

SCANNED

C.S.No. 2338 Docnt.No. 2340/2020



తెలంగాణ తెలంగాణ TELANGANA

S.No: 77140 Date: 10/12/2019 Rs. 100/-

To :- P CHANDRA SHEKAR

S/o : MAISAIAH

FOR WHOM:-SELF-

R/o: HYDERABAD.

**The Advocates Co-op Society**

Rep by. G VIJAY KUMAR YADAV, Licenced Stamp Vendor,  
Lic.No. 16-08-08/2017  
City Civil Court Premises, Dewani Devdi, Hyd(South)  
District. Phone No. 040-24418387

### SALE DEED

THIS DEED OF SALE is made and executed on this the 19 day of February 2020 at Hyderabad by

**Sri. D. Ravindra Sharma**  
HON'BLE XXVI ADDL CHIEF JUDGE  
CITY CIVIL COURT AT HYDERABAD. T.S.

ON BEHALF OF

1. Deendayal Agarwal S/o. Anushrai Agarwal  
Aged : 66 years, Occ : Business,
2. Manish Kumar Agarwal S/o. Deendayal Agarwal  
Aged : 40 years, Occ : Advocate,
3. Nimish Kumar Agarwal S/o. Deendayal Agarwal  
Aged : 37 years, Occ : Pvt Employee,

All are R/o. H.No.21-2-442, Flat NO.107, First Floor, Ratan Vatika, Mittikasher, Charkaman, Hyderabad-500002.

Contd..2

**XXVI ADDL. CHIEF JUDGE**  
CITY CIVIL COURT HYDERABAD.





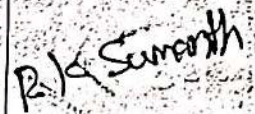

# Presentation Endorsement:

Presented in the Office of the Sub Registrar, Azampura along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 37120/- paid between the hours of 12 and on the 04th day of MAR, 2020 by Sri S V Subbalaiah

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 P CHANDRASHEKAR:04/03/ [1601-1-2020-2388]	P CHANDRASHEKAR S/O. LATE P MAISAIAH 23-5-282 LALDARWAZA, HYD	
2	EX SEP		 SATHARASI VENKATA SUBBAIAH:04/03/ [1601-1-2020-2388]	SATHARASI VENKATA SUBBAIAH(R)XXVI ADDL CHIEF JUDGE CCC HYD	



## Identified by Witnesses:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 R KRISHNA SUMANTH:04/ [1601-1-2020-2388]	R KRISHNA SUMANTH 24-48 HYD	
2		 B SAI BHARATH:04/03/ [1601-1-2020-2388]	B SAI BHARATH 18-3-483/7 HYD	

04th day of March, 2020

Signature of Sub Registrar

## E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address	Photo
1	Aadhaar No: XXXXXXXX5650 Name: Satharasi Venkata Subbalaiah	C/O. S Balalah, Charminar, Hyderabad, Telangana, 500053	
2	Aadhaar No: XXXXXXXX4657 Name: Payalla Chandrashekar	S/O. P Maisalah, Charminar, Hyderabad, Andhra Pradesh, 500065	

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Bk - 1, CS No 2388/2020 & Doct No 2340/2020.

Sub Registrar  
Azampura  
Sheet 1 of 8



:: Page 2 ::

(Hereafter referred to as the VENDOR which expression are included unless such inclusion is in consistent with the contest, their respective heirs, executors, administrators and assigns through Sri.D.Ravindra Sharma, Hon'ble XXVI Addl Chief Judge, City Civil Court, Hyderabad, T.S acting under Order 21 Rule 34 CPC, E.P.No 1846 of 2019 in O.S.No 953 of 2018 of the one part)

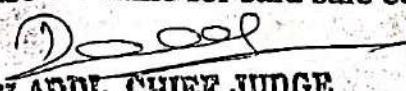
IN FAVOUR OF

**Mr.P.Chandrashekar S/o. late P.Maisaiah,**  
Aged : 43 years, Occ : Advocate,  
R/o.H.No.23-5-282, Laldarwaza, Hyderabad.

(Hereafter called to as the Vendee. "which term shall, unless repugnant to the subject and context, mean and include his heirs, executors, administrators, successors, assigns and legal representatives) on the following terms and conditions

WHEREAS late Sharada Bai W/o. Deendayal Agarwal was the absolute owner of house property bearing municipal no.16-11-741/C/B/11, admeasuring 404 Sq.yards or 339.36 Sq.Mtrs., situated at Moosaram Bagh, Hyderabad. The said property was purchased by her through a registered sale deed Document no.3933 of 1984 dated 20-12-1984 from her vendor Borram Babaiah and two others through their GPA Holder Borram Laxmaiah. (hereinafter referred as and more fully described in schedule property)

WHEREAS the late Sharada Bai due to her personal and family requirement and family necessities offer to sell the schedule property for total sale consideration of Rs 40,00,000/-(Rupees Forty Lakhs Only) and the vendee herein has agreed to purchase the same for said sale consideration.

  
XXVI ADDL. CHIEF JUDGE  
CITY CIVIL COURT HYDERABAD.

Contd..3.



**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	296960	0	0	0	297060
Transfer Duty	NA	0	111360	0	0	0	111360
Reg. Fee	NA	0	37120	0	0	0	37120
User Charges	NA	0	110	0	0	0	110
<b>Total</b>	<b>100</b>	<b>0</b>	<b>445550</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>445650</b>

Rs. 408320/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 37120/- towards Registration Fees on the chargeable value of Rs. 7424000/- was paid by the party through E-Challan/BC/Pay Order No. 161Y7F280220 dated 28-FEB-20 of, SBIN/

**Online Payment Details Received from SBI e-P**

(1). AMOUNT PAID: Rs. 445550/-, DATE: 28-FEB-20, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 4852968154912, PAYMENT MODE: CASH-1000200, ATRN: 4852968154912, REMITTER NAME: P CHANDRASHEKAR, EXECUTANT NAME: D RAVINDRA SHARMA, CLAIMANT NAME: P CHANDRASHEKAR).

Date:

04th day of March, 2020

Signature of Registering Officer

Azampura

**Certificate of Registration**

Registered as document no. 2340 of 2020 of Book-1 and assigned the Identification number 601 - 2340 - 2020 for Scanning on 04-MAR-20.

Registering Officer

Azampura

(C Goda Devi)

I have Satisfied myself as to the execution

of this instrument by Ravindra Sharma Add. Chit Jind

who is exempted from personal appearance

under Sub-Section (I) of section (88) of the Indian Registration Act, 1908

**JOINT SUB-REGISTRAR-3**  
**AZAMPURA**

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::: Page 3 :::

WHEREAS said offer and acceptance the vendee herein has paid Rs 9,00,000/- as a advance sale consideration (Rupees Nine Lakhs only) and entered into a agreement of sale dated 26-06-2014. That on 12-09-2014 the Vendee further paid an amount of Rs.26,00,000/- to late Sharada Bai and the vendee paid an amount of Rs.5,00,000/- to Sharada Bai on 20-08-2016 and the Vendors herein are stood as witness to the said transaction. The total sale consideration was paid by the vendee.

WHEREAS the Sharada Bai died on 16-10-2016 and after her death the vendee herein requested the vendors to execute the registered sale deed in pursuance of the Agreement of sale dated 26-06-2014, but the vendors are dragged the matter on one pretext or another, as such the vendee herein had filed a suit for specific performance against the vendors vide O.S.No 953 of 2018 on the file of Hon'ble XXVI Addl Chief Judge, City Civil Court Hyderabad and the same was decreed on 24-06-2019 after detailed enquiry and directed the vendors no.1 to 3 to execute the registered sale deed in favour of the vendee failing which this court shall execute the registered sale deed in favour of the vendee in respect of the schedule property. Inspite of that the vendors herein failed to execute the sale deed in favour of the vendee as such the vendee herein filed execution petition vide E.P.No.1846 of 2019 in O.S.No 953 of 2018 on the file of the Hon'ble XXVI Addl Chief Judge, City Civil Court, Hyderabad for execution of the decree.

WHEREAS in pursuance of the offer and acceptance and said circumstances the sale deed executed as follows:

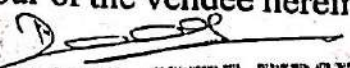
  
XXVI ADDL. CHIEF JUDGE  
CITY CIVIL COURT HYDERABAD.

Contd..4.



**NOW, THEREFORE, THIS SALE DEED WITNESSETH AS FOLLOWS:**

1. Vendors are the legal heirs of late Sharada Bai and they are the absolute owners and possessors of all that complete part and parcel of house property bearing municipal no.16-11-741/C/B/11, admeasuring 404 Sq.yards or 339.36 Sq.Mtrs., situated at Moosaram Bagh, Hyderabad, (hereinafter referred as and more fully described in schedule mentioned below).
2. That in pursuance of the offer and acceptance and judgement and decree of the Hon'ble XXVI Addl Chief Judge, City Civil Court, Hyderabad in O.S. No.953 of 2018 the vendee paid the total sale consideration to the vendors in pursuance of the agreement of sale dated 26-06-2014 and the vendors through the Hon'ble XXVI Addl Chief Judge, City Civil Court, Hyderabad handed over the possession to the vendee herein.
3. That the vendors hereby covenants and declares that they are the absolute owners and possessors of the said property hereby sold and have every right, authority and competency to sell, transfer, alienate and dispose off the said property absolutely in favour of the vendee herein.
4. The vendors hereby further covenants, declares and agree that the said property hereby sold is free from all encumbrances such as mortgages, charges, lien, demands, interest, security, surety, prior sales, government or private attachments and or any other charges etc., of any nature whatsoever.
5. The vendors hereby further covenant and declare that he has not done any act whereby the said property hereby sold is either encumbered or the vendee herein is in any manner debarred or prevented from selling and transferring the same absolutely in favour of the vendee herein.

  
XXVI ADDL. CHIEF JUDGE  
CITY CIVIL COURT HYDERABAD.

Contd..5.



12. The vendors here by declares that the schedule property is not an assigned land within the meaning of T.S Assigned Lands (Prohibition and Transfers) Act 9 of 1977 and it is also not sold to anybody or under mortgage to Govt. / Agencies / Undertakings

**SCHEDULE OF PROPERTY**

All that the complete part and parcel of house property bearing municipal no.16-11-741/C/B/11, admeasuring 404 Sq.yards or 339.36 Sq.Mtrs., situated at Moosaram Bagh, Hyderabad bounded by:

NORTH : Road 80' wide  
SOUTH : H.No.16-11-741/C/B/10  
EAST : H.No.16-11-741/C/B/12  
WEST : Road 30' wide.,


**ANNEXURE-1A**

Nature of Roof	Annual Rental Value	Area Square yard	Area Square Meters	Total M.V. (Rupees)
A.C.C Res:- 400 Sq.Ft	Rs.3000/-	404.00 Sq. Yds	339.36 Sq. Mts	Rs.74,24,000/-

**(CERTIFICATE)**

The above named parties hereby declare that the above contents are true and correct to the best of their knowledge.

IN WITNESS WHERE OF SRI.D.RAVINDER SHARMA Hon'ble XXVI Addl Chief Judge, City Civil Court, Hyderabad, T.S on behalf of the vendors in E.P.No.1846 of 2019 in pursuance of the decree dated 24-06-2019 in O.S.No 953 of 2018 and the vendee hereunto set his respective hands on the day, month and year first above mentioned.

  
XXVI ADDL. CHIEF JUDGE  
CITY CIVIL COURT HYDERABAD.

  
VENDEE

**WITNESSES:**

1. R/c Sumanth

2. Sankar



REGISTRATION PLAN SHOWING THE HOUSE PROPERTY BEARING MUNICIPAL  
No.16-11-741/C/B/11, SITUATED AT MOOSARAM BAGH, HYDERABAD, T.S.



VENDOR : Sri. D. RAVINDRA SHARMA  
HON'BLE XXVI ADDL CHIEF JUDGE  
CITY CIVIL COURT AT HYDERABAD, T.S.

ON BEHALF OF

1. DEENDAYAL AGARWAL S/o. ANUSHRAI AGARWAL
2. MANISH KUMAR AGARWAL S/o. DEENDAYAL AGARWAL
3. NIMISH KUMAR AGARWAL S/o. DEENDAYAL AGARWAL

VENDEE : Mr. P. CHANDRASHEKAR S/o. Late P. MAISIAH

REFERENCE

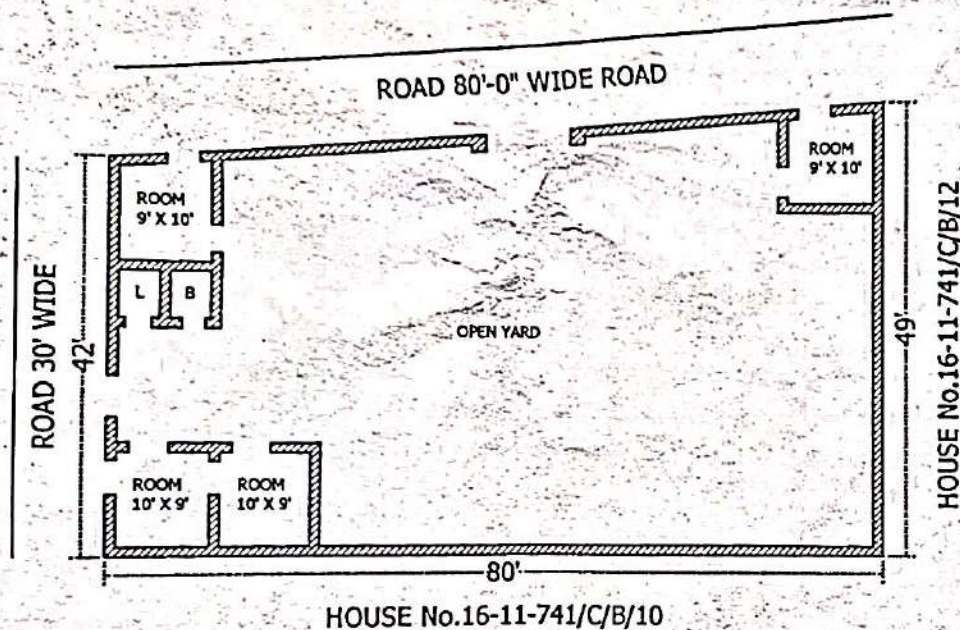
INCLUDED :   
EXCLUDED : 

SCALE : 1" - 20'

AREA : 404.00 Sq. Yards

OR : 339.36 Sq. Meters

PLINTH AREA : 400 SFT (A.C.C)



WITNESSES:

1) *R. K. Suresh*

2) *Sai Bharath*

*[Signature]*  
XXSIGNDDLE VENDOR JUDGE  
CITY CIVIL COURT HYDERABAD

*[Signature]*  
SIGN. OF VENDEE





భారత ప్రభుత్వం  
Government of India

సతారసి వెంకట సుబ్బలహ  
Satharasi Venkata Subbalah  
పుట్టిన తేదీ/DOB: 01/06/1974  
పురుషుడు/ MALE

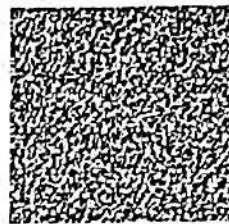
*S.V. Subbalah*



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
Unique Identification Authority of India

చిరునామా:  
C/O సతారసి వెంకట సుబ్బలహ, 18-8-302/11/ఎ, తానాజి నగర్,  
ఉప్పగూడ, చార్మినార్, హైదరాబాద్ - 500053

Address:  
C/O S Balalah, 18-8-302/11/A, Tanaji  
Nagar, Uppuguda, Charminar,  
Hyderabad,  
Telangana - 500053



విశిష్ట గుర్తింపు ప్రాధికార సంస్థ

3308 8575 5650

VID: 9195 3566 5180 5018



3308 8575 5650

VID: 9195 3566 5180 5018

అధార్ - సామాన్యుని హక్కు

భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

పాయల చంద్రశేఖర్  
Payalla Chandrashekar

పుట్టిన సంవత్సరం / Year of Birth : 1976  
పురుషుడు / Male

9981 7995 4657

అధార్ - సామాన్యుని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: 23-5-282, near venkat rao memorial sch  
Lakshminagar, Charminar  
Hyderabad, Andhra Pradesh, 500065

Aadhaar - Saamanyuni Hakku

భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

రెవూరు కృష్ణ సుమంత  
Revuru Krishna Sumanth

పుట్టిన తేదీ/DOB: 23/03/1982  
పురుషుడు Male

9337 0065 3278

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:  
రెవూరు వెంకట రావు/రెవూరు వెంకట రావు: రెవూరు  
వంకటరావు, 24-48, శివాపూరి  
కాలనీ ఆర్ కె నగర్, మల్కాజ్గిరి గిరి,  
మల్కాజ్గిరి గిరి, కె.వి.రంగారెడ్డి  
తెలంగాణ, 500047

Address:  
S/O: Revuru Venkat Rao,  
24-48, Sivapuri Colony R K  
Nagar, Malkajgiri, Malkajgiri,  
K.v. Rangareddy  
Telangana, 500047

9337 0065 3278

1947 1800 180 1947 help@uidai.gov.in www.uidai.gov.in P.O.Box No.1947, Bengaluru-560 001

*R/K Sumanth*

భారత ప్రభుత్వం  
Unique Identification Authority of India  
Government of India

సంబంధించిన సంఖ్య / Enrollment No.: 103320056/44914

To: B Sai Bharath  
S/O Bapurao Venkatarao  
18-3-4627  
Rajamahendravaram  
Andhra Pradesh - 500053

08/03/2012

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

పుట్టిన తేదీ/Year of Birth: 1978  
పురుషుడు / Male

2811 3473 6045

అధార్ - సామాన్యుని హక్కు