

CS No: 6322

Document No.

6084/2024

(1)



తెలంగాణ తెలంగాణ TELANGANA

Trans Id: 240524155244052936
Date: 24 MAY 2024, 03:53 PM
Purchased By:
EDAGOTI MALLESH
S/o E BAL NARAYANA
R/o NAGAR KURNOOL DIST
For Whom
** SELF **

SALE DEED

T. NARSIMULU
LICENSED STAMP VENDOR
Lic. No. 15-14-009/2013
Ren.No. 15-14-014/2022
9-5-1, SGR COLONY,
CHAMPAPET, SAROORNAGAR
MANDAL, RANGA REDDY
DISTRICT
Ph 9395384788

This DEED OF SALE is made and executed on this 25th day of MAY,
2024 by:-

Smt. B.VANAJA REDDY, W/o. G.VENKAT REDDY, aged about 52 years, Occupation: Lecturer in Chemistry, S.N.Vanita Mahavidyalaya, R/o. House No.1-21/P2, Prabhat Towers, Prabhat Nagar, Behind Fruit Market, Chaitanyapuri, Hyderabad - 500 060, T.G. (Aadhaar No.4472 6319 9925, PAN No.CADPB3317A; Mobile No.9441118982).

(HEREINAFTER Called the VENDOR)

IN FAVOUR OF

Sri EDAGOTI MALLESH, S/o. EDAGOTI BAL NARAYANA, aged about 46 years, Occupation: Business, R/o. House No.1-43, Mamillapally Village, Uppununthala Mandal, Nagarkurnool District - 509 385, T.G. (Aadhaar No.2846 6512 5301, PAN No.AEIP8623B, Mobile No.8555800098).






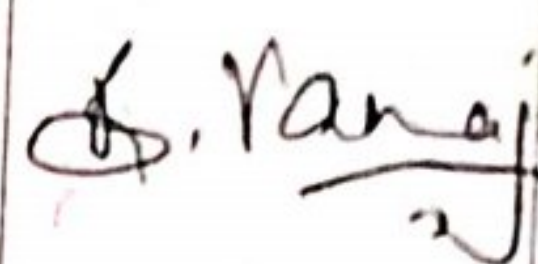
(HEREINAFTER Called the VENDEE)

B. Vanaja


Presentation Endorsement:

Presented in the Office of the Sub Registrar, Champapet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 2480/- paid between the hours of _____ and _____ on the 25th day of MAY, 2024 by G. B. Vanaja Reddy

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 EDAGOTI MALLESH [1514-1-2024-6322]	EDAGOTI MALLESH S/O, EDAGOTI BAL NARAYANA 1-43, MAMILLAPALLE, UPPUNTHALA, NADARGUL RRDIST.	
2	EX		 D VANAJA REDDY [1514-1-2024-6322]	D VANAJA REDDY W/O, G VENKAT REDDY 1-21/P2, PRADHATH NAGAR BEHIND FRUIT MARKET CHANDRAYAPURI, HYDERABAD DIST., HYDERABAD MDL HYDERABAD DIST., TELANGANA, 500060.	

Identified by Witness:



Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 D SRIKANTH [1514-1-2024-6322]	D SRIKANTH NADARGUL RRDIST	
2		 P BHARA [1514-1-2024-6322]	P BHARA KUNTLOOR RRDIST	

25th day of May, 2024

Signature of Sub Registrar
Champapet

Biometrically Authenticated by
SRO P. MADHUBABU
on 25-MAY-2024 12:33:02

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9925 Name: Bachireddy Vanaja Reddy	W/O Gangula Venkat Reddy, Hyderabad, Rangareddi, Andhra Pradesh, 500060	
2	Aadhaar No: XXXXXXXX5301 Name: Edagoti Malleesh	S/O Edagoti Bal Narayana, Mamillapalle, Uppunthala, Mahabubnagar, Telangana, 509385	

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(The expressions of the Vendor and the Vendee herein used shall wherever the context so admits mean and includes their respective heirs, executors, administrators, legal representatives, successors and assignees etc.)

WHEREAS the Vendor is the sole and absolute owner and peaceful possessor of the Open Land bearing Plot Nos.4 and 5, admeasuring 350 Sq.Yards, equivalent to 292.64 Sq.Mtrs., in Survey No.736, Situated at NADERGUL VILLAGE, Balapur Revenue Mandal, Under Badangpet Municipal Corporation, Ranga Reddy District, having purchased the same from Y.BRAHMAIAH, S/o. Y.PITCHAIAH, represented by his Agreement of Sale cum GPA Holder: B.VANAJA REDDY, W/o. G.VENKAT REDDY, through a Regd.Sale Deed **No.11629/2015** of Book-I, Dt.03/06/2015, registered at R.O., Ranga Reddy East, L.B.Nagar.

WHEREAS the Vendor is in need of money for her financial necessities offered to sell the **Open Land bearing Plot No.5 South Part, admeasuring 118 Sq.Yards, equivalent to 98.65 Sq.Mtrs., in Survey No.736, Situated at NADERGUL VILLAGE, Balapur Revenue Mandal, Under Badangpet Municipal Corporation, Ranga Reddy District** (Hereinafter called the said property), more fully described in the schedule hereto, to the said Vendee for a sale consideration of **Rs.4,95,600/- (Rupees Four Lakhs Ninety Five Thousand Six Hundred Only)** and the Vendee has agreed to purchase the same for the said consideration.

WHEREAS the Vendor has already received from the said Vendee the said consideration of **Rs.4,95,600/- (Rupees Four Lakhs Ninety Five Thousand Six Hundred Only)** through RTGS with UTR No.MAHBR52024050217202600, Dt.02/05/2024, the receipt of which Vendor hereby admit and acknowledge, and also delivered the possession to the Vendee to HAVE AND TO HOLD the same absolutely forever.

NOW THEREFORE this Deed of Sale witnesses that in pursuance of the said agreement and in consideration of the sum of **Rs.4,95,600/- (Rupees Four Lakhs Ninety Five Thousand Six Hundred Only)** already received by the Vendor from the Vendee, the said Vendor as absolute owner of the said property described in the schedule hereto and more clearly delineated in the plan annexed with the boundaries thereof shown in RED colour do hereby transfer, convey and assign free from all 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 forever.

B. Vanaja

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	27180	0	0	0	27280
Transfer Duty	NA	0	7440	0	0	0	7440
Reg. Fee	NA	0	2480	0	0	0	2480
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	3000	0	0	0	3000
Total	100	0	40600	0	0	0	40700

Rs. 34620/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2480/- towards Registration Fees on the chargeable value of Rs. 496000/- was paid by the party through E-Challan/BC/Pay Order No ,6059TX240524 dated ,24-MAY-24 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 40650/-, DATE: 24-MAY-24, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 6313967986233, PAYMENT MODE: CASH-1001138, ATRN: 6313967986233, REMITTER NAME: E MALLESH, EXECUTANT NAME: B VANAJA REDDY, CLAIMANT NAME: E MALLESH).

Date:
25th day of May, 2024

Signature of Registering Officer
Champapet

Certificate of Registration

Registered as document no. 6084 of 2024 of Book-1 and assigned the identification number 1 - 1514 - 6084 - 2024 for Scanning on 25-MAY-24 .

Registering Officer
Champapet
(P Madhu Babu)

Bk - 1, CS No 6322/2024 & Doct No
6084/2024. Sheet 2 of 7 Sub Registrar
Champapet

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NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. That the rights, titles, interests have been transferred in favour of the Vendee as the Vendor has got the power to sell the same.
2. The Schedule Property is free from all encumbrances, charges, sale, gift, mortgages and court attachments etc.,
3. That the Vendee shall hold and enjoy the said property as an absolute owner as he/she likes without any let or hindrances either from the Vendor or any other person or persons whomsoever.
4. That the Vendor further covenants 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.
5. 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.
6. The title deeds relating to the said property are hereby handed over to the said Vendee.
7. The Vendor has given vacant possession of the said property to the said Vendee.
8. That the property shown in schedule affected by this document is neither a Government land nor an assigned land within the meaning of A.P.Assigned Lands (Prohibition of Transfers) Act No.9 of 1977. There is no house or any type of construction in it.
9. The Vendor has agreed to co-operate with the Vendee to get the title of the said property changed in the name of the Vendee in concerned office records.





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STATEMENT REGARDING MARKET VALUE OF THE SCHEDULE PROPERTY
(Under Rule 3 of A.P. (Prevention of Under Valuation Instrument Rules, 1975))

Sy.No. & Plot No.	Place	Area in Sq.Yds.	Value per Sq.Yard	Total Value
Plot No.5 South Part Sy.No.736	Nadergul Village	118	Rs.4,200/-	Rs.4,95,600/-

SCHEDULE OF PROPERTY

All that piece and parcel of Open Land bearing Plot No.5 South Part, admeasuring 118 Sq.Yards, equivalent to 98.65 Sq.Mtrs., in Survey No.736, Situated at NADERGUL VILLAGE, Balapur Revenue Mandal, Under Badangpet Municipal Corporation, Ranga Reddy District, Registration Sub District, CHAMPAPET and bounded by:-

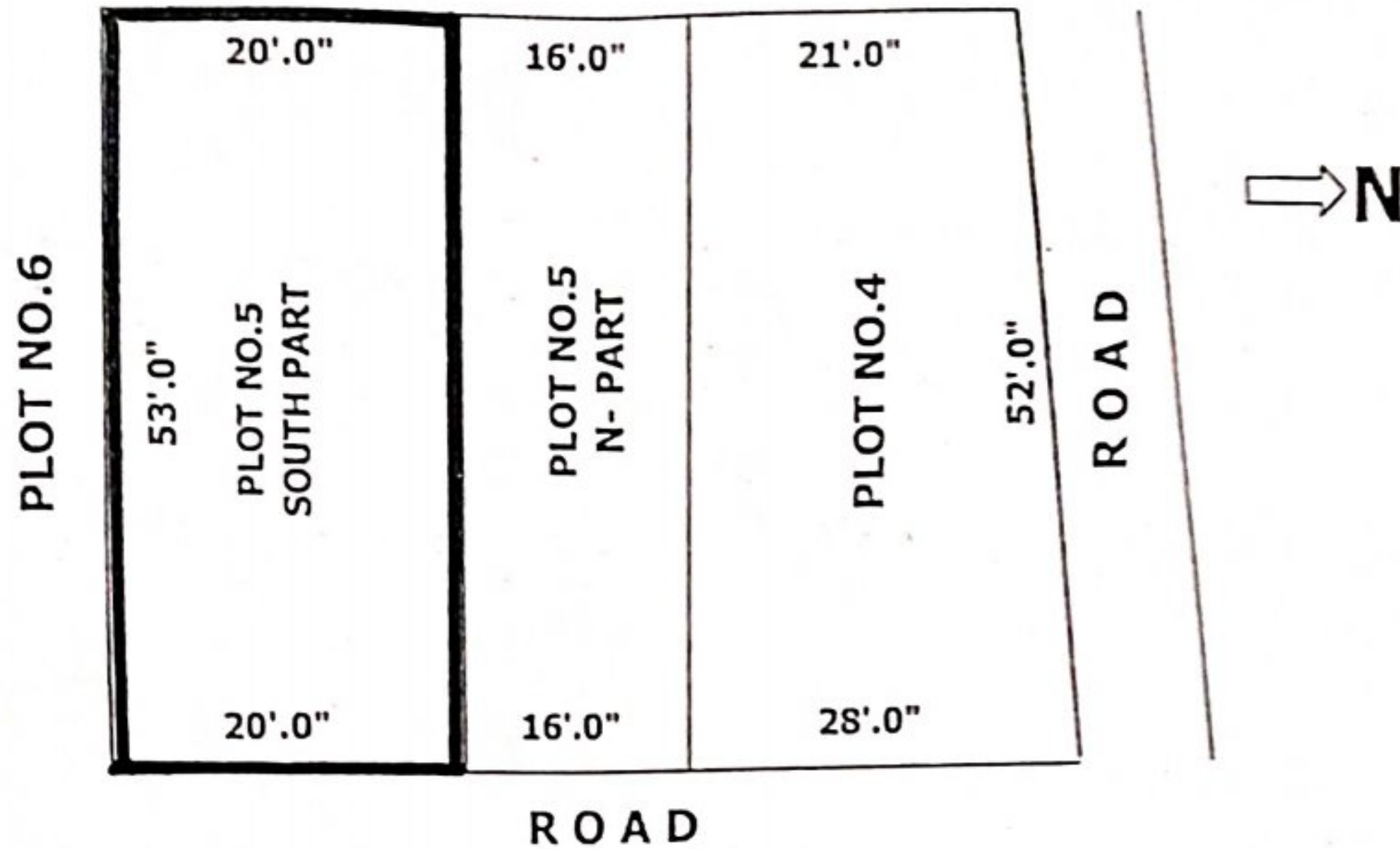
NORTH : Plot No.5 North Part;
SOUTH : Plot No.6;
EAST : Road;
WEST : Neighbour's Land;

As clearly shown in Red Colour in the plan annexed hereto:-

B. Vanaja

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NEIGHBOUR'S LAND



IN WITNESS WHEREOF the Vendor has signed on this Deed of Sale with her own free will and consent on the day, month and year above mentioned in the presence of the following witnesses:-

WITNESSES:-

1.

2.

SIG.OF VENDOR

SIG.OF VENDEE



బాచిరెడ్డి వంజ రెడ్డి
Bachireddy Vanaja Reddy
పుట్టిన తేదీ/DOB: 05/08/1971
FEMALE
Mobile No: 9441118982

XXXX XXXX 9925
VID : 9128 4273 0755 3967

నా ఆధార్ - నా గుర్తింపు

B. Vanaja



వియోగము:
W/O గంగుల వెంకట రెడ్డి, 1-21/52 ప్రభాత్ టవర్స్, ప్రభాత్
నగర్, చైతన్యపూరి డిల్లీసుక్ నగర్, బెహింద ఫ్రూట్ మార్కెట్,
హైదరాబాద్, రంగారెడ్డి,
ఆంధ్రప్రదేశ్ - 500060

Address :
W/O Gangula Venkat Reddy, 1-21/52 Prabhat towers,
Prabhath Nagar, Chaitanyapuri Dilsukh Nagar, Behind
Fruit Market, Hyderabad, Rangareddi,
Andhra Pradesh - 500060



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1800 300 1947

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P.O. Box No. 1947,
Bengaluru-560 001



భారత ప్రభుత్వం
Government of India

ఇదగోటి మల్లెష్
Edagoti Mallesh



పుట్టిన తేదీ/DOB: 01/01/1978
పురుషుడు / Male

2846 6512 5301

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం ప్రాధికార సంస్థ
Unique Identification Authority of India

వియోగము: S/O: ఇదగోటి బాల నారాయణ
1-43, మామిలపల్లి, మామిడ్లపల్లి
మాహబూబ్ నగర్, ఆంధ్ర ప్రదేశ్, 509385

Address: S/O: Edagoti Bal
Narayana, 1-43,
Mamillapalle, Mamidlapally,
Mahabub Nagar, Andhra
Pradesh, 509385

Mallesh

2846 6512 5301

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Government of India



దప్పుల శ్రీకాంత్
Dappula Srikanth
పుట్టిన తేదీ/DOB: 19/07/1993
పురుషుడు/ MALE

ఆధార్ అనేది గుర్తింపు రుజువు మాత్రమే. పౌరసత్వం లేదా పుట్టిన తేదీకి
కాదు. ఇది దృఢీకరణతో మాత్రమే ఉపయోగపడుతుంది (ఆన్లైన్ ప్రమాణీకరణ
లేదా QR కోడ్ / ఆఫ్లైన్ XML యొక్క స్కానింగ్).
Aadhaar is proof of identity, not of citizenship
or date of birth. It should be used with verification (online
authentication, or scanning of QR code / offline XML).

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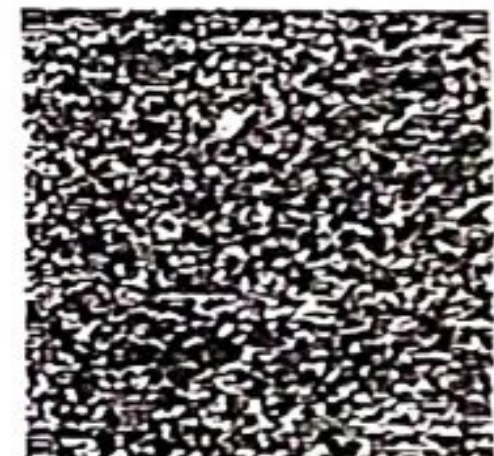
నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం ప్రాధికార సంస్థ
Unique Identification Authority of India

వియోగము:
శ్రీ/ శ్రీ దప్పుల కృష్ణ, 00-02 అశోక్ రెడ్డి కాలనీ, వియో
రాగన్న గుడా క్రాస్ రోడ్ నదర్గుల్, సరూంనగర్, రంగారెడ్డి,
ఆంధ్ర ప్రదేశ్ - 501510

Address:
S/O Dappula Krishna, 11-17 ASHOK REDDY
colony, via raganna guda x road nadargul,
saroomnagar, DIST: Rangareddi,
Andhra Pradesh - 501510



4876 0052 6613

VID : 9119 1583 2096 2082

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Government of India



పిట్టల భరత్
Pittala Bharat
పుట్టిన తేదీ/DOB: 05/06/1996
పురుషుడు/ MALE

5252 0367 3454

VID : 9149 5850 6496 1186

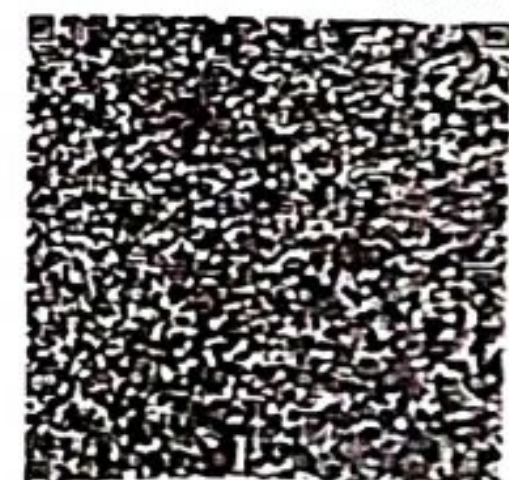
నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం ప్రాధికార సంస్థ
Unique Identification Authority of India

వియోగము:
S/O పిట్టల కృష్ణయ్య, 2-70, కున్టూర్, కున్టూర్,
హయత్ నగర్, కె.వి. రంగారెడ్డి,
తెలంగాణ - 501505

Address:
S/O Pittala Krishnayya, 2-70, Kuntloor,
Kuntloor, Hayathnagar, K.v. Rangareddy,
Telangana - 501505



5252 0367 3454

VID : 9149 5850 6496 1186

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