

NO. 652 | 2025

# भारतीय गैरन्यायिक

## एक सौ रुपये

**Rs. 100**

₹. 100

**ONE  
HUNDRED RUPEES**

# **भारत INDIA INDIA NON JUDICIAL**

తెలంగాణ తెలంగాణA TELANGANA

Tran Id: 250220144520904122  
Date: 22-JUL-2024 08:18:33

Date: 20 FEB 2025, 02:48 PM

Purchased By:

#### PENTAGONAL SYSTEM

Page 10000

R/o YELLA

**SALE DEED FOR RS. 37,000/-**

This Deed of sale is made and executed on this 20<sup>th</sup> day of FEBRUARY, 2025. By:-

## NASKANTI KAMAL A

Occupation: House

Wife, R/o. H. No. 6-55, Machareddy Village of Machareddy Mandal, Dist : Kamareddy – 503 111. Aadhar No. [REDACTED] Occupation: House

1 Hereinafter called the "VENDOR" which terms shall mean and include his heirs,  
successors, executors, and legal representatives in interest whatsoever of the One  
Part

IN FAVOUR OF

PENUGONDA SUSHI A

**Occupation:** House

Wife, R/o.H. No.1-95/1, Yellampet Village of Machareddy Mandal, Dist : Kamareddy—  
503144 Aadhar No. [REDACTED] Occupation: House

Hereinafter called the "VENDEE" which the term 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 Place Lies In Sy.No. 276/A/1/1, Total Land of – 1.0000 Acer, Which is Extent of Nala 0.0100 Gts, Which is Converted Agril Land to Non-Agril Land Sy.No.276/A/1/1,(As Per Nala) After Converted to Nala Extent of 0.0100 Gts, Sy.No.276/A/1/1/2, (As Per Dharani). Nala Conversion Proedgs No. 2500082762, Dated : 18/02/2025. Situated at GHANPUR(M) Village of Machareddy Mandal, Dist : Kamareddy, more described in the scheduled here to. The Scheduled property is Purchased property of Vendor. The Scheduled property is Purchased As Agriculter property and Nala Converted At Tahsildar Machareddy Dated : 18/02/2025. Due to family necessities the Vendor has agreed to sell the scheduled property for a consideration of **Rs. 37,000/- (Rupees Thirty Seven Thousand Only)** to the above vendee and the vendee has agreed to purchase the same. As per Revenue Record

Hence the Vendor has sold the said property and received the full consideration of **Rs. 37,000/- (Rupees Thirty Seven 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 vendees, and the Vendor has delivered the vacant possession of the schedule property to the Vendees, and the vendees have taken into the possession of the property.

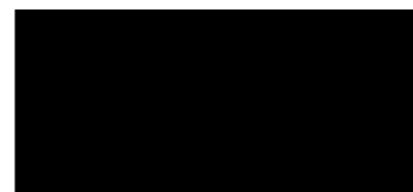
The Vendor hereby further declares that the said property is free from all encumbrances charges and all sort of Govt., dues if any dues arise or any defect found in title, the Vendor hereby declares to clear all dues and defects in title.

**THE VENDOR HEREBY COVENANTS WITH THE VENDEE AS FOLLOWS :**

1. The ' Schedule Property" shall be quietly entered into and upon by the Vendees and shall hold and enjoy the same as absolute owner and possessor without any interruption from the Vendor or any other person or persons claiming through them whomsoever.
2. The Vendor has given the vacant physical possession of the Schedule Property land to the Vendees and the Vendees have 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 Vendees 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 Vendees.
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 Vendees 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 PLACE LIES IN SY.NO. 276/A/1/1,

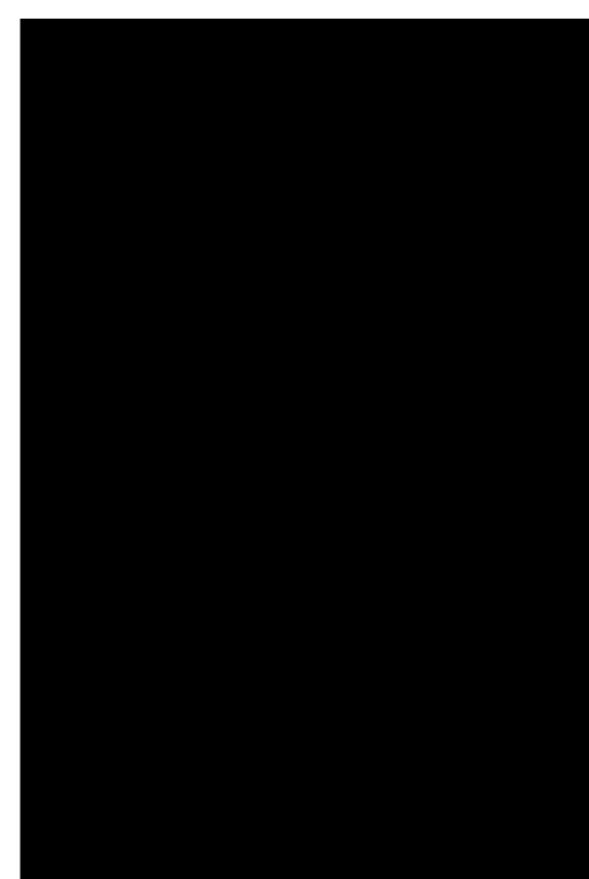
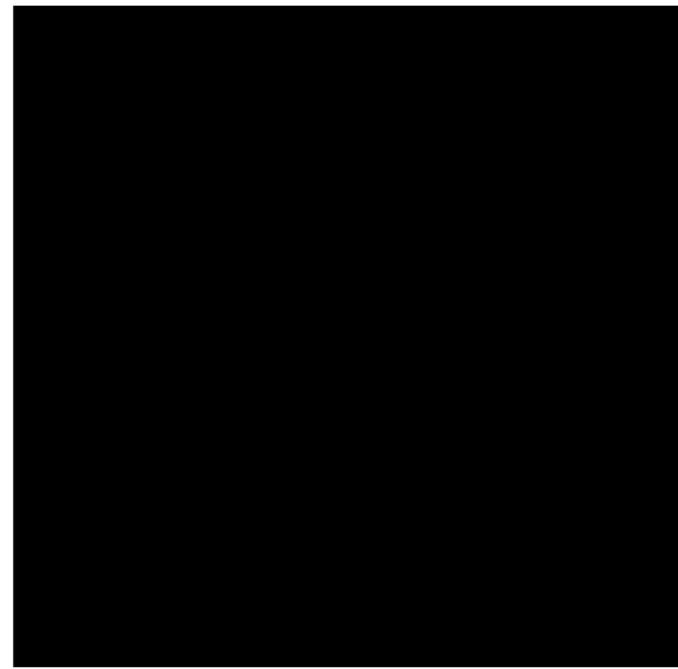
Nala conversion Proedgs No. 2500082762.

Admeasuring of North to South : East side 51'.7" Feet, West side 50' Feet,  
East to West : North side 21'.6" Feet, South side 21'.6" Feet. The Total Area of Plot is  
1089 Sq. Feet = 121 Sq. Yards. As per Plan. Situated at GHANPUR(M) Village of  
Machareddy Mandal Kamareddy Dist. Within the limits of G.P. GHANPUR(M) M.P.  
Machareddy Regn. Sub-Dist: Domakonda, Z.P. & Regn. Dist : Nizamabad.

BOUNDED BY :-

|       |   |                              |
|-------|---|------------------------------|
| NORTH | : | Open Place of Ambati Ashok.  |
| SOUTH | : | Open Place of Neighbours.    |
| EAST  | : | Open Place of Chamali Aruna. |
| WEST  | : | Road.                        |

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.

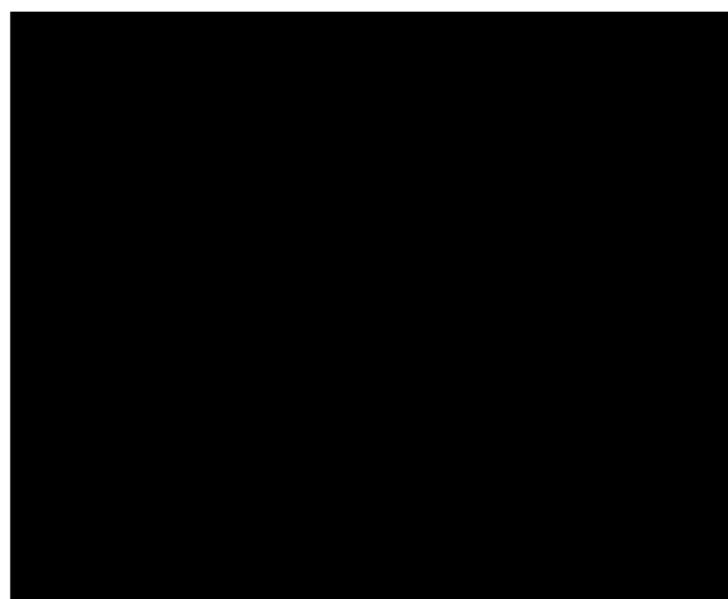
| <b>Survey No.</b> | <b>Extent</b><br><b>Sq.Yards.,</b> | <b>Market Value</b><br><b>Per Sq. Yard.</b> | <b>Total Market</b><br><b>Value.</b> |
|-------------------|------------------------------------|---|--------------------------------------|
| Open Place        | 121 Sq. Yards.                     | Rs. 300/- Per<br>Sq. Yard.                  | Rs. 37,000/-                         |

Lies In Sy.No. 276/A/1/1

Nala conversion Proedgs No. 2500082762

Situated at GHANPUR(M) Village of Machareddy Mandal, Kamareddy Dist.

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



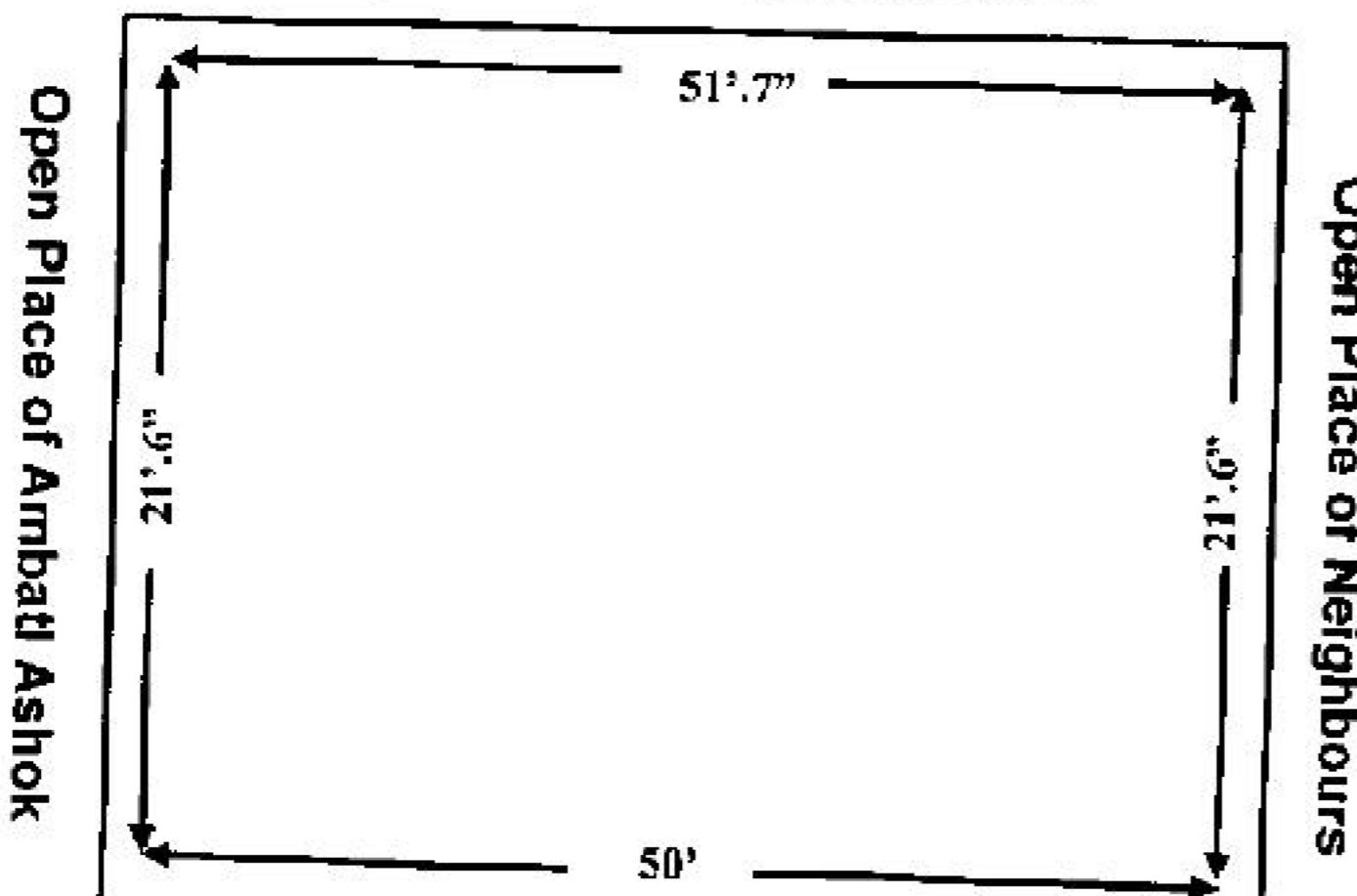
**REGISTRATION PLAN SHOWING OF THE  
OPEN PLACE LIES IN SY.NO. 276/A/1/1**  
**Nala conversion Proedgs No. 2500082762,**  
**SITUATED AT GHANPUR(M) VILLAGE**

**VENDOR : NASKANTI KAMALA,** [REDACTED]

**VENDEE : PENUGONDA SUSHILA,** [REDACTED]

**NOT TO SCALE :**

**Open Place of Chamali Aruna**



**Total Area :**

**The Total Area  
= 1089 Sq. Feet,  
= 121 Sq. Yards**



**Proceedings of the Competent Authority & Talsildar Machareddy Mandal Kamareddy District**

**Present:** K swetha

**Dated:** 18/02/2025

**Proedgs. No.** 2500082762

**Sub.:** NALA Order

**Ref.:**

**Order:**

Sri నాయుడి కుమార సార్ రో గంపుర్(M), Machareddy, Kamareddy has applied for conversion of agriculture land situated in Sy.No 276/A/1/1 extent 1.0000 of Ghanpur(M) Village, Machareddy Mandal, Kamareddy District for the purpose of Non-Agriculture. The request of the applicant is found to be consistent with the provisions of the Act.

Hence, the permission is hereby accorded for conversion of the Agricultural Land into Non-Agricultural purpose on the following terms and conditions:

1. The permission is issued on the request of the applicant and he is solely responsible for the contents made in the application;
2. The proposed land transfer is not in contravention of the following Laws:
  - a. The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973
  - b. The Telangana Scheduled Area Land Transfer Regulation, 1959
  - c. The Telangana Assigned Lands (Prohibition of Transfers Act), 1977
3. The grant of permission can not be construed that the contents of the application are ratified or confirmed by the authorities under the Act.
4. The permission confirms that the conversion fee has been paid under the Act in respect of above Agricultural lands for the limited purpose of conversion into Non-Agricultural purpose.
5. It does not confer any right, title or ownership to the applicant over the above Agricultural Lands.
6. This permission does not preclude or restrict any authority or authorities or any person or persons or any individual or individuals Or others, collectively or severally; for initiating any action or proceedings under any law for the time being in force.
7. The conversion fee paid will not be returned or adjusted otherwise under any circumstances;;
8. The authorities are not responsible for any incidental or consequential actions or any loss occurred to any body or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
9. The authorities reserve the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

**To**

Sri నాయుడి కుమార

**Schedule**

| SI.No. | Village Mandal & District           | Sy.No.    | Total extent (Sy.No. wise) | Extent for which permission granted. | Remarks |
|--------|-------------------------------------|-----------|----------------------------|--------------------------------------|---------|
| 1      | Ghanpur(M) , Machareddy & Kamareddy | 276/A/1/1 | 1.0000                     | 0.0100                               |         |



దరణి | دهري

**Dharani**

Integrated Land Records  
Management System  
Government of Telangana



Sri. Ponguleti Srinivas Reddy  
Hon'ble Minister for Revenue and Housing,  
Information & Public Relations of Telangana



Sri. Anumula Revanth  
Reddy  
Hon'ble Chief  
Minister  
of Telangana

### Land Details Search

#### Search By\*

Survey No./ Sub-Division No.

Pattadar Passbook Number

#### District\*

Kamareddy | కామరెడ్డి

#### Mandal\*

Machareddy | మాచారెడ్డి

#### Village\*

Ghanpur(M) | ఘనపూరం (ఘాట)

Survey No./ Sub-Division No.

276/A/1/1/2

Khata No.

619

EASTW



ENTER CAPTCHA

Fetch Reset

### Land Details

#### District

Kamareddy | కామరెడ్డి

#### Mandal

Machareddy | మాచారెడ్డి

#### Village

Ghanpur(M) | ఘనపూరం (ఘాట)

#### Khata Number

619

#### Survey No./ Sub-Division No.

276/A/1/1/2

#### Pattadar Name

నస్కంటి కమల / నస్కంటి కమల

#### Total Extent (Ac. Gts)

0.0100

#### Caste Category

BC-B

#### Classification of Land

Metta/ Dry

#### Market value of Survey no.(in INR)

18/500

#### Land Status

Signed as NALA

#### Land Type

NALA Land

#### Transaction Status

--0

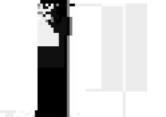
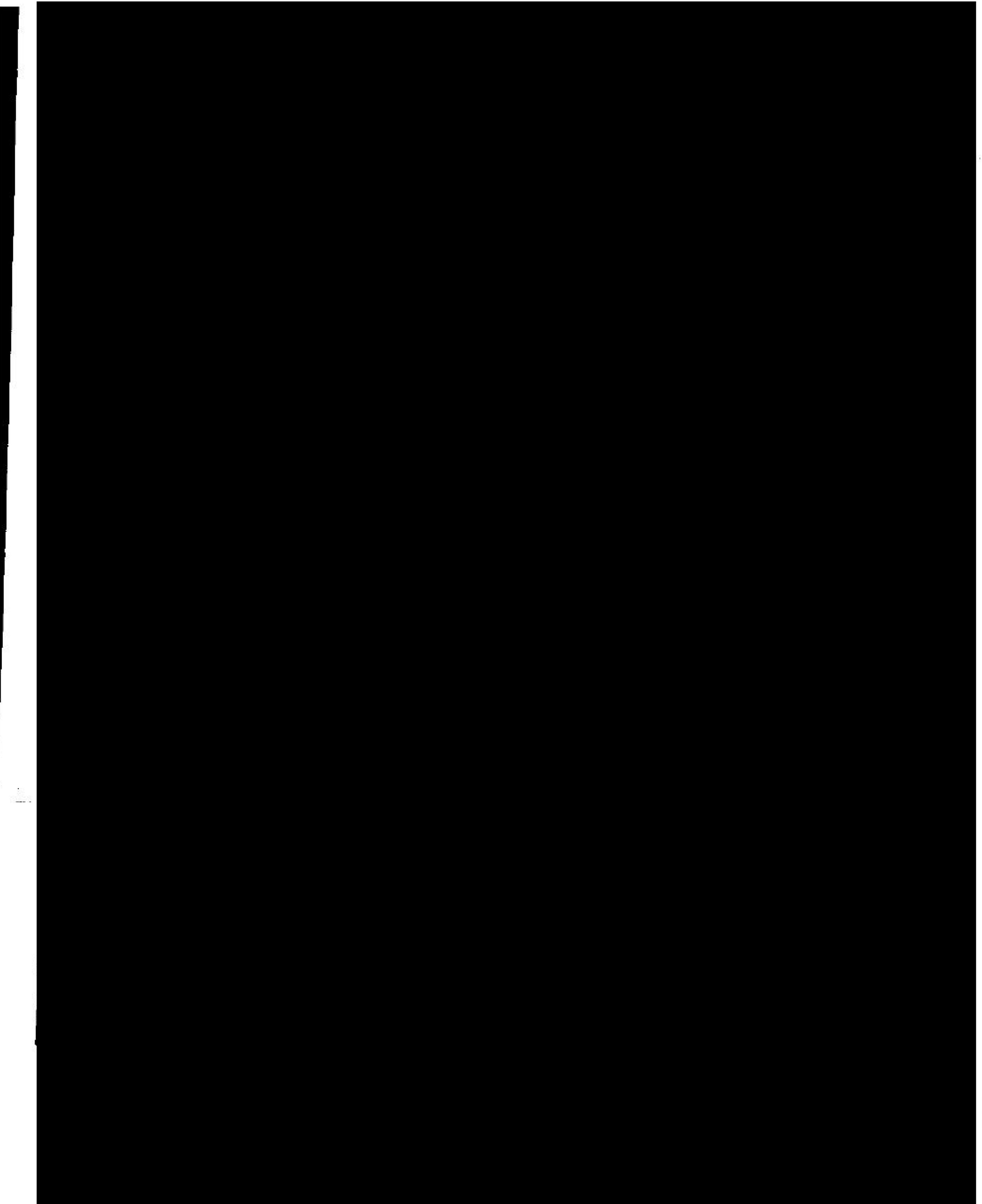
#### eKYC Status

Aadhaar available & e-KYC completed

#### PPB Number

T12110\*\*\*\*\*

Disclaimer: The information provided online is unedited and no editorial audit is conducted.



652/25

**Online Challan Proforma [SRO copy]**

**Challan No: 299WLQ200225**

|                                |                                       |
|--------------------------------|---------------------------------------|
| Bank Code : SBIN               | Payment : NB                          |
| <b>Remitter Details</b>        |                                       |
| Name                           | SUSHILA                               |
| PAN Card No                    |                                       |
| Aadhar Card No                 | [REDACTED]                            |
| Mobile Number                  |                                       |
| Address                        | YELLAMPET                             |
| <b>Executant Details</b>       |                                       |
| Name                           | KAMALA                                |
| Address                        | MACHAREDDY                            |
| <b>Claimant Details</b>        |                                       |
| Name                           | SUSHILA                               |
| Address                        | YELLAMPET                             |
| <b>Document Nature</b>         |                                       |
| Nature of Document             | Sale Deed                             |
| Property Situated in(District) | KAMAREDDY                             |
| SRO Name                       | DOMAKONDA                             |
| <b>Amount Details</b>          |                                       |
| Stamp Duty                     | 1935                                  |
| Transfer Duty                  | 0                                     |
| Registration Fee               | 740                                   |
| User Charges                   | 500                                   |
| Mutation Charges               | 800                                   |
| Haritha Nidhi                  | 50                                    |
| TOTAL                          | 4025                                  |
| Total in Words                 | Four Thousand Twenty Five Rupees Only |
| Date(DD-MM-YYYY)               | 20-02-2025                            |
| Transaction Id                 | 898272173337                          |
| Stamp & Signature              |                                       |

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

**Online Challan Proforma [Citizen copy]**

**Challan No: 299WLQ200225**

|                                |                                       |
|--------------------------------|---------------------------------------|
| Bank Code : SBIN               | Payment : NB                          |
| <b>Remitter Details</b>        |                                       |
| Name                           | SUSHILA                               |
| PAN Card No                    |                                       |
| Aadhar Card No                 | [REDACTED]                            |
| Mobile Number                  |                                       |
| Address                        | YELLAMPET                             |
| <b>Executant Details</b>       |                                       |
| Name                           | KAMALA                                |
| Address                        | MACHAREDDY                            |
| <b>Claimant Details</b>        |                                       |
| Name                           | SUSHILA                               |
| Address                        | YELLAMPET                             |
| <b>Document Nature</b>         |                                       |
| Nature of Document             | Sale Deed                             |
| Property Situated in(District) | KAMAREDDY                             |
| SRO Name                       | DOMAKONDA                             |
| <b>Amount Details</b>          |                                       |
| Stamp Duty                     | 1935                                  |
| Transfer Duty                  | 0                                     |
| Registration Fee               | 740                                   |
| User Charges                   | 500                                   |
| Mutation Charges               | 800                                   |
| Haritha Nidhi                  | 50                                    |
| TOTAL                          | 4025                                  |
| Total in Words                 | Four Thousand Twenty Five Rupees Only |
| Date(DD-MM-YYYY)               | 20-02-2025                            |
| Transaction Id                 | 898272173337                          |
| Stamp & Signature              |                                       |

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

✓  
652

**Government of Telangana**  
**REGISTRATION AND STAMPS DEPARTMENT**

No.: 1806-1-652/2025

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 Ghanpur.

|   |                                 |
|---|---------------------------------|
| <b>VLTN/Assessment No.</b>  | [REDACTED]                      |
| <b>Survey No.</b>   | 276/A/1/1                       |
| <b>Plot No.</b>   | NA                              |
| <b>District</b>   | KAMAREDDY                       |
| <b>Gram Panchayat Name</b>  | GHANPUR                         |
| <b>Locality</b>   | GHANPUR M                       |
| <b>Transferor ( Name of previous PT Assessee in the Tax Records)</b>    | 1. NASKANTI KAMALA [REDACTED]   |
| <b>Transferee ( Name of PT Assessee now entered in the Tax Records)</b> | 1. PENUGONDA SUSHILA [REDACTED] |
| <b>Document Registration No.</b>  | 1806-652/2025 [1]               |
| <b>Document Registration Date</b>                                       | 20/02/2025                      |
| <b>Note:</b>  |                                 |

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.