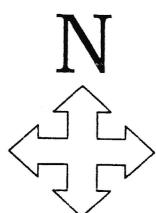
VENDEE: Sri. RAPOLU PANDURANGAIAH S/o. LATE. RAPOLU KISTAIAH

REF: INCLUDED  EXCLUDED

HOUSE BELONGS TO MANGALI NARASIMHA  
(H NO.6-458/95)



FIRST FLOOR



ROAD

PLOT NO: 97

GROUND FLOOR

HOUSE BELONGS  
TO SAMBAIAH  
(PLOT NO: 84)

WITNESSES:

1. 

M. Narasimha

VENDOR

2. 



VENDEE

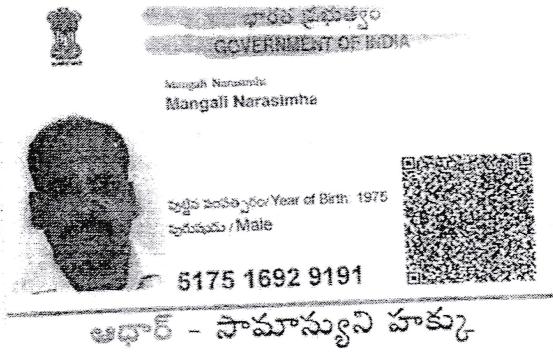
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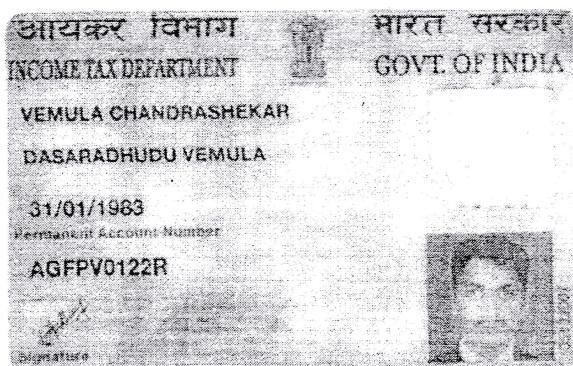




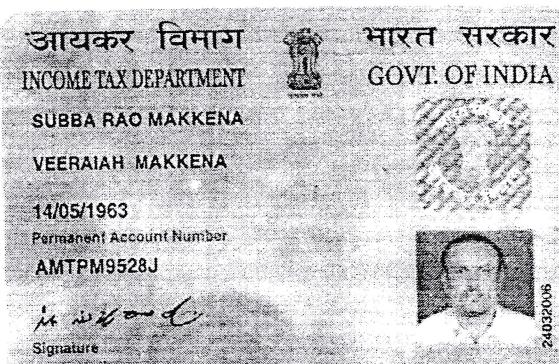
mularaj in law



*[Signature]*



*[Signature]*



*[Signature]*

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*Joint Sub Registrar*  
Quthbullapur



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Quthbullapur



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## ORIGINAL

దస్తావేజులు మరియు రుసుముల రళీదు

నెం. 51974

శ్రీమతి / శ్రీ

mangoli Narsimhaiah.

22/02  
22/02

ఈ బిగువ ఉదహరించిన దస్తావేజును మరియు రుసుము పుచ్చకోచడమైనది

దస్తావేజు స్వభావము	Sale - Rent	H	(13)	-
దస్తావేజు విలివ	17 50.00/-	GHMC		
స్థాంపు విలువ రూ.	100.			
దస్తావేజు నెంబరు	6099/15			
రిజిస్ట్రేషన్ రుసుము	8750.	DD No.	10709	
లోటు స్థాంపు	69900.		2.10.2015	
యూజర్ డాల్టిలు అధివు పీటులు 5x.....	100.		PC2CP	
GHMC 2% TPT Charges	26250.	3/8/		
మొత్తం	105000.			

అక్షరాల

/ / /

(రూపాయల మాత్రమే)

తేది 25/02/2015.

వాపసు తేది

నె. 4 గంటలకు

Renu  
సబ్రిజిస్టరు  
ఐఎస్ఎల్ఎస్స్

Note : Document will be returned at 3.30 pm to 5.00 pm.

గమనిక : దస్తావేజు సిద్ధమైన తేది నుండి 2 సంవత్సరములలోపు వాపసు తీసుకొనని ఎడల అల్సై దస్తావేజు కాల్చివేయబడును.