

CS No. 13198/19

Doubt: 12861 7 2019



తెలంగాణ తేలంగానా TELANGANA

89/88-13/11/19 Rs. 100  
Mangilal Punaram Sirvi  
Punaram Sirvi  
Self & Hye

W 804532

SHANKER SINGH  
LICENSED STAMP VENDOR  
LIC. No. 15-12-19-2017  
H. No. 13-4-2119, LAGHAL KA DALA  
RING ROAD, NEAR LARGER HOUSE NO. 008  
HYDERABAD(SOUTH) DISTRICT  
PHONE No. 040-23515463

### SALE DEED

This Deed of Sale is made and executed on this the 14<sup>th</sup> day of **NOVEMBER 2019**, at S.R.O., Gandipet, Ranga Reddy District, by:-

**SRI. S. DINESH KUMAR S/O. SRI. S. RAKKARAM,**  
Aged about 39 years, Occupation : Business,  
Resident of H.No.2-79, Khanapur Village, Gandipet Mandal,  
Ranga Reddy District. Aadhar No.4525 8290 0346.

Hereinafter called the VENDOR which term shall mean and include all his heirs and executors, successors, legal representatives, nominees and assignees etc.,

### IN FAVOUR OF

**SRI. MANGILAL PUNARAM SIRVI S/O. SRI. PUNARAM SIRVI,**  
Aged about 40 years, Occupation : Business,  
Resident of H.No.1-78/1, Khanapur Village, Gandipet Mandal,  
Ranga Reddy District. Aadhar No.4601 2445 5965.

Hereinafter called the VENDEE which term shall mean and include all his heirs and executors, successors, legal representatives, nominees and assignees etc.,

Dinesh

Contd.....2



Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/s 41 of IS Act	E-Challan	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	10080	0	0	0	10160
Transfer Duty	NA	0	3810	0	0	0	3810
Reg. Fee	NA	0	1270	0	0	0	1270
User Charges	NA	0	100	0	0	0	100
Total	100	0	15240	0	0	0	15340

Rs. 13870/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1270/- towards Registration Fees on the chargeable value of Rs. 253500/- was paid by the party through E-Challan/BC/Pay Order No. 919R5B131119 dated, 13-NOV-19 of, SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 15240/-, DATE: 13-NOV-19, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 0815637093418, PAYMENT MODE: CASH-1000200, ATRN: 0915637093418, REMITTER NAME: MANGILAL PUNARAM SIRVI, EXECUTANT NAME: S. DINESH KUMAR, CLAIMANT NAME: MANGILAL PUNARAM SIRVI).

Date:

14th day of November, 2019

Signature of Registering Officer  
Gandipet

Bk - 1, CS No 13198/2019 & Doct No

12861/2019

Sheet 2 of 8

Sub Registrar  
Gandipet

1వ పుస్తకము

సం. శ. 19

పు..... గా రిజిస్టరు చేయబడి

స్కానింగు నిమిత్తం ఎక్సైజు లేదు.....

1వ ..... ధృవీకరించబడి.

20 సం. .... తది.

నిజానికి ధృవీకరించబడి

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That, the Vendor hereby delivered the vacant, physical peaceful possession of the schedule mentioned property to the Vendee TO HAVE AND TO HOLD the same absolutely and forever.

That the rights, titles, interest have been transferred in favour of the Vendee, and the Vendor has paid all the taxes, dues in respect of the schedule property upto date of this deed.

That, the Schedule property is free from all kinds of encumbrances, charges, mortgages, liens, hypothecations, litigations, prior sales, gifts, wills and other court attachments etc., and the Vendor has full and absolute authority to sell the same to the vendee absolutely and forever.

That the Vendor hereby covenant declare that the Vendor is the absolute owner of the schedule property hereby sold and the Vendor has every right, title ownership, authority and competency to sell, transfer alienate and dispose off the schedule land absolutely in favour of the Vendee herein.

That the Vendor further covenant with the Vendee that if the Vendee is deprived of whole or any part on account of any defect in the Vendor's title, the Vendor shall indemnify and compensate the Vendee against the same.

That, the Vendee shall hold and enjoy the schedule property as an absolute owner as Vendee's likes without any let or hindrance either from the Vendor or any other person or persons whomsoever.

That the Vendor shall indemnify and keep the Vendee indemnified from all losses, expenses and other damages in respect of the scheduled property hereby conveyed.

That, the Vendor hereby handover the Sale Deed and other concerned papers of the schedule property to the Vendee.

That, the land affected by this Document is not an assigned land as defined in Section 2(1) Act No.9 of 1977.

That the Market value of the said property is **Rs.3,000/-** per Sq.Yard, thus the total value comes to **Rs.2,53,500/- (Rupees Two Lakh Fifty Three Thousand and Five Hundred only).**

Contd.....4..

Dinesh



**SCHEDULE OF THE PROPERTY**

All that the **Plot No. 2/Part (Eastern Part)**, admeasuring **84.5 Sq.Yards** or **70.64 Sq.Mtrs.**, in **Survey No.41/28** (as per Pass book), in **Survey No.41/28** (as per ROR and Phani), Situated at **KHANAPUR VILLAGE**, Gandipet Mandal, Ranga Reddy District., and bounded as follows:-

**NORTH** : **Land of G. Bhoopal Reddy.**  
**SOUTH** : **20' Wide Road.**  
**EAST** : **Plot No.3.**  
**WEST** : **Plot No.1 & 2/P (W/P).**

And more clearly delineated in the Plan annexed hereto, and marked in RED Colour.

IN WITNESSES WHEREOF, the Vendor and Vendee have signed on this Deed of Sale with free will and consent on this the day, month and year first above mentioned.

WITNESSES:

1. V. *Ramindra Reddy*

2. *[Signature]*

*Dinesh*  
**VENDOR**

**MANJILAL**  
**VENDEE**

Registration Plan showing the Plot No. 2/Part (Eastern Part), in Survey No.41/2 (as per Pass book), in Survey No.41/2 (as per ROR and Phani), Situated at KHANAPUR VILLAGE, Gandipet Mandal, Ranga Reddy District.

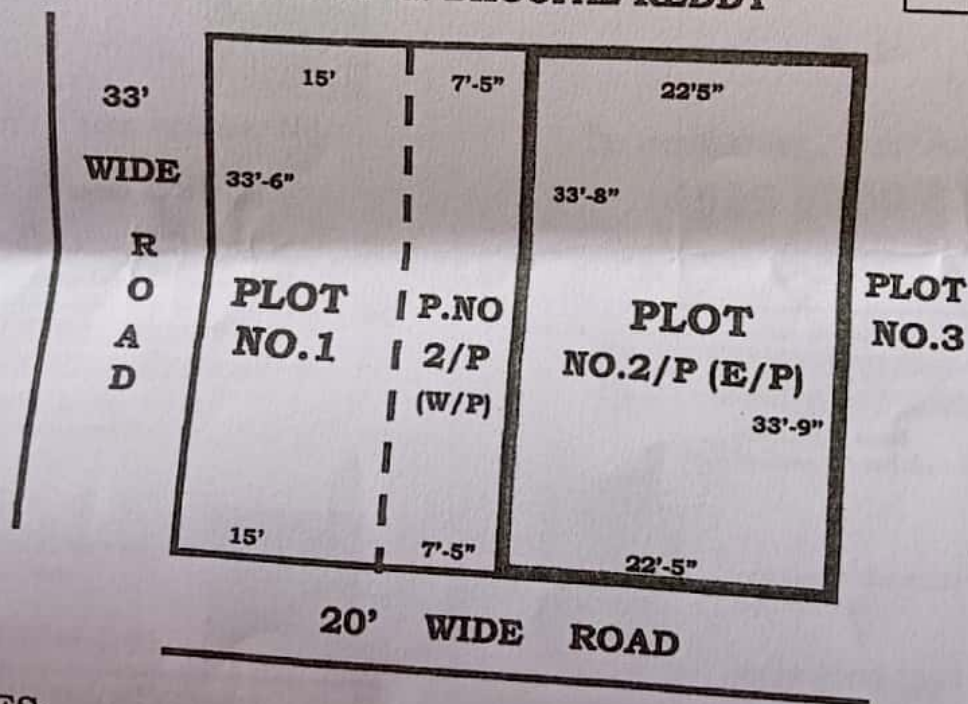
VENDOR : SRI. S. DINESH KUMAR S/O. SRI. S. RAKKARAM,

VENDEE : SRI. MANGILAL PUNARAM SIRVI S/O. SRI. PUNARAM SIRVI,

INCL :: ☐ AREA 84.5 Sq.Yards,  
OR  
EXCL :: ☐ 70.64 Sq.Mtrs.,



LAND OF G. BHOOPAL REDDY



WITNESSES:

1. V. *V. Venkatesh Reddy*

2. *[Signature]*

MANGILAL  
SIG. OF VENDEE

*Dinesh*  
SIG. OF VENDOR

10/08/2013

To  
Mangilal Punaram Sirvi  
మంగిలాల పునరం వీర్య  
S/O: Punaram Sirvi  
h no 1-78/1  
rajendranagar mandal  
Khanapur  
C.B.L.L.K.V.Rangapur,  
Andhra Pradesh - 500075  
9763449647



KL156212468FT

15621246



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

**4601 2445 5965**

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం  
Government of India



మంగిలాల పునరం వీర్య  
Mangilal Punaram Sirvi

పుట్టిన సంవత్సరం / Year of Birth: 1979  
పురుషుడు / Male

**4601 2445 5965**



ఆధార్ - సామాన్యుని హక్కు



## DECLARATION

I, **SRI. S. DINESH KUMAR S/O. SRI. S. RAKKARAM**, Aged about 39 years, Occupation : Business, Resident of H.No.2-79, Khanapur Village, Gandipet Mandal, Ranga Reddy District, hereby declare that, I am owner/Possessor/Executant of the scheduled property mentioned in the Regd.Sale Deed Doct. No.11907/2019, dt.23-10-2019, Regd.at S.R.O., Gandipet, Ranga Reddy Dist, which is a structure/vacant site/vacant plot.

The said property is not assessed by the Corporatiton/Municipal/Cantonment/Nagara Panchayat / Grama Panchayat authority and not allotted any PTI/VLTA Number.

Date : 14-11-2019,  
Place : Gandipet,

Dinesh  
**DECLARANT**

Online Challan Proforma [SRO copy]

Registration &amp; Stamps Department



Challan No:

919R5B131119

Bank Code : SBIN

Payment : CASH

**Remitter Details**  
 Name MANGILAL PUNARAM SIRVI  
 PAN Card No  
 Aadhar Card No \*\*\*\*\*5965  
 Mobile Number \*\*\*\*\*471  
 Address RANGA REDDY DISTRICT

**Executant Details**  
 Name S. DINESH KUMAR  
 Address RANGA REDDY DISTRICT

**Claimant Details**  
 Name MANGILAL PUNARAM SIRVI  
 Address RANGA REDDY DISTRICT

**Document Nature**

Nature of Document Sale Deed

Property Situated in(District) RANGAREDDY

**Amount Details**

Stamp Duty	10060
Transfer Duty	3810
Registration Fee	1270
User Charges	100
<b>TOTAL</b>	<b>15240</b>
Total in Words	Fifteen Thousand Two Hundred Forty Rupees Only

Date(DD-MM-YYYY) 13-11-2019

Transaction Id 0915637093418

Stamp &amp; Signature

Online Challan Proforma[Citizen copy]

Registration &amp; Stamps Department



Telangana

Challan No:

919R5B131119

Bank Code : SBIN

Payment : CASH

**Remitter Details**  
 Name MANGILAL PUNARAM SIRVI  
 PAN Card No  
 Aadhar Card No \*\*\*\*\*5965  
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Stamp &amp; Signature





**GOVERNMENT OF TELANGANA  
MUNICIPAL ADMINISTRATION DEPARTMENT  
NARSINGI MUNICIPALITY,  
RANGAREDDY DISTRICT.**

App No. 9126214639 / 2024



**PROPERTY TAX ASSESSMENT NOTICE**

Date: 11-06-2024

In exercise of the powers conferred on Municipal Commissioner under Sections 58 and 92 of Telangana Municipalities Act, 2019, assessment of Property Tax is made as follows as per the information furnished by the applicant/available information:

Name of the Assessee	MANGILAL PUNARAM SIRVI				
S/o, W/o, D/o	PUNARAM SIRVI				
Address & Location of the Property	Khanapur, KHANAPUR				
Zone No./ Village Name	NARSINGI MUNICIPALITY				
Door No. allotted	1-12/8				
PTIN Number (Property Tax identification Number)	1262201144				
Reason for Assessment					
Property Tax effect Period	2024-2025-1				
Plinth Area and Usage of the Building					

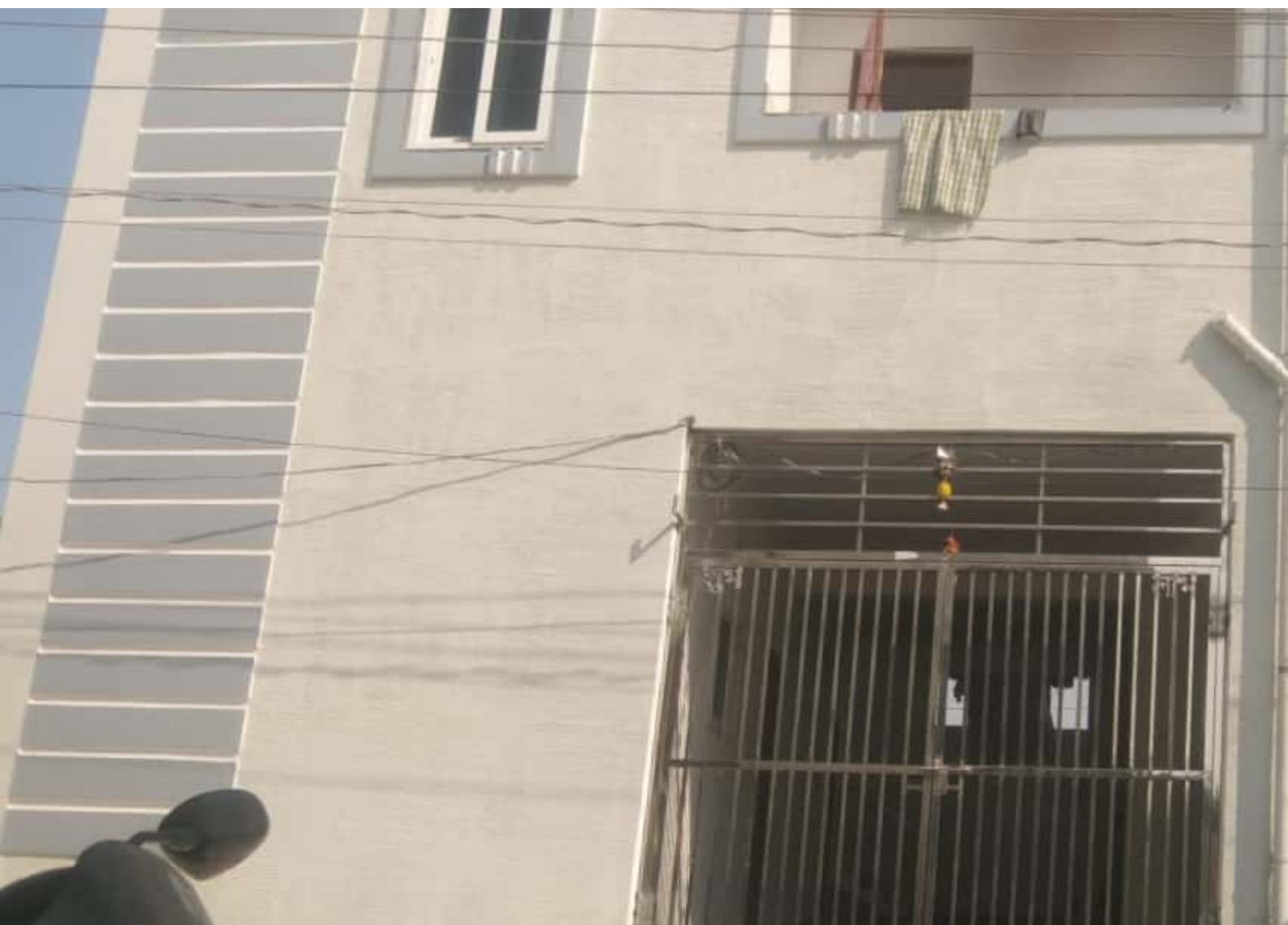
Floor No.	Total Plinth Area	Usage	Total ARV	Total Capital Value	Tax levied per Half year.
0	748	Residential	0	698700	3774
1	748	Residential	0	411400	2223
2	748	Residential	0	411400	2223
3	396	Residential	0	217800	1177
<b>Total Yearly Property Tax</b>			<b>18794</b>	<b>Total Half year Tax</b>	<b>9397</b>

**TERMS AND CONDITIONS**

1. This assessment order does not amount to regularisation of un-authorised constructions if any or made against sanctioned plan.
2. This assessment will be deemed to be cancelled, if it comes to notice that it has been obtained by fraud / deceit or mistake of fact.
3. This assessment doesn't confer any right on the site
4. The assessment order does not amount to regularisation of occupation of Government lands or objectionable lands.
5. The assessee if not satisfied with this assessment, she/he can file a revision petition before the Municipal Commissioner within 30 days from the date of receipt of this notice.
6. The Assessee shall pay Property Tax every year before 30th June, for 1st half year and 31st December for 2nd half year tax to avoid payment of penalty.
7. If the Assessee fails to pay in above specify time is liable to pay simple interest of 2% per Month.
8. The Assessee can pay advance tax for complete year in advance i.e before 30th April of every year to avail 5% Rebate on Property Tax.
9. If the tax payer defaults to pay the tax in the prescribed period, the Commissioner after giving a notice to the defaulter owner or occupier disconnect the services of the premises.
10. The Municipality is empowered to recover any arrears due towards any amount towards Municipal Revenue by following the procedure as contemplated for the recovery of land revenue under the provisions of sec 87 of the Telangana Municipalities Act, 2019.



Digitally Signed By  
**T PRAVEEN KUMAR**  
Municipal Commissioner  
Date : 05-06-2024 19:39:49  
Approved





**TGSPDCL**  
**ELECTRICITY BILL CUM NOTICE**

Dr: 06/09/2024 Time: 13.00  
Bill No: 349 MRID: 73068  
ERO: IBRAHIMBAGH(017)  
Sec: MOKILA

**SC No. 3215 01983**

**USC No. 114419923**

Name: MANGILAL PUNARAM SIR  
Addr: P NO 2/PART KHANAPUR  
GANDIPET

Cat 2B Non-Domestic Pfr: 1  
Contracted Load 2.00 KW  
Meter No. MF: 1.0  
HP230735314258(IR)

	Date	Sta	KWH
Present	06/09/24	01	698
Previous	07/08/24	01	381
Units: 317			Days: 30
Recorded MD:			2.64

Energy Charges	3015.50
Fixed Charges	184.80
Customer Charges	120.00
Electricity Duty	19.02
Interest on ED	0.19
Surcharge	170.61
ACD Surcharge	0.00
FSA/FCA Charges	0.00
Interest on SD	-0.00
Adjustment	0.00
Loss/Gain	-0.12
<b>Bill Amount</b>	<b>3510.00</b>

**Arrears:**  
Arrears as on 31-03-2024: 0.00  
Arrears after 01-04-2024: 0.00  
ACD Due 0.00  
Total Due 3510.00