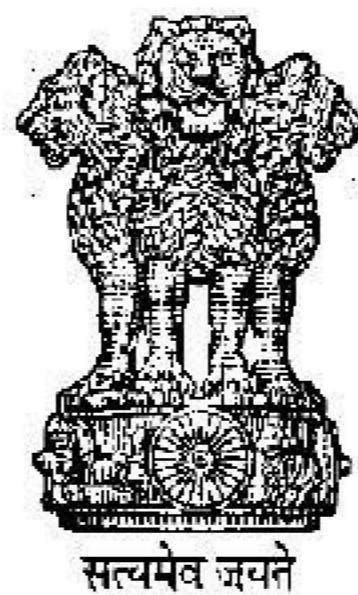


NO. 647 / 2025

भारतीय न्यायिक

एक सौ रुपये

₹. 100



Rs. 100

ONE
HUNDRED RUPEES.

भारत INDIA
INDIA NON JUDICIAL

తेलंगाना TELANGANA

DE-06-4007

Trans Id: 250220121036499061

Date: 20 FEB 2025, 12:12 PM

Purchased By:

ARVA HEMAVATHI

No MOOSAPET, BALANAGAR, K.V.RANGAREDDY

For Whom

** SELF **

SALE DEED FOR RS.2,20,000/-

This Deed of sale is made and executed on this 20th day of FEBRUARY 2025. By:-

SINGIREDDY ANASUYA @ ANUSUYA, [REDACTED]
Occupation : House-Wife, R/o. H.No.5-6-315, N.G.O's Colony, Kamareddy Town, Dist :
Kamareddy - 503 111. Aadhar No. [REDACTED]

Hereinafter called the "VENDOR" which terms shall mean and include her heirs, successors, executors, and legal representatives in interest what so ever of the One Part.

IN FAVOUR OF

ARVA HEMAVATHI, [REDACTED] Occupation :
House-Wife, R/o. H.No.4-198/1/1, Moosapet, Opp Panchashela High School,
Moosapet, Balanagar, K.V. Rangareddy – 500 018. Aadhar No. [REDACTED]

Hereinafter called the "VENDEE" which terms shall mean and include her heirs, successors, executors, and legal representatives and assignees of the other Part.

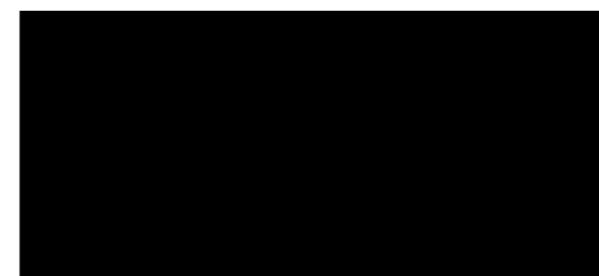
Whereas the Vendor is the absolute owner and possessor of the **OPEN PLOT No.51, LIES IN SY. No. 997, 996/6, 997/6, 997/7, 997/8, 997/9, 997/10, 997/2. Nearest H. No.12-95/2**, Vide L.P.No. 106/2015/HRO/H1, Situated at **BHIKNOOR** Village of Bhiknoor Mandal, Dist : Kamareddy, more described in the scheduled here to. The Scheduled property is Purchased Property of the Vendor. Vide Sale Deed Doct. **No. 17/2021** Regd. At S.R.O. Domakonda. (Link Sale Deed Doct. **No.1005/2014**, Sale Deed Doct. **No. 543/2013**, Sale Deed Doct. **No.1006/2014**, Sale Deed Doct. **Nos. 527/2013, & 2415/2013**, Sale Deed Dcoct. **No.1384/2014**. all Documents are Regd. at S.R.O. Domakonda. Due to family necessities the Vendor has agreed to sell the scheduled property for a consideration of **Rs 2,20,000/- (Rupees Two Lakhs Twenty Thousand Only)** to the above vendee and the vendee has agreed to purchase the same.

Hence the Vendor has sold the said property and received the full consideration of **Rs 2,20,000/- (Rupees Two Lakhs Twenty Thousand Only)** before the execution of this sale deed for which the vendor has acknowledged the receipt of the same and conveyed to the said property to the vendee, and the Vendor has delivered the vacant possession of the schedule property to the Vendee, and the vendee has taken into the possession of the property.

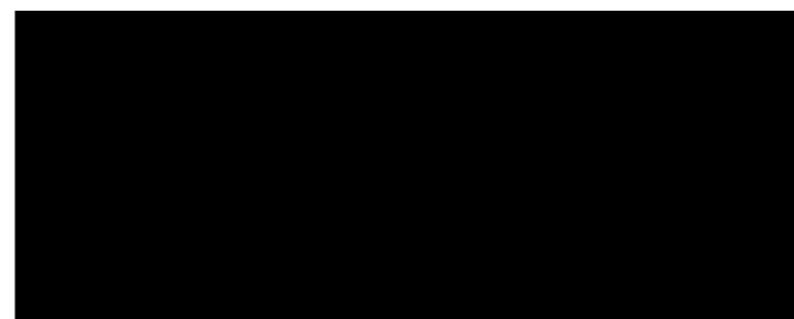
The Vendor hereby further declares that the said property is free from all encumbrances charges and all sort of Govt., dues if any dues arise or any defect found in title, the Vendor hereby declares to clear all dues and defects in title.

THE VENDOR HEREBY COVENANTS WITH THE VENDEE AS FOLLOWS :

1. The ' Schedule Property" shall be quietly entered into and upon by the Vendee and shall hold and enjoy the same as absolute owner and possessor without any interruption from the Vendor or any other person or person claiming through them whomsoever.
2. The Vendor has given the vacant physical possession of the Schedule Property land to the Vendee and the Vendee has taken the vacant physical possession thereof on this day of the execution of the sale deed.



3. The Vendor has paid land revenue and all applicable taxes etc., payable for the "Scheduled Property" till this day of execution of the Sale Deed.
4. The " Schedule Property" is an exclusive property of Vendor and except the Vendor no other person has any right, title, interest and claim over the Schedule Property and it is free from all encumbrances, claims, charges, mortgages, prior assignments, agreements and lease hold or Court Attachments, whatsoever in nature and it is not subject to any other litigation.
5. The Vendor hereby declares that the " Schedule Property" is not affected by the A.P. Assigned Land (Prohibition of Alienation) Act, 1977 and A.P. Land Reforms (Ceiling on Agricultural Holdings) Act A.P. (T.A) Tenancy and Agriculture Lands Act 1950, A.P. Bhoojan and Gramdhan Act, not to Government land any other law time being in force.
6. All the original Documents and Revenue Records relating to the " Schedule Property" Should be transferred in the name of the Purchaser in concerned Revenue Records.
7. The Vendor hereby agree to Co-operate with the Vendee to get the title of the "Schedule Property" transferred in the name of the Purchaser in concerned Revenue Records.
8. The Vendor hereby further declare that there are no Mango Trees, Coconut Trees, Betel Leaf Gardens, Oranges Groves, or any such other Gardens, and there are no mines, quarries of granites, or such other valuable stones and there are no machinery, fish ponds and structures etc. in the "Schedule Property" now being transferred.
9. The Vendor hereby further declare that agree with the Vendee that at all times hereafter to do all such lawful acts, deeds and things for further and more perfecting the tile of the " Schedule Property" to the Vendee.
10. The Vendor hereby agree to indemnify and keep indemnified the purchaser in respect of the "Schedule Property" sold or any part thereof, from and against all losses whatsoever in nature, which the Vendee may sustain by reason of defective title, of any claim being made by any body to the "Schedule Property" or any part thereof.



S C H E D U L E O F P R O P E R T Y

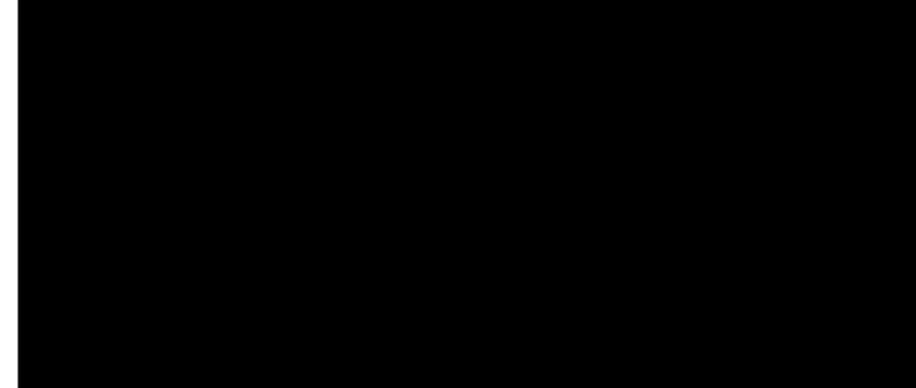
OPEN PLOT No.51, LIES IN SY. No. 997, 996/6, 997/6, 997/7, 997/8, 997/9,
997/10, 997/2. Vide L.P.No. 106/2015/HRO/H1, Near Block No. 12.

Admeasuring North to South : East side 36' Feet, West side 36' Feet,
East to West : North side 50' Feet, South side 50' Feet. The Total Area of Plot
is 1800 Sq. Feet. = **200 Sq. Yards.** As per Plan. Situated at BHIKNOOR Village of
Bhiknoor Mandal Kamareddy Dist. Within the limits of G.P. BHIKNOOR, M.P. Bhiknoor
Regn. Sub-Dist: Domakonda, Z.P. & Regn. Dist : Nizamabad.

BOUNDED BY :-

NORTH : Open Plot No.52.
SOUTH : Open Plot No.50.
EAST : Open Plot No.48.
WEST : Road (33 Feet Wide).

In Witnesses where of the Vendor has executed this Deed of Sale with free will
and consent in the presence of the following witnesses.



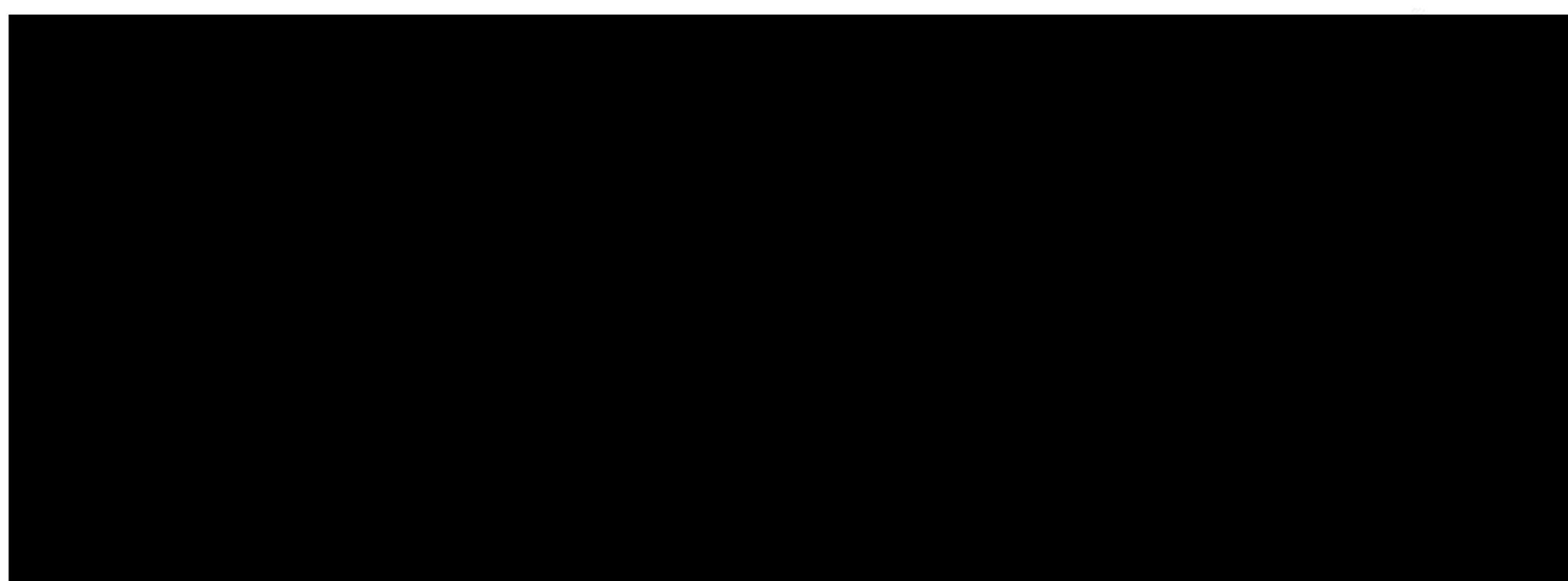
STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY FILED

Under Rule 3 of the Andhra Pradesh Prevention of under valuation Instrument
Rule-1975.

Survey No.	Extent Ac-Gts.,	Market Value Per Sq. Yard.	Total Market Value.
Open Plot No.51, Lies In Sy. No. 997, 996/6, 997/6, 997/7, 997/8, 997/9, 997/10, 997/2. Vide L.P. No. 106/2015/HRO/H1, Near Block No.12.	200 Sq.Yards.	Rs. 1,100/- Per Sq. Yard.	Rs.2,20,000/-

The property Situated at **BHIKNOOR** Village of Bhiknoor Mandal, Dist :
Kamareddy.

In Witnesses where of the Vendor has executed this Deed of Sale with free will
and consent in the presence of the following witnesses.



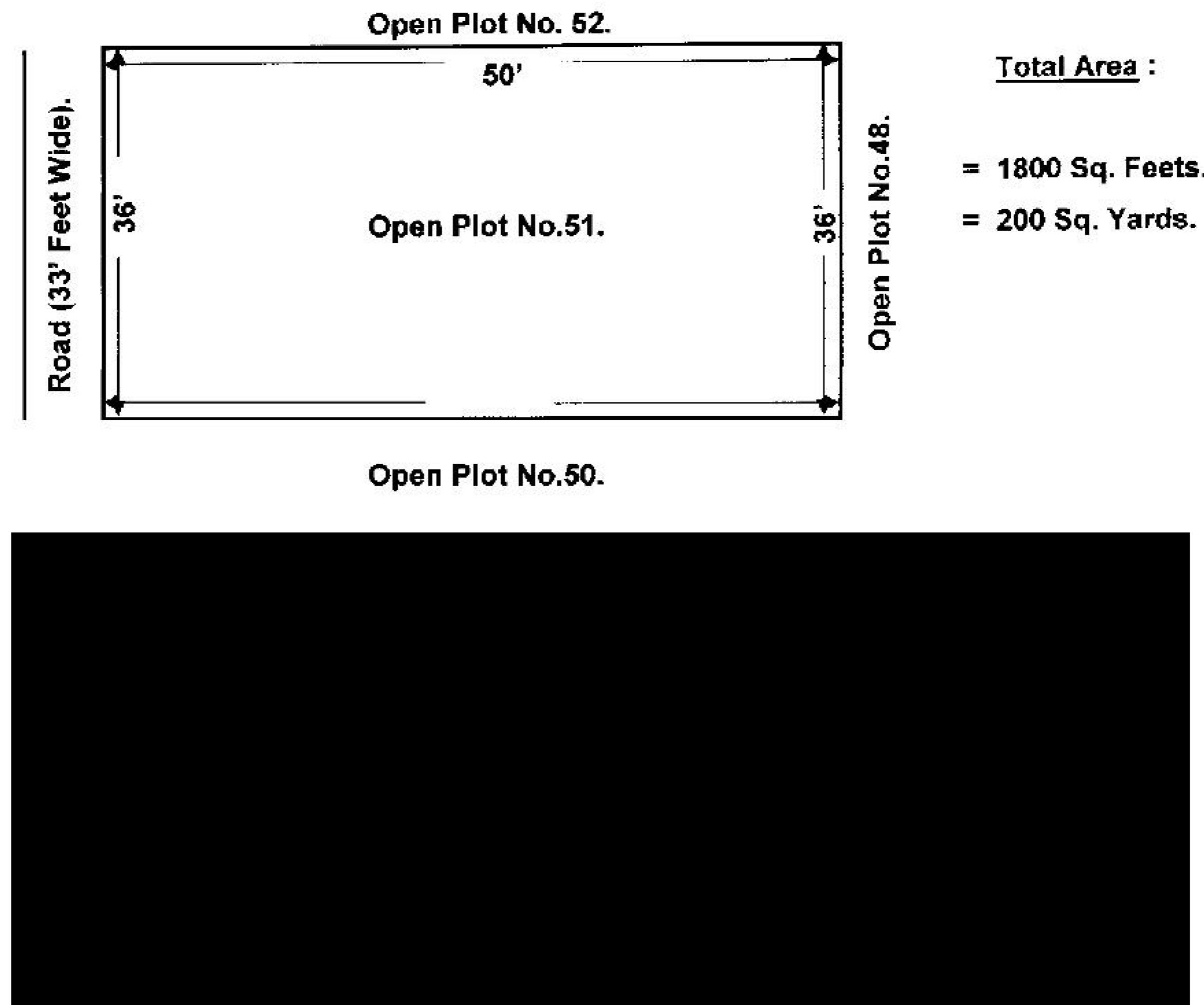
**REGISTRATION PLAN SHOWING OF THE
OPEN PLOT NO.51, LIES IN SY. NOS. 997, 996/6, 997/6, 997/7, 997/8, 997/9,
997/10, 997/2. VIDE L.P. NO. 106/2015/HRO/H1, NEAR BLOCK NO.12.
SITUATED AT BHIKNOOR VILLAGE.**

VENDOR : SINGIREDDY ANASUYA @ ANUSUYA, [REDACTED]

VENDEE : ARVA HEMAVATHI, [REDACTED]



NOT TO SCALE :



E-mail:rdtp_hyd@rediffmail.com

PHONE: 24556067

GOVERNMENT OF TELANGANA

From:
The Regional Deputy Director
of Town & Country Planning,
D.No.16-11-16/M/25 Near Musarambagh,
Petrol Bunk, Prashanthnagar,
Hyderabad – 500 036.

To:
The E. O /Panchayat Secretary,
Bhiknoor Grampanchayat,
Bhiknoor Mandal,
Nizamabad District.

Lr.D.Bis No.475/2015/HRO/H1 dt.01.07.2015

Sir:

Sub:- Layout - Bhiknoor Grampanchayat, Bhiknoor (IV), Nizamabad
District - Layout in Sy.Nos.996/6, 997, 997/2, 997/6, 997/7, 997/8,
997/9 & 997/10 to an extent of Ac.5.00 Cents at Bhiknoor
Grampanchayat applied by Sri Muthyapu Srinivas, [REDACTED]
& Sri Muthyam Santhosh, [REDACTED] - Technical Layout
Pattern - Approved - Reg:

- Ref:-1.Your Lr.No.60/2015, dt:13.04.2015.
2.T/o.Lr.Rcp.No.475/2015/HRO/H1 dt:08.06.2015.
3.Your Lr.No.110/2015, dt:19.06.15.

-00-

The layout proposal's sent through letter cited (3), have been examined
and the DTLP issued vide reference 2nd cited has been conformed vide
T.L.P.No.106/2015/HRO/H1 on the guidelines issued by the Government for the areas
of A.P. Grampanchayat Land Development (Layout and Building) Rules, 2002, issued in
G.O.Ms.No.67 PR & RD Pts. (Samithi-IV), Development Department, dt:26.02.2002.

The layout thus made the following provisions:

1. Total Layout area	:	Ac.5.00	Cents
2. % of Open Space area	(10.00%)	Ac.0.50	Cents
3. % of Roads area	(23.84%)	Ac.1.192	Cents
4. No. of Plots		(71)	

The open space, roads shall be handed over to the Grampanchayat
through a Registered Gift Deed on free of cost.

The layout may be released to the applicant subject to the conditions and
laid down in the Annexure - 1 (copy enclosed) in addition to the following conditions.

1. The Sarpanch / Panchayat Secretary / E.O. Bhiknoor Grampanchayat shall collect the fee from the layout owner as per the schedule of rates fixed by the Government in G.O.Ms.No.67 PR & RD (Samithi-IV), Pts., Deptt, dt:26.02.2002 before release of the layout plans to the owner.
2. The Sarpanch / Panchayat Secretary / E.O. Bhiknoor Grampanchayat shall strictly implement the rules and regulations issued by the Government in G.O.Ms.No.67 PR & RD (Samithi-IV), Pts., Deptt, dt:26.02.2002 while issuing the layout plans to the layout owner.
3. The Panchayat Secretary / Sarpanch / E.O. Bhiknoor Grampanchayat shall insist for avenue plantation on both sides of roads.

Yours faithfully,

Encr: T.L.P.No.106/2015/HRO/H1
In duplicate with Annexure - 1

Copy submitted to the Director of Town and Country Planning,
Govt. of Telangana, Hyderabad for favours information.

Copy to the District Town and Country Planning Officer,
Nizamabad for information.

Copy to the District Panchayat Officer, Nizamabad for information.

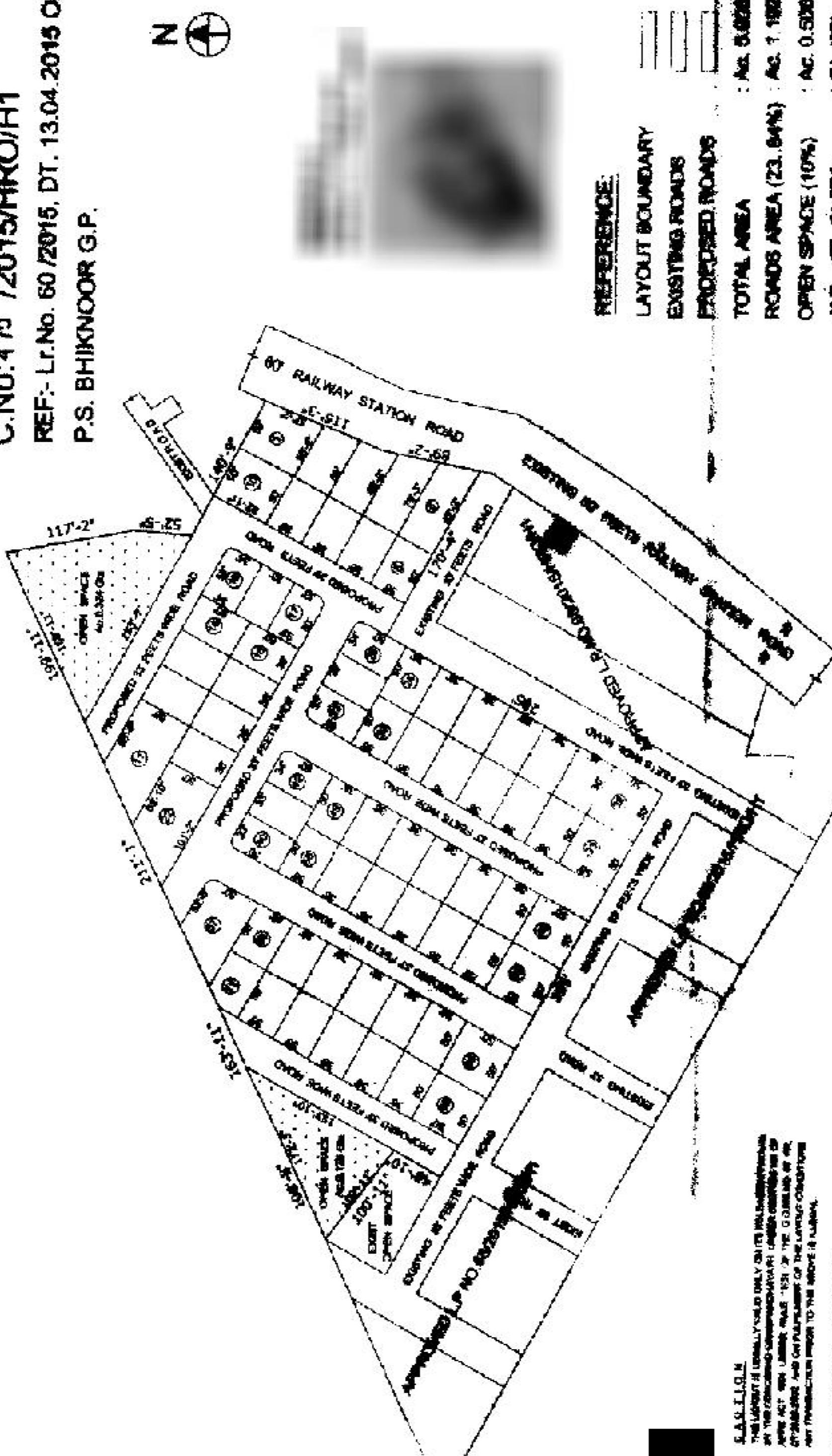
Copy to the Sub-Registrar, Domakonda Mandal for information and necessary

CONFIRMED L.P.No: 106 /2015/HRO/H1

C.No:475 /2015/HRO/H1

REF:- Lr.No. 60 /2015, DT. 13.04.2015 OF
P.S. BHAKNOOR G.P.

P.S. BHAKKOR GP



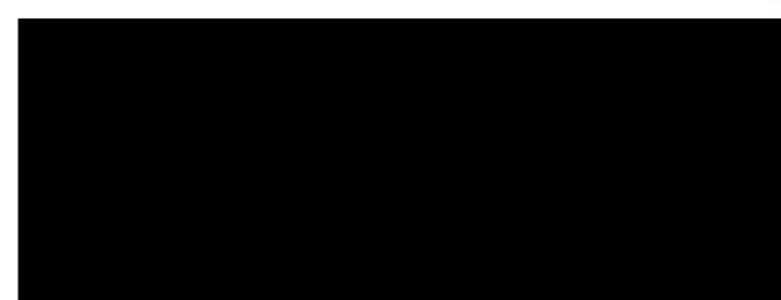
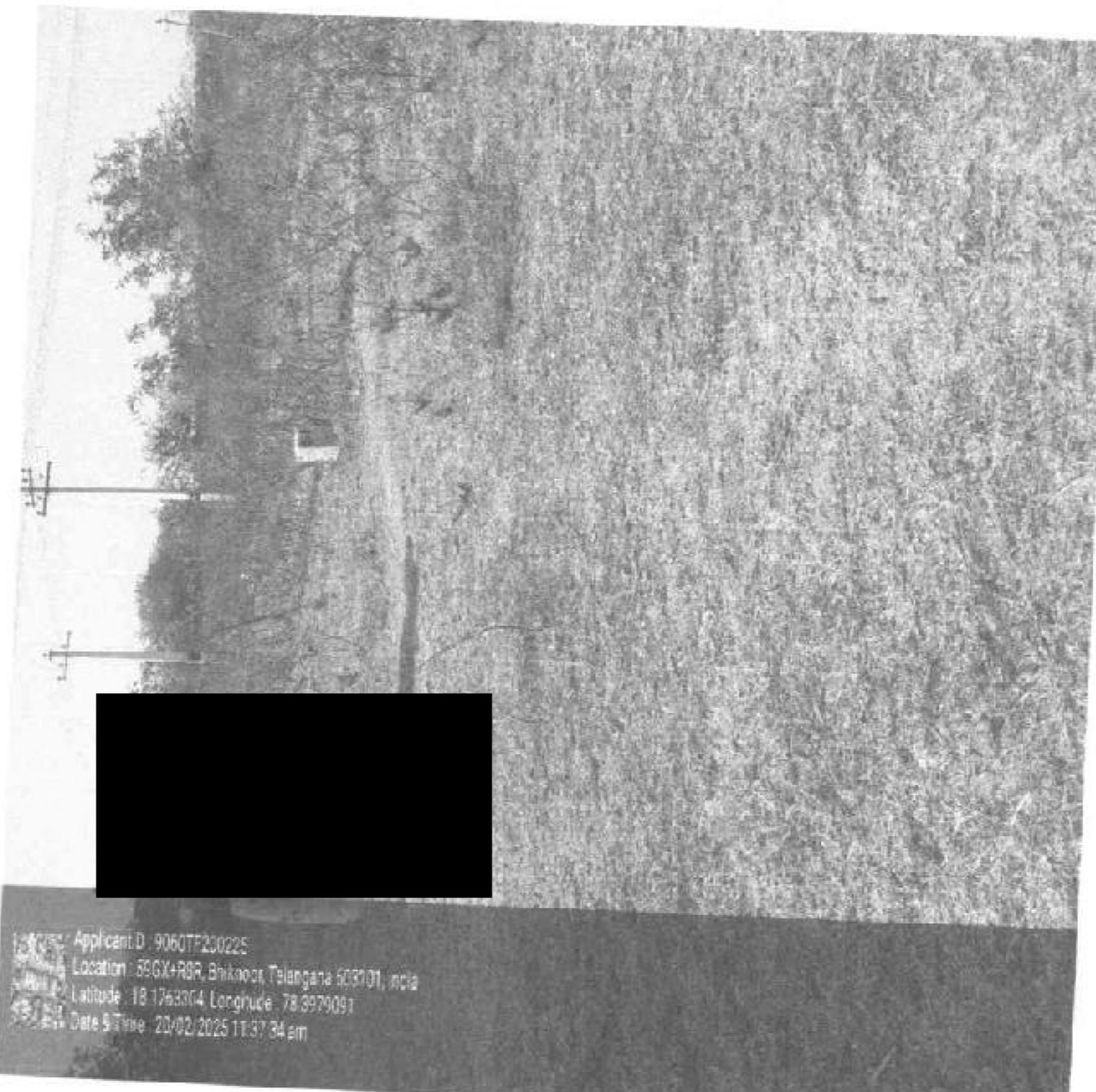
SAMBODH GRAMA PANCHAYAT

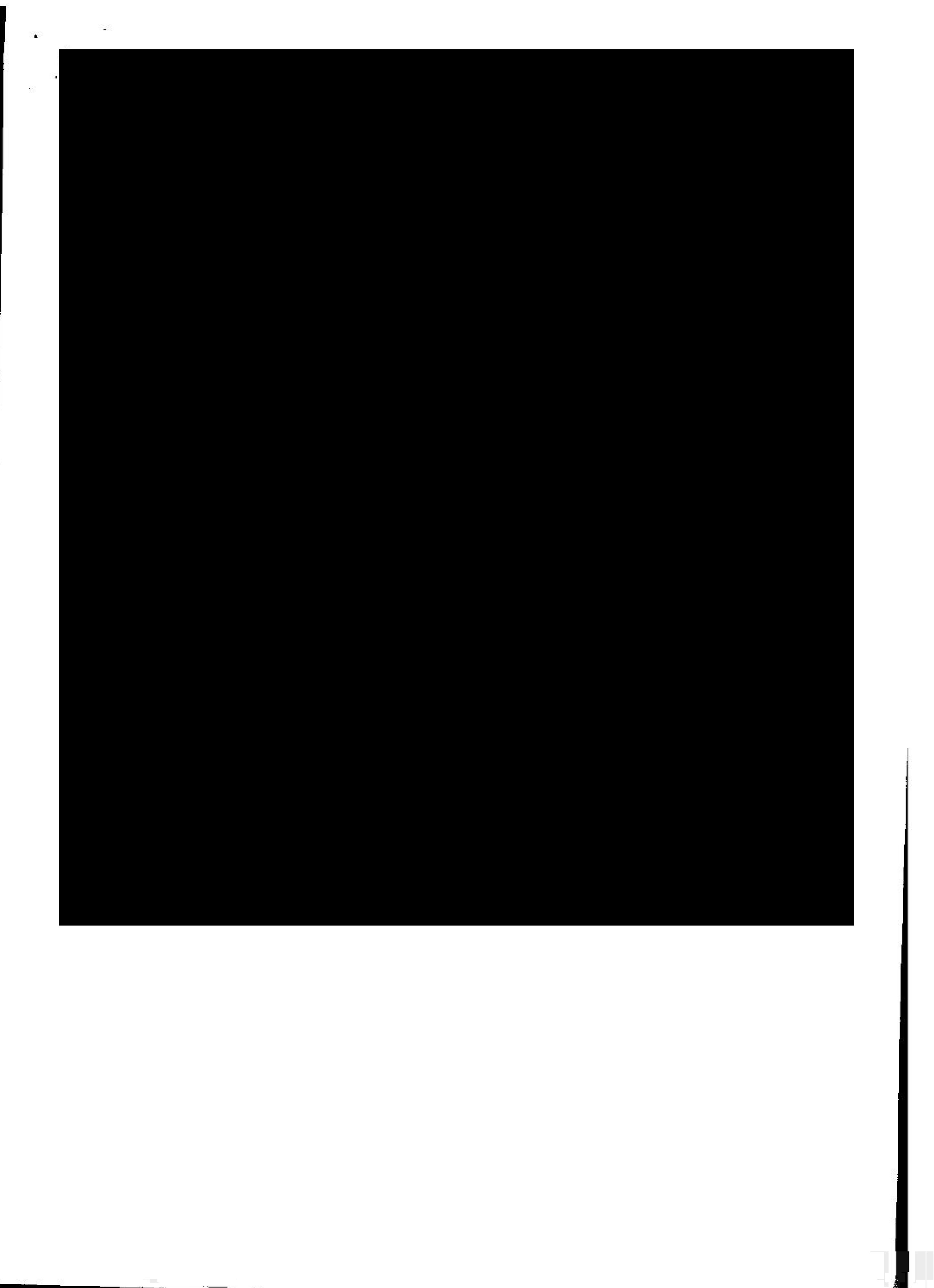
TECHNICAL LAYOUT PATTERN NO. 997-2, 997/2, 997/10, SITUATED AT BHIMDOOR (G.P. & MANDAL) MIZANNAED (DIST) BCBNE : 1st FLOOR.

SEARCH: 1-388-0.

PROPERTY LOCATION TAGGING

Applicatin No. : 9060TF200225
District : Kamareddy
Sub Register Office : Domakonda
Transaction Name : Sale Deed
Executant Details : Singireddy Anasuya
Claimant Details : Arva Hamavathi
House/Flat/Plot No : 51
Property Location : 59GX+R8R, BHIKNOOR, TELANGANA 503101, INDIA
Longitude : 78.398
Latitude : 18.176





Government of Telangana
REGISTRATION AND STAMPS DEPARTMENT

No.: 1806-1-647/2025

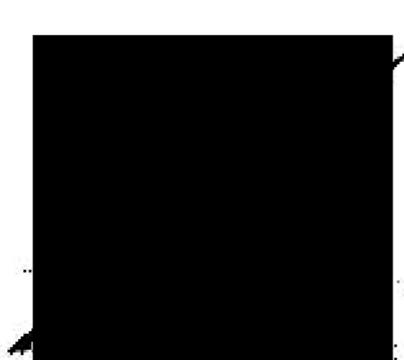
Date: 21/02/2025

CERTIFICATE OF TRANSFER/ MUTATION

As per the powers conferred on the Sub-Registrar under Sub-section (1) of Section 65A of **Telangana Panchayat Raj Act, 2018**, and based on the documentary information furnished by the Applicant, the following transfer is effected in the records of **Bhiknoor**.

VLTN/Assessment No.	[REDACTED]
Survey No.	997,996/6,997/6,997/7,997/8,997/9,997/10,997/2
Plot No.	51
District	KAMAREDDY
Gram Panchayat Name	BHIKNOOR
Locality	BHIKNOOR
Transferor (Name of previous PT Assessee in the Tax Records)	1. SINGIREDDY ANASUYA @ ANUSUYA [REDACTED]
Transferee (Name of PT Assessee now entered in the Tax Records)	1. ARVA HEMAVATHI [REDACTED]
Document Registration No.	1806-647/2025 [1]
Document Registration Date	20/02/2025
Note:	

1. This certificate does not amount to regularization of unauthorized constructions, if any or made against sanctioned plan.
2. This certificate will be deemed to be canceled, if it comes to notice that it has been obtained by Fraud/Deceit or Mistake of Fact.
3. This certificate does not amount to regularization of occupation of government lands or objectionable lands.
4. This certificate is made based on a undertaking furnished by the transferor and transferee. In case the details furnished by them or any one of them are found to be false, they/he/she shall be liable for civil and criminal action.



647/25

Online Challan Proforma [SRO copy]**Challan No: 9060TF200225****Bank Code : HDFC****Payment : NB****Remitter Details**

ARVA HEMAVATHI

Name

PAN Card No

Aadhar Card No

Mobile Number

Address

R/O. MOOSAPET, BALANAGAR, K.V.
RANGAREDDY.**Executant Details**

SINGIREDDY ANASUYA

Name

Address

R/O. KAMAREDDY

Claimant Details

ARVA HAMAVATHI

Name

Address

R/O. MOOSAPET, BALANAGAR, K.V.
RANGAREDDY.**Document Nature**

Sale Deed

Nature of Document

Property Situated
in(District)

KAMAREDDY

SRO Name

DOMAKONDA

Amount Details

12000

Stamp Duty

0

Transfer Duty

4400

Registration Fee

500

User Charges

800

Mutation Charges

50

Haritha Nidhi

17750

TOTAL

Seventeen Thousand Seven
Hundred Fifty Rupees Only

Total in Words

20-02-2025

Date(DD-MM-YYYY)

7620752162425

Transaction Id

Stamp & Signature

Note: Scan the QR code to verify the challan details and go through
 Transaction No. DUHQ25073240

Online Challan Proforma [Citizen copy]**Challan No: 9060TF200225****Bank Code : HDFC****Payment : NB****Remitter Details**

ARVA HEMAVATHI

Name

PAN Card No

Aadhar Card No

Mobile Number

Address

R/O. MOOSAPET, BALANAGAR, K.V.
RANGAREDDY.**Executant Details**

SINGIREDDY ANASUYA

Name

Address

R/O. KAMAREDDY

Claimant Details

ARVA HAMAVATHI

Name

Address

R/O. MOOSAPET, BALANAGAR, K.V.
RANGAREDDY.**Document Nature**

Sale Deed

Nature of Document

KAMAREDDY

Property Situated
in(District)

DOMAKONDA

SRO Name

Amount Details

12000

Stamp Duty

0

Transfer Duty

4400

Registration Fee

500

User Charges

800

Mutation Charges

50

Haritha Nidhi

17750

TOTAL

Seventeen Thousand Seven

Hundred Fifty Rupees Only

20 02-2025

Date(DD-MM-YYYY)

7620752162425

Transaction Id

Stamp & Signature

Note: Scan the QR code to verify the challan details and go through
 refund policy.

Pages: 10

9948526126.