



Sale Deed  
(SALE DEED)

THIS DEED OF SALE is made and executed on 25 August 2023 by and between:

Sri/Smt./Kumari THONDHUR RAJESHWAR, S/O THONDHUR PEDDA RAJANNA, aged about 45 years, Form 60 --, Occ: Farmer, Residing at 6-25-82, DUBBA, Nizamabad (Urban), Nizamabad South, Nizamabad, Telangana, 503002.

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

IN FAVOR OF

Sri/Smt./Kumari DATRIKA VENUGOPAL, S/O NARAYANA, aged about 41 years, PAN No. AQFPD0539G, Occ: Business, Residing at 11-1-1947/4, GANGASTAN PHASE-1, Kanteshwar, Nizamabad North, Nizamabad, Telangana, 503002.

(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 1.0000 Ac.Gts in Survey No. 453/ep2, Khanapur (V), Nizamabad Rural (M), Nizamabad District having TD-cum-Pass Book Number: T11190110741.

WHEREAS the Vendor has offered to sell the said scheduled property for a consideration of Rs. 1800000 /- (RUPEES EIGHTEEN LAKH ONLY) and the Vendee has agreed to purchase the same. The consideration of Rs. 1800000 /- 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. 1800000 /- 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.

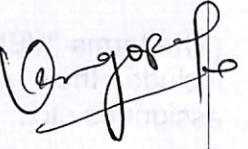
The Vendor hereby covenants with the Vendee as follows:

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

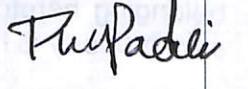
# Presentation Endorsement

Presented in the Office of the Tahsildar & Jt Sub Registrar, Nizamabad Rural along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs.137849.00/- paid between the hours of \_\_\_ and \_\_\_ on the 25th day of August, 2023 by Sri .

## Execution admitted by (Details of all Seller/Buyer under Sec 32A):

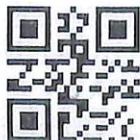
S. No.	Code	Thumb Impression	Photo	Address	Signature
1	SE:INDIVIDUAL	Aadhaar Verified		THONDHUR RAJESHWAR, Address: 6-25-82, DUBBA, Nizamabad (Urban), Nizamabad South, Nizamabad, India	
2	BU:INDIVIDUAL	Aadhaar Verified		DATRIKA VENUGOPAL, Address: 11-1-1947/4, GANGASTAN PHASE-1, Kanteswar, Nizamabad North, Nizamabad, India	

## Identified by Witness:

S. No.	Code	Thumb Impression	Photo	Address	Signature
1	WIT.	Aadhaar Verified		AMAND RAJESH, Address: SANJEEVAIAH COLONY NIZAMABAD,	
2	WIT.	Aadhaar Verified		THONDUR ROOPADEVI, Address: DUBBA NIZAMABAD,	

Date  
26 August 2023

 Signature Of Registering Officer  
Nizamabad Rural



**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 1.0000 Ac.Gts in Khanapur (V), Nizamabad Rural (M), Nizamabad District having TD-cum-Pass Book Number: T11190110741 within the limits of local body and bounded by:

S.No.	Survey No.	Extent Transferred (Ac.Gts)	NORTH	SOUTH	EAST	WEST
1	453/Op2	1.0000	OTHERS:LAND OF NEIGHBOURS	ROAD	OTHERS:LAND OF NEIGHBOURS	OTHERS:LAND OF SAYANNA

**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

Aadhar Number

Address

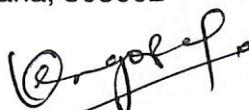
THONDHUR RAJESHWAR

xxxxxxxx9305

6-25-82, DUBBA, Nizamabad (Urban), Nizamabad South, Nizamabad, Telangana, 503002

**VENDEE**

Signature

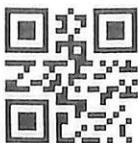


DATRIKA VENUGOPAL

xxxxxxxx0015

11-1-1947/4, GANGASTAN PHASE-1, KANTESHWAR, NIZAMABAD NORTH, NIZAMABAD, TELANGANA, 503002

E-KYC Details as received from UIDAI:			
S. No.	Aadhar Details	Address	Photo
1	Aadhaar No: XXXXXXXX0015  Datrika Venugopal	Datrika Venugopal, Address: S/O: Narayana Datrika, H NO 11-1-1947/4, Gangasthan Phase 1, NA, Nizamabad, INDIA	
2	Aadhaar No: XXXXXXXX9305  Thondhur Rajeshwar	Thondhur Rajeshwar, Address: S/O Thondhur Pedda Rajanna, H.N. 6-25-82, Dubba, NA, Nizamabad, INDIA	
3	Aadhaar No: XXXXXXXX1859  Amand Rajesh	Amand Rajesh, Address: S/O Amand Radha Kishan, H.No.6-15-448, Sanjeevaiah Colony, NA, Nizamabad, INDIA	
4	Aadhaar No: XXXXXXXX1847  Thondur Rupadevi	Thondur Rupadevi, Address: W/O Thondhur Rajeshwar, H.N. 6-25-82, Dubba, NA, Nizamabad, INDIA	





Government of Telangana  
 Tahsildar & Jt. Sub Registrar Office, Nizamabad Rural, Nizamabad  
Undertaking to be filed by Transferee

I do hereby solemnly affirm and state as follows:

I/We intend to purchase from Shri/Smt./Kumari **THONDHUR RAJESHWAR** the following land(s):

Village : Khanapur

S. No.	PPB No.	Survey Number and Sub Division No.	Extent of land
1	T11190110741	453/ep2	1.0000
Total			1.0000

- 1 I/We have verified and satisfied myself with encumbrance particulars to the land and possession and extent on ground.
- 2 I/We have verified the records and satisfied with the seller's title to the land.
- 3 The said land is not Forest, Endowment, Wakf or Government land. The transfer of the land is not prohibited under Section 22A of Registration Act, 1908.
- 4 There is no court order or injunction restraining transfer of the said land.
- 5 The proposed land transfer is not in contravention of the following laws:
- The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973.
  - The Telangana Scheduled Area Land Transfer Regulation, 1970.
  - The Telangana Assigned Lands (Prohibition of Transfers) Act, 1977.

**Declaration**

I/We have carefully read and understood  / clearly been made aware  of the above contents and. I/We declare that the particulars furnished above are true. I/We will be liable for criminal and civil action, if it is proved otherwise at any point of time.

Place	Kanteshwar	Name	DATRIKA VENUGOPAL
Date	26/08/2023	S/O	NARAYANA
		R/o Village	Kanteshwar
		Mandal	Nizamabad North
		PPB No.	

**Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of the instruments.**

<b>In the form of</b>								
Description of Fee/Duty	Stamp Paper	Challan u/S 41 of Is Act	E-challan	Cash	T-App	Stamp duty u/S 16 of Is Act	DD/BC/Pay Order	Total
Stamp Duty	0.00	0	99000	0	0	0.00	0	99000
Transfer Duty	0	0	27000	0	0	0	0	27000
Reg Fee	0	0	9000	0	0	0	0	9000
User Charges	0	0	0	0	0	0	0	0
PPB Charges	0	0	300	0	0	0	0	300
Mutation Charges	0	0	2499	0	0	0	0	2499
Haritha Nidhi	0	0	50	0	0	0	0	50
<b>Total</b>	<b>0.00</b>	<b>0</b>	<b>137849</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>137849</b>

Total Deficit amount for document is Rs. 0/-.

Rs. 126000 towards Stamp Duty including T.D Under Section 41 of I.S Act,1899 and Rs 9000/- towards Registration Fees on the chargeable value of Rs 1800000/- was Paid by the party through E-Challan/BC/Pay Order No. REG2300649546 dated 25-08-2023 of SBIN/.

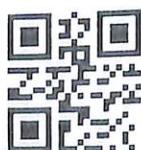
#### **Online Payment Details received from SBI e-PAY**

(1).AMOUNT PAID Rs: 137849.00/- DATE: 25-08-2023, BANK NAME:SBIN, BRANCH NAME: , BANK REFERENCE NO: SBIEP22038202308254955462, PAYMENT CODE: ,ATRN: 4124483468825,REMITTER NAME: DATRIKA VENUGOPAL, EXECUTANT NAME: THONDHUR RAJESHWAR, CLAIMANT NAME: DATRIKA VENUGOPAL.



**Signature Of Registering Officer  
Nizamabad Rural**

Date,  
26 August 2023





Government of Telangana

Tahsildar & Jt. Sub Registrar Office, Nizamabad Rural, Nizamabad

Undertaking to be filed by the Transferor

I/We do hereby solemnly affirm and state as follows:

I/We intend to transfer to Shri/Smt./Kumari DATRIKA VENUGOPAL the following land(s):

Village : Khanapur

S. No.	PPB No.	Survey Number and Sub Division No.	Extent of land
1	T11190110741	453/ep2	1.0000
Total			1.0000

- 1 I/We are the absolute owner and possessor of the above said lands. The extents of land owned by me/us mentioned herein are correct.
- 2 I or we have not sold the said land to anyone else.
- 3 There is no court order or injunction restraining transfer of the said land.
- 4 The proposed land transfer is not in contravention of the following laws:
- The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973.
  - The Telangana Scheduled Area Land Transfer Regulation, 1970.
  - The Telangana Assigned Lands (Prohibition of Transfers) Act, 1977.
- 5 The said land is not Forest, Endowment, Wakf or Government land. The transfer of the land is not prohibited under  Section 22A of Registration Act, 1908.

**Declaration**

I/We have carefully read and understood  / clearly been made aware  of the above contents and I/We declare that the particulars furnished above are true. I/We will be liable for criminal and civil action, if it is proved otherwise at any point of time.

*T. Rajeshwar*

Place	Nizamabad (Urban)	Name	THONDHUR RAJESHWAR
Date	26/08/2023	S/O	THONDHUR PEDDA RAJANNA
		R/o Village	Nizamabad (Urban)
		Mandal	Nizamabad South
		PPB No.	T11190110741

## Certificate of Registration

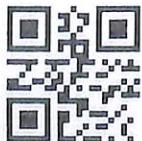
Registered as document no. 600 of 2023 of Book1 and assigned the identification number 1-6228-600-2023 for Scanning on 26 August 2023.



Signature Of Registering Officer  
(Nizamabad Rural )  
J Anurodh

  
Book1,CS No. 2300678210 & Doc No \_600 / 2023 \_ Sheet 4 of 4 Tahsildar & Jt Sub Registrar  
Nizamabad Rural

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తెలంగాణ ప్రభుత్వము  
ప్రాంతాధికు పేసు పుస్కరం  
భూమి యాజమానీ మార్కెట్



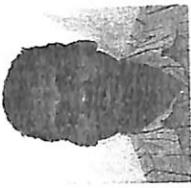
జిల్లా: నిజామాబాద్  
మార్కెట్: నిజామాబాదు  
మార్కెట్ నం: రూరాఫూలుం: శాస్త్రార్

T1190110741



పోస్ట్ నెం.:

భూతానెం.: 2055



1. విధానాధుకు విధానాధుకు: శోయూర్ రాజేశ్ కుర్  
2. తండ్రి / అన్నపురు: శోయూర్ పెద్ద రాజేన్  
3. ప్రీ / పురుషుడు: Male  
4. విరుద్ధాన్నా: శాస్త్రార్  
5. కులము: BC-D  
6. అర్థార్ సంఖ్య: XXXXXXXX9305  
7. పణ్ణారు సంతకం ఎడవు / కలిగేతిషీలు: +91-9849512345



01

శాస్త్రార్ సంతకం  
GOVERNMENT

శాస్త్రార్ సంతకం

02

## తెలంగాణ ప్రభుత్వము

జల్లు : నిజామాబాద్

డివిజన్ : నిజామాబాదు

మండలం : నిజామాబాదు/యారల్

గ్రామం : ఖానాపూర్

వ్యవసాయీ భూమి వివేరించేలు

తేది: 25-04-2018

క్ర.సం.	సర్వే నెం. / సంక్రితి నెం.	విస్తీర్ణము వ. సు.	భూమి పొందిన పడ్డత	రిమార్పులు	పాశీల్సర్ సంతకం
1	453/అp2	1.0000	కొనుగోలు	పట్ట	
పూర్తి విస్తీర్ణము		1.0000			

T. Rakeshwar

03

## FORM NO. 60

[See second proviso to rule 114B]

### Form of declaration to be filed by a person who does not have a permanent account number and who enters into any transaction specified in rule 114B

1. Full name and address of the declarant Manohur Rajeshwar
2. Particulars of transaction Sale deed
3. Amount of the transaction 180000/-
4. Are you assessed to tax ? Yes /No
5. If yes,
  - (i) Details of Ward/ Circle/ Range where the last return of income was filed?
  - (ii) Reasons for not having permanent account number?
6. Details of the document being produced in support of address in column (1)

I, Manohur Rajeshwar *Verification* do hereby declare that what is stated above is true to the best of my knowledge and belief.

Verified today, the Saturday of 26.08.2023

Date : 26.08.2023  
Place : NT Damabcd

T-Rajeshwar  
Signature of the declarant

Instructions : Documents which can be produced in support of the address are :-

- (a) Ration Card
- (b) Passport
- (c) Driving licence
- (d) Identity Card issued by any institution
- (e) Copy of the electricity bill or telephone bill showing residential address
- (f) Any document or communication issued by any authority of the Central Government, State Government or local bodies showing residential address
- (g) Any other documentary evidence in support of his address given in the declaration.



భారత సర్కార



భారత విశేష గుర్తింపు ప్రాదికార సంస్థ

భారత ప్రభుత్వం

Unique Identification Authority of India  
Government of India

నమోదు సంఖ్య / Enrollment No. : 1177/00219/00961

22/04/2012

To  
Thondhur Rajeshwar  
తండుర్ రాజేశ్వర్  
S/O Thondhur Pedda Rajanna  
H.N. 6-25-82  
Dubba  
Nizamabad  
Nizamabad  
Subhashnagar, Nizamabad  
Andhra Pradesh - 503002  
9553066735



UF265172464IN

26517246



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

**5276 9738 9305**

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

తండుర్ రాజేశ్వర్  
Thondhur Rajeshwar

పుట్టిన సంవత్సరము / Year of Birth: 1978  
పురుషుడు / Male



5276 9738 9305



ఆధార్ - సామాన్యని హక్కు



Government of India



AADHAAR

సమాచారం

- ఆధార్ గుర్తింపుకు ధృవీకరణ, పొరస్తావ్యాపికి కాదు.
- గుర్తింపుకు ధృవీకరణ అనేదని ఆఫంటిషన్ ల్యాప్ పొందవచ్చు.

## INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- ఆధార్ దేశమంతరా అమోదించబడుతుంది.
- ఆధార్ భవిష్యత్తులో ప్రభుత్వ పురియు ప్రభుత్వేతర సేవలు అందచేయడంలో సహాయపడుతుంది.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



భారత విశేష గుర్తింపు ప్రాదికార సంస్థ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

విరుద్ధమా: S/O తండుర్ రాజేశ్వర్  
ఇంటి సంఖ్య 6-25-82, దుబ్బా, నిజామాబాద్  
నిజామాబాద్, సాధ్రా, సగర్, నిజామాబాద్,  
అంధ్రా ప్రాదేశ్, 503002

Address: S/O Thondhur  
Pedda Rajanna, H.N.  
6-25-82, Dubba, Nizamabad,  
Nizamabad, Subhashnagar,  
Andhra Pradesh, 503002



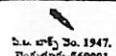
1947  
1600 180 1947



help@uidai.gov.in



www.uidai.gov.in



పత్రాలు No. 1947,  
కోడ్: 566901



आयकर विभाग  
INCOME TAX DEPARTMENT



स्थायी लंगड़ा संख्या कार्ड  
Permanent Account Number Card

AQFPD0539G

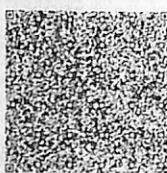
नाम / Name  
DATRIKA VENUGOPAL

पिता का नाम / Father's Name  
NARAYANA DATRIKA

जन्म की तारीख /  
Date of Birth  
01/08/1982

*Venugopal*  
हस्ताक्षर / Signature

भारत सरकार  
GOVT. OF INDIA



22022021

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:

आयकर पैन सेवा इन्हॉ, पुन एस डी पैन

चौथी मंजिल, नंदी स्टर्लिंग,

प्लॉट नं. 341, सर्वे नं. 997/8,

मॉडल कॉलोनी, दीप बंगला चौक के पास,

पुणे - 411 016.

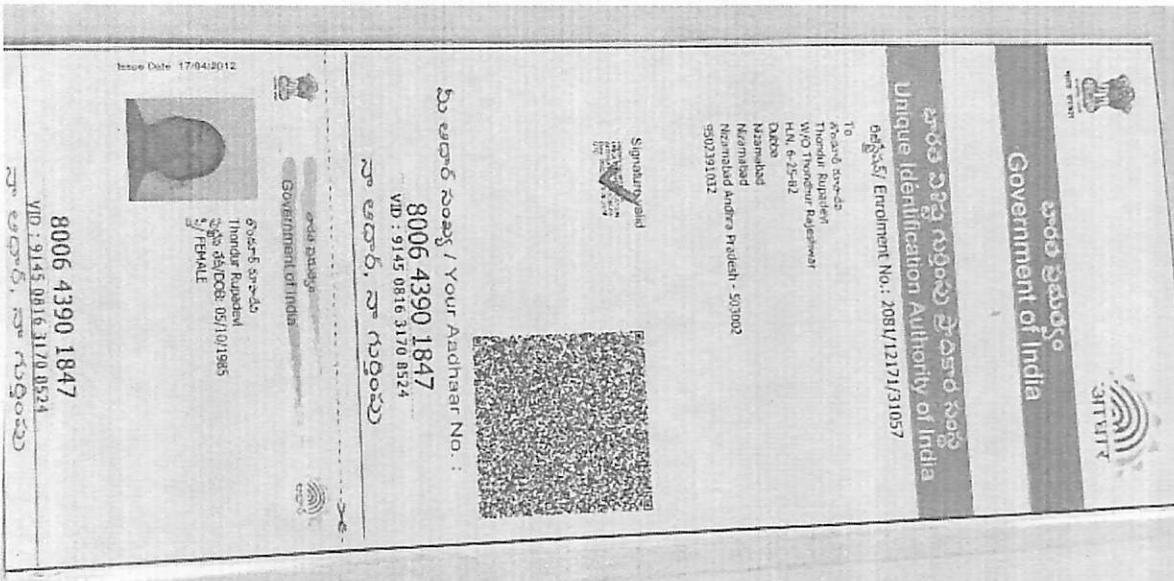
*If this card is lost / someone's lost card is found,  
please inform / return to :*

Income Tax PAN Services Unit, NSDL,  
4th Floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [tininfo@nsdl.co.in](mailto:tininfo@nsdl.co.in)



*Q. goel*



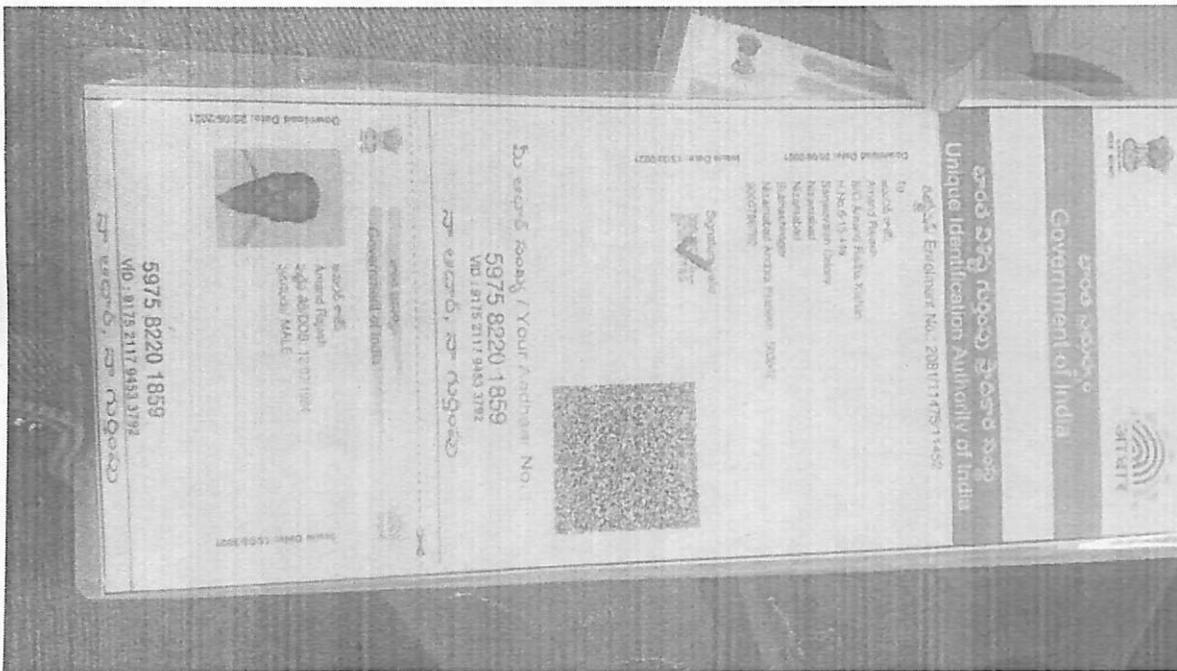
## Träkshem

WTG  
950 23 910.91

Rudakie



...



+ Rakesh

W (R)  
9000 786.762