

**Sale Deed**  
**( SALE DEED )**

THIS DEED OF SALE is made and executed on 03 November 2020 by and between:

Sri YERRA KISHAN REDDY, S/O VENKATESHWER REDDY, aged about 70 years, PAN No. ABUPY0296M, Occ: Farmer, Residing at 1-20, VENKATESHWARA NAGAR, BASONIBAVI, Pulicherla, Peddavoora, Nalgonda, Telangana, 508266.

(Hereinafter called the "**VENDOR**" of the first part)

**IN FAVOR OF**

Sri THANGELLA ARUNA, W/O HANMANTHA REDDY, aged about 46 years, PAN No. AGKPV6232H, Occ: Private Employee, Residing at 16-11-739, NUTHA RAMYA APTS, GADDIANNARAM, DILSUKHNAGAR, Hyderabad, Telangana, 500060.

(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 1.1500 Ac.Gts in Survey No. 237/౯, Gagillapur (V), Chandampeta (M), Nalgonda District having TD-cum-Pass Book Number: T28030060763.

WHEREAS the Vendor has offered to sell the said scheduled property for a consideration of Rs. 96215 /- (RUPEES NINETY SIX THOUSAND TWO HUNDRED FIFTEEN ONLY) and the Vendee has agreed to purchase the same. The consideration of Rs. 96215 /- 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. 96215 /- 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 document is handed over to Vendee by the Vendor before witnesses.

**SCHEDULE OF PROPERTY**

All that the piece and parcel of Agricultural land admeasuring 1.1500 Ac.Gts in Gagillapur (V), Chandampeta (M), Nalgonda District having TD-cum-Pass Book Number: T28030060763 within the limits of local body and bounded by:

S.No.	Survey No.	Extent Transferred (Ac.Gts)	NORTH	SOUTH	EAST	WEST
1	237/౯౩	1.1500	OTHERS:PORAMBHOKU LAND	OTHERS:UDUTHA MALLAIAH ,BOTHERS AGRICULTURE LAND	OTHERS:KADARI YADIAH AGRICULTURE LAND	ROAD

**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 YERRA KISHAN REDDY

Aadhar Number xxxxxxxx4707

Address 1-20, VENKATESHWARA NAGAR,BASONIBAVI, Pulicherla, Peddavoora, Nalgonda, Telangana, 508266

**VENDEE**

Signature

Name THANGELLA ARUNA

Aadhar Number xxxxxxxx4156

Address 16-11-739, NUTHA RAMYA APTS,GADDIANNARAM,DILSUKHNAGAR, Hyderabad, Telangana, 500060