











Presented in the Office of the Sub Registrar, Bhongir along with the Photographs & Thumb Impressions as per Under Section 32-A of Registration Act, 1908 and fee of Rs. 2060/- paid between the hours of 12 and 01 on the 21st day of JAN, 2022 by Sri B. Shyam Kumar

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

Sl No	Code	Thumb Impression	Photo	Address	Signature/Thumb Impression
1	CL		 JAKKULA MOUNIKA:21/01/2022 [2301-1-2022-666]	JAKKULA MOUNIKA W/O. MASIREDDY SATISH R/O H.NO. 9-120, WANGAPALLY VILLAGE YADAGIRI GUTTA MANDAL,	<i>J. mounika</i>
2	EX		 BEJADU SHYAM KUMAR:21/01/2022 [2301-1-2022-666]	BEJADU SHYAM KUMAR S/O. B. BIKSHAPATHI R/O H.NO.1-87, KACHARAM VILAGE YADAGIRI GUTTA MANDAL,	<i>B. Shyam Kumar</i>



Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 R SHYAM GOUD:21/01/2022-12 [2301-1-2022-666]	R SHYAM GOUD S/O KUMAR R/O BHONGIR	<i>R. Shyam Goud</i>
2		 S VENKAT REDDY:21/01/2022 [2301-1-2022-666]	S VENKAT REDDY S/O RAM REDDY R/O MOOTAKONDUR	<i>S. Venkat Reddy</i>

21st day of January, 2022

Signature of Sub Registrar
Bhongiri

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX5041 Name: Bejadu Shyam Kumar	S/O Bejadu Bikshapathi, Kacharam, Nalgonda, Telangana, 508115	
2	Aadhaar No: XXXXXXXX7210 Name: Jakkula Mounika	D/O Jakkula Kotalah, Vanga Palle, Nalgonda, Telangana, 508286	

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WHEREAS the VENDOR is the absolute owner of the **Open Plot Bearing No.74**, in Sy.Nos.22 & 23, admeasuring an area of **182.5 Sq.Yards.**, or Equivalent to **152.588 Sq.Meters.**, Situated at **REVENUE VILLAGE BAGAYATH BHONGIR INCLUDED UNDER THE CITY MUNICIPALITY BHONGIR** and the Locality is known as **"NEAR SEETHA NAGAR"**, **BHONGIR TOWN AND MANDAL, YADADRI BHUVANAGIRI DISTRICT.** Within the limits of Bhongir Municipality. and more fully described in the schedule hereunder and hereinafter referred to as the schedule mentioned property. Having Purchased the same Vide Regd.Sale Deed Doct.No.**2059/2018**, Regd.at. S.R.O. Bhongir and since then the VENDOR is in Possession and absolute enjoyment thereof.

AND WHEREAS the VENDOR has offered to sell the schedule mentioned Property, free from all encumbrances, for a total consideration of **Rs.4,11,000/-** for his/her family necessities and private affairs and the VENDEE agreed to purchase the same for the said consideration.

WHEREAS the VENDOR has already received from the said VENDEE the said consideration of **Rs.4,11,000/-** (Rupees. FOUR LAKHS ELEVEN THOUSAND ONLY) the receipt of which the VENDOR hereby admits and acknowledged the same.

NOW THEREFORE this DEED OF SALE witnesses that in pursuance of the said agreement, and in consideration of the sum of **Rs.4,11,000/-** 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 sell 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 hereby conveyed. The VENDEE shall hold and enjoy the same as absolute owner.

THE VENDOR hereby covenants with the VENDEE as follows:

1. The said property shall be entered into and upon by the VENDEE who shall hold and enjoy the same as absolute owner without any interruption from the VENDOR or his/her/their legal heirs and any persons claiming through the VENDOR.
2. The VENDOR has already given vacant, physical possession of the said property to the VENDEE.
3. The VENDOR has paid all taxes etc., payable on the said property up to date and the VENDEE will have to pay such taxes etc., payable hereafter.
4. The Property is free from all encumbrances, charges, mortgages, prior agreements of sale or lease hold or court attachments and it is not subject to any other litigation.

Shyam Kumar

J. Manika

Contd..3

Endorsement: Stamp Duty, Transfer Duty, Registration
respect of this Instrument.

Description of Fee/Duty	In the Form of						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 18 of IS act	DD/BG/ Pay Order	
Stamp Duty	100	0	22510	0	0	0	22610
Transfer Duty	NA	0	6170	0	0	0	6170
Reg. Fee	NA	0	2060	0	0	0	2060
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	1000	0	0	0	1000
Total	100	0	32240	0	0	0	32340

Rs. 28680/- towards Stamp Duty Including T.D under Section 41 of I.S. Act, 1899 and Rs. 2060/- towards Registration Fees on the chargeable value of Rs. 411000/- was paid by the party through E-Challan/BG/Pay Order No ,442PTL210122 dated ,21-JAN-22 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 32240/-, DATE: 21-JAN-22, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 7055308491038, PAYMENT MODE: NB-1001138, ATRN: 7055308491038, REMITTER NAME: J MOUNIKA, EXECUTANT NAME: B SHYAM KUMAR, CLAIMANT NAME: J MOUNIKA) .

Date:

21st day of January, 2022

Signature of Registering Officer
Bhongiri

Bk - 1, CS No 868/2022 & Doct No
850/2022 - Sheet 2 of 6
Sub Registrar
Bhongiri

CERTIFICATE OF REGISTRATION

Registered as Document No. 850

of 2022 (1929 S.E)

of Book I and assigned the

Identification Number 2301-I-850/2022

for Scanning

Date 21/01/2022

Sub-Registrar
Bhongiri

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5. The previous title deeds relating to the said property hereby handed over to the VENDEE.
6. The VENDOR hereby agrees to co-operate with the VENDEE to get the title of the said property changed in the name of the VENDEE in Revenue/Grampanchayath/Municipal Records.
7. The VENDOR does hereby further agree with the VENDEE at all times hereafter at the cost of the VENDEE to do and execute all such lawful acts deeds and things for further and more perfectly assuring the said property to the VENDEE according to the true intent and meaning of this Deed.
8. The VENDOR does hereby agrees to keep indemnified the VENDEE from and against all losses, costs, damages and expenses which the VENDEE may sustain by reason of anybody claiming to the said property or due to any defect in title of VENDOR.
9. The Plot is not assigned Plot within the meaning of A.P.Assigned Plot (Prohibition of Transfers) Act.9 of 1977, and it does not belong to or under mortgage to Govt.agencies/undertakings. And there is no any construction in the said Site if any structure is there I may be prosecuted under section 27 & 64 of Indian Stamp Act.
10. The VENDOR further declares that the schedule Plot is not attracted by the provisions of A.P.Plot Reforms (Ceiling on Agricultural Holdings) Act.No.1 of 1973.

SCHEDULE OF THE PROPERTY

All That the **Open Plot Bearing No.74** (Residential Zone), in Sy.Nos.**22 & 23**, admeasuring an area of **182.5 Sq.Yards.**, or Equivalent to **152.588 Sq.Meters.**, Situated at **REVENUE VILLAGE BAGAYATH BHONGIR INCLUDED UNDER THE CITY MUNICIPALITY BHONGIR and the Locality is known as "NEAR SEETHA NAGAR", BHONGIR TOWN AND MANDAL, YADADRI BHUVANAGIRI DISTRICT.** Within the limits of Bhongir Municipality. In Municipal Ward N.2 and Block No.5. (And Plan enclosed herewith).

BOUNDED AS FOLLOWS :

- NORTH : Plot No.75.
- SOUTH : Plot No.73.
- EAST : 30' Wide Road.
- WEST : Plot No.71.

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**STATEMENT REGARDING THE MARKET VALUE OF SCHEDULE
PROPERTY**

(Under Rule 3 of A.P. Prevention of Under-valuation) Instruments Rules,
1975

The VENDOR does hereby declare and state to the best of his knowledge and belief that the market value of the property now being transferred is as follows:-

Area in Sq.Yds.	Value per Sq. Yard	Total Value
182.5	Rs.2,250/-	Rs.4,10,630/-

IN WITNESS WHEREOF THE VENDOR AND VENDEE hereunder unto have set their hands to this DEED OF SALE with free will and sound mind and after above contents having been the read over and explained in their language on the day, month and the year first above mentioned in the presence of the following witnesses:

WITNESSES:

1. *B. Shyam Kumar*

2. *S. Venkat Reddy.*

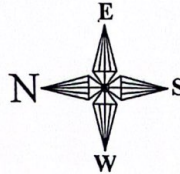
B. Shyam Kumar
(SIGNATURE OF THE VENDOR)

J. Manjika
(SIGNATURE OF THE VENDEE)

DEED PLAN OF the Open Plot Bearing No.74 (Residential Zone), in Sy.Nos.22 & Situated at REVENUE VILLAGE BAGAYATH BHONGIR INCLUDED UNDER THE CITY MUNICIPALITY BHONGIR and the Locality is known as "NEAR SEETHA NAGAR", BHONGIR TOWN AND MANDAL, YADADRI BHUVANAGIRI DISTRICT. Within the limits of Bhongir Municipality.

VENDOR : BEJADU SHYAM KUMAR S/O B. BIKSHAPATHI

VENDEE : JAKKULA MOUNIKA W/O MASIREDDY SATISH

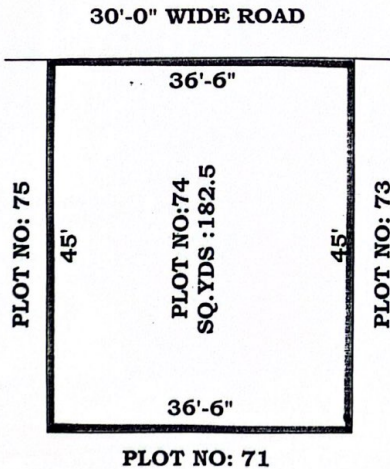


SCALE :
REFERENCE

INCLUDED 

EXCLUDED 

TOTAL AREA
182.5 SQ.YARDS
152.588 SQ.MTRS



B. Shyam Kumar
(SIG. OF THE VENDOR)

J. mounika
(SIG OF THE VENDEE)

WITNESSES

1. R. Shyama
2. S. Venkat Reddy.