



**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.




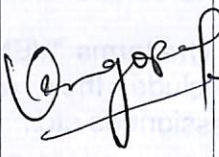
The Vendor hereby covenants with the Vendee as follows:

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


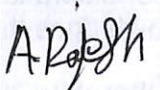

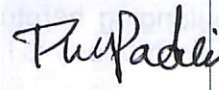
# Presentation Endorsement

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,<br>Address: 6-25-82, DUBBA, Nizamabad (Urban), Nizamabad South, Nizamabad, India         |   |
| 2      | BU:INDIVIDUAL | Aadhaar Verified |  | DATRIKA VENUGOPAL,<br>Address: 11-1-1947/4, GANGASTAN PHASE-1, Kanteshwar, Nizamabad North, Nizamabad, India |  |

## Identified by Witness:

| S. No. | Code | Thumb Impression | Photo   | Address   | Signature   |
|--------|------|------------------|---|---|---|
| 1      | WIT. | Aadhaar Verified |  | AMAND RAJESH,<br>Address: SANJEEVAIAH COLONY NIZAMABAD, |  |
| 2      | WIT. | Aadhaar Verified |  | THONDUR ROOPADEV, Address: DUBBA NIZAMABAD,             |  |

Date  
26 August 2023

Signature Of Registering Officer  
Nizamabad Rural

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**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/ep2    | 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

Name

Aadhar Number





Address



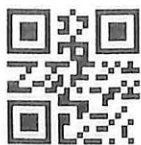
DATRIKA VENUGOPAL

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<br>Datrika Venugopal  | Datrika Venugopal,<br>Address: S/O:<br>Narayana Datrika, H<br>NO 11-1-1947/4,<br>Gangasthan Phase 1,<br>NA, Nizamabad,<br>INDIA |    |
| 2                                     | Aadhaar No: XXXXXXXX9305<br>Thondhur Rajeshwar | Thondhur Rajeshwar,<br>Address: S/O<br>Thondhur Pedda<br>Rajanna, H.N. 6-25-82,<br>Dubba, NA,<br>Nizamabad, INDIA               |    |
| 3                                     | Aadhaar No: XXXXXXXX1859<br>Amand Rajesh       | Amand Rajesh,<br>Address: S/O Amand<br>Radha Kishan,<br>H.No.6-15-448,<br>Sanjeevaiah Colony,<br>NA, Nizamabad,<br>INDIA        |   |
| 4                                     | Aadhaar No: XXXXXXXX1847<br>Thondur Rupadevi   | Thondur Rupadevi,<br>Address: W/O<br>Thondhur Rajeshwar,<br>H.N. 6-25-82, Dubba,<br>NA, Nizamabad,<br>INDIA                     |  |

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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<br>No. | Extent of<br>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

Date 26/08/2023

Name  DATRIKA VENUGOPAL

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.

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

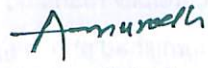
Total Deficit amount for document is Rs. 0/-.

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,REMMITER NAME: DATRIKA VENUGOPAL, EXECUTANT NAME: THONDHUR RAJESHWAR, CLAIMANT NAME: DATRIKA VENUGOPAL.

Date  
26 August 2023

  
Signature Of Registering Officer  
Nizamabad Rural

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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<br>No. | Extent of<br>land |
|--------|--------------|---------------------------------------|-------------------|
| 1      | T11190110741 | 453/ep2                               | 1.0000            |
| Total  |              |                                       | 1.0000            |

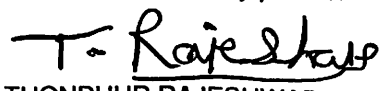
- 1 I/We are the absolute owner and possessor of the above said lands. The extents of land owned by me/us mentioned herein are correct. ☒
- 2 I or we have not sold the said land to anyone else. ☒
- 3 There is no court order or injunction restraining transfer of the said land. ☒
- 4 The proposed land 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. ☒


Place Nizamabad (Urban)

Date 26/08/2023

  
Name THONDHUR RAJESHWAR  
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

| No.   | Buyer No.          | Buyer Number and Sub Division | Extent of |
|-------|--------------------|-------------------------------|-----------|
| 1     | 11120-10711-103202 |                               | 1.0000    |
| Total |                    |                               | 1.0000    |







తెలంగాణ ప్రభుత్వము  
పట్టాదారు పాసు పుస్తకం  
భూమి యజమాన్య హక్కు పత్రం

*(Signature)*

జిల్లా: నిజామాబాద్ డివిజన్: నిజామాబాదు  
మండలం: నిజామాబాదు రూరల్ గ్రామం: ఖానాపూర్

T11190110741



పాస్ బుక్ నెం.: 2055



ఖాతా నెం.: 2055



1. పట్టాదారు పేరు ఇంటిపేరుతో : టొందూర్ రాజేశ్వర్
2. వండ్రి / భర్త పేరు : టొందూర్ పెద్ద రాజన్న
3. స్త్రీ / పురుషుడు : Male
4. చిరునామా : ఖానాపూర్
5. కులము : BC-D
6. ఆధార్ సంఖ్య : XXXXXXXXX9305
7. పట్టాదారు సంతకం ఎడమ / కుడి చేతి వేలిముద్ర

*(Signature)*



*(Signature)*

తహశీల్దార్ సంతకం

01

*(Signature)*

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తెలంగాణ ప్రభుత్వము

జిల్లా : నిజామాబాద్

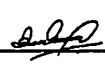
డివిజన్: నిజామాబాదు

మండలం: నిజామాబాదు రూరల్

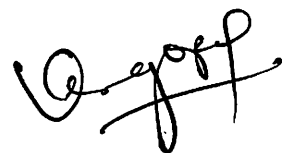
గ్రామం: ఖానాపూర్

వ్యవసాయ భూమి వివరములు

తేది: 25-04-2018

| క్ర.సం.            | సర్వే నెం. /<br>సబ్ డివిజన్ నెం. | విస్తీర్ణము<br>ఎ. గు. | భూమి పొందిన<br>పద్ధతి | రిమార్కులు | తహశీల్దార్ సంతకం  |
|--------------------|----------------------------------|-----------------------|-----------------------|------------|---|
| 1                  | 453/అp2                          | 1.0000                | కొనుగోలు              | పట్టా      |  |
| పూర్తి విస్తీర్ణము |                                  | 1.0000                |                       |            |   |

T. Ramesh



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## 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 Manoj Kumar Rajeshwar
2. Particulars of transaction Salad
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, Manoj Kumar Rajeshwar do hereby declare that what is stated above is true to the best of my knowledge and belief.

Verified today, the Saturday day of 26.08.2023

Date : 26.08.2023

Place : Aligarh

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 విశిష్ట గుర్తింపు ప్రాధికార సంస్థ

భారత ప్రభుత్వం  
Unique Identification Authority of India  
Government of India

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

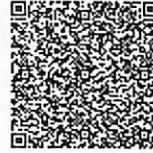
22/04/2012

To  
Thondhur Rajeshwar  
తొండుర్ 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

తొండుర్ రాజేశ్వర్  
Thondhur Rajeshwar



పుట్టిన సంవత్సరం / Year of Birth: 1978  
పురుషుడు / Male

**5276 9738 9305**



ఆధార్ - సామాన్యని హక్కు

*Thondhur Rajeshwar*

*Thondhur Rajeshwar*



సమాచారం

- ఆధార్ గుర్తింపుకు ధృవీకరణ, పౌరసత్వానికి కాదు.
- గుర్తింపుకు ధృవీకరణ ఆన్‌లైన్ అథెంటికేషన్ ద్వారా పొందవచ్చు.

### INFORMATION

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

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



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O తొండుర్ పెద్ద రాజన్న  
ఇంట సంఖ్య 6-25-82, దుబ్బా, నిజామాబాద్  
నిజామాబాద్, సుబాష్ నగర్, నిజామాబాద్  
ఆంధ్రా ప్రదేశ్, 503002

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


1947  
1800 180 1947

help@uidai.gov.in

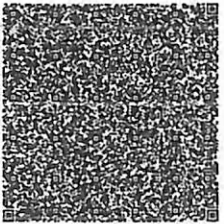
www.uidai.gov.in

పి.ఎ. బాక్స్ నెం. 1947,  
మొగలగూడ-560001

*Handwritten signature*



భారత ప్రభుత్వం  
Unique Identification Authority of India



అధార్


వి.నామూ:  
S/O: నారాయణ దత్త, ఇంటి నెం 11-1-1947/4,  
గంగాస్థాన ఫేజ్ 1, నీజామాబాద్, నీజామాబాద్,  
తెలంగాణ - 503002

Address:  
S/O: Narayana Dattika, H NO 11-1-1947/4,  
Gangasthan Phase 1, Nizamabad,  
Nizamabad, Nizamabad,  
Telangana - 503002


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దత్త వేణుగోపాల్  
Dattika Venugopal  
పురుషుడు/ MALE  
జన్మ తేదీ/DOB: 01/08/1982

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నా అధార్, నా నుండి

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INCOME TAX DEPARTMENT

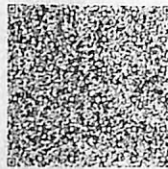


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स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AQFPD0539G



22022021

नाम / Name  
DATRIKA VENUGOPAL

पिता का नाम / Father's Name  
NARAYANA DATRIKA

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

हस्ताक्षर / Signature

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

आयकर पैन सेवा इकाई, एन एस डी एल  
चीधी मंजिल, मंत्री स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.






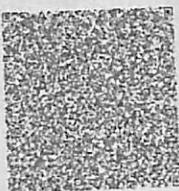



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please inform / return to :*

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





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| To<br>Konduri sree-dh<br>Thondur Rajadheri<br>V/O Thondur Rajadheri<br>H.N. 6-25-82<br>Daksh<br>Narasimhad<br>Narasimhad<br>Narasimhad Andhra Pradesh - 503003<br>9902391012 |  |
| Signature/జిల్లి<br>  |  |
| మీ ఆధార్ సంఖ్య / Your Aadhaar No. :<br>8006 4390 1847<br>UID : 9145 0816 3170 8524<br>నా ఆధార్, నా గుర్తింపు   |  |
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| విశిష్ట గుర్తింపు<br>Thondur Rajadheri<br>పిన్ కోడ్: 05/10/1985<br>M/F: FEMALE   |  |
| Issue Date: 17-04-2012   |  |
|   |  |
| 8006 4390 1847<br>UID : 9145 0816 3170 8524<br>నా ఆధార్, నా గుర్తింపు  |  |

WTD

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T. Rakesh Kumar

Andhaka


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