

CS No. 1871 Document No. 1847/2024



తెలంగాణ తెలంగాణ TELANGANA

[Signature] BD 318062

Tran Id: 240214082159451162
Date: 14 FEB 2024, 08:24 AM
Purchased By:
RATHALAVATH SHANKAR NAIK
S/o LATE R PENTAI AH
R/o MBNR DIST
For Whom
** SELF **

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

SALE DEED

This DEED OF SALE is made and executed on this 14th day of FEBRUARY, 2024 by:-

Sri GANGISHETTY SURENDAR, S/o. G.NARSAIAH, aged about 53 years, Occupation: Business, R/o. H.No.13-39/1, Srinivasa Colony, Amangal Village and Mandal, Ranga Reddy District – 509 321, T.S. (Aadhaar No.9729 3292 9712, PAN No.BCLPG1398H, Mobile No.9441545396).

(HEREINAFTER Called the VENDOR)

IN FAVOUR OF

Sri RATHALAVATH SHANKAR NAIK, S/o. Late RATHALAVATH PENTAI AH, aged about 35 years, Occupation: Business, R/o. H.No.3-24, Burgupally Pedda Thanda, Jedchaerla Mandal, Mahabubnagar District – 509 406, T.S. (Aadhaar No.4321 1506 2054, PAN No.AZKPR1016J, Mobile No.9182101357).



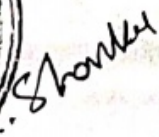


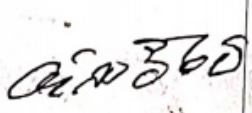
(HEREINAFTER Called the VENDEE)

[Signature]



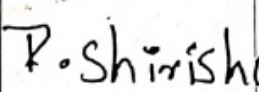


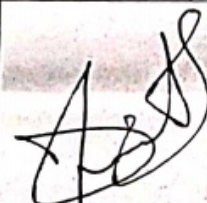
Presentation Endorsement:

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. 2100/- paid between the hours of _____ and _____ on the 14th day of FEB, 2024 by Sri Gangishetty Surendar

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



Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 RATHALAVATH SHANKAR NAIK [1514-1-2024-1871]	RATHALAVATH SHANKAR NAIK S/O. LATE RATHALAVATH PENTAIK 3-24, BURGUPALLY, PENTAIK THANDA, JEDCHERLA, MAHABUBNAGAR DIST.,	
2	EX		 GANGISHETTY SURENDAR [1514-1-2024-1871]	GANGISHETTY SURENDAR S/O. G. NARSAIAH 13-39/1, SRINIVASA COLONY, AMANGAL, R.R.DIST.,	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 R SHEERISHA [1514-1-2024-1871]	R SHEERISHA MBNR DIST	
2		 D SRIKANTH [1514-1-2024-1871]	D SRIKANTH RRDIST	

14th day of February, 2024

Signature of Sub Registrar
ChampapetBiometrically Authenticated by
SRO P. MADHUBABU
on 14-FEB-2024 14:52:28**E-KYC Details as received from UIDAI:**

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9712 Name: Gangishetty Surendar	S/O Narsaiah Gangishetty, Amangal, Amangal, Mahabubnagar, Telangana, 509321	
2	Aadhaar No: XXXXXXXX2054 Name: Rathalavath Shankar Naik	S/O Late Rathalavath Pentaiik, Burgupalle, Jadcherla, Mahabubnagar, Telangana, 509406	

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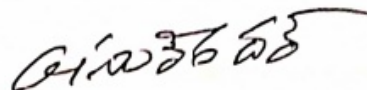
(The expressions of the Vendor and the Vendee herein used shall wherever the context so admits mean and includes their respective heirs, executors, administrators, legal representatives, successors and assignees etc.);

WHEREAS the Vendor is the sole and absolute owner and peaceful possessor of the Open Land bearing Plot No.97, admeasuring 200 Sq.Yards, equivalent to 167.22 Sq.Mtrs., in Survey Nos.741 and 742, Situated at NADERGUL VILLAGE, Balapur Revenue Mandal, Under Badangpet Municipal Corporation, Ranga Reddy District, having purchased the same from P.SARITHA alias PASULA SARITHA REDDY, D/o. P.VENKAT REDDY, through a Regd.Sale Deed **No.15082/2018** of Book-I, Dt.10/09/2018, registered at S.R.O., CHAMPAPET. And the same document was rectified vide Regd.Rectification Deed **No.1641/2024** of Book-I, Dt.10/02/2024, registered at S.R.O., CHAMPAPET.

WHEREAS the Vendor is in need of money for his financial necessities offered to sell the **Open Land bearing Plot No.97 East Part, admeasuring 100 Sq.Yards, equivalent to 83.61 Sq.Mtrs., in Survey Nos.741 and 742, 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.4,20,000/- (Rupees Four Lakhs Twenty Thousand 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.4,20,000/- (Rupees Four Lakhs Twenty Thousand Only)** through Cheque No.066321, Dt.14/02/2024, drawn on Bank of Maharashtra, Balapur Branch, Hyderabad, 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.4,20,000/- (Rupees Four Lakhs Twenty Thousand 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.



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	23000	0	0	0	23100
Transfer Duty	NA	0	6300	0	0	0	6300
Reg. Fee	NA	0	2100	0	0	0	2100
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	3000	0	0	0	3000
Total	100	0	34900	0	0	0	35000

Rs. 29300/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2100/- towards Registration Fees on the chargeable value of Rs. 420000/- was paid by the party through E-Challan/BC/Pay Order No ,726J70130224 dated ,13-FEB-24 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 34950/-, DATE: 13-FEB-24, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 4041885480523, PAYMENT MODE: NB-1001138, ATRN: 4041885480523, REMITTER NAME: RATHALAVATH SHANKAR NAIK, EXECUTANT NAME: GANGISHETTY SURENDAR, CLAIMANT NAME: RATHALAVATH SHANKAR NAIK.

Date:

14th day of February, 2024

Signature of Registering Officer

Champapet

Certificate of Registration

Registered as document no. 1847 of 2024 of Book-1 and assigned the Identification number 1 - 1544 - 1847 - 2024 for Scanning on 14-FEB-24 .

Registering Officer

Champapet

(P Madhu Babu)

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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.

Handwritten signature

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1847/2024. Sheet 3 of 7 Sub Registrar
Champapet



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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.97 East Part Sy.Nos.741 and 742	Nadergul Village	100	Rs.4,200/-	Rs.4,20,000/-

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of the Open Land bearing Plot No.97 East Part, admeasuring 100 Sq.Yards, equivalent to 83.61 Sq.Mtrs., in Survey Nos.741 and 742, Situated at NADERGUL VILLAGE, Balapur Revenue Mandal, Under Badangpet Municipal Corporation, Ranga Reddy District, Registration Sub District, CHAMPAPET and bounded by:-

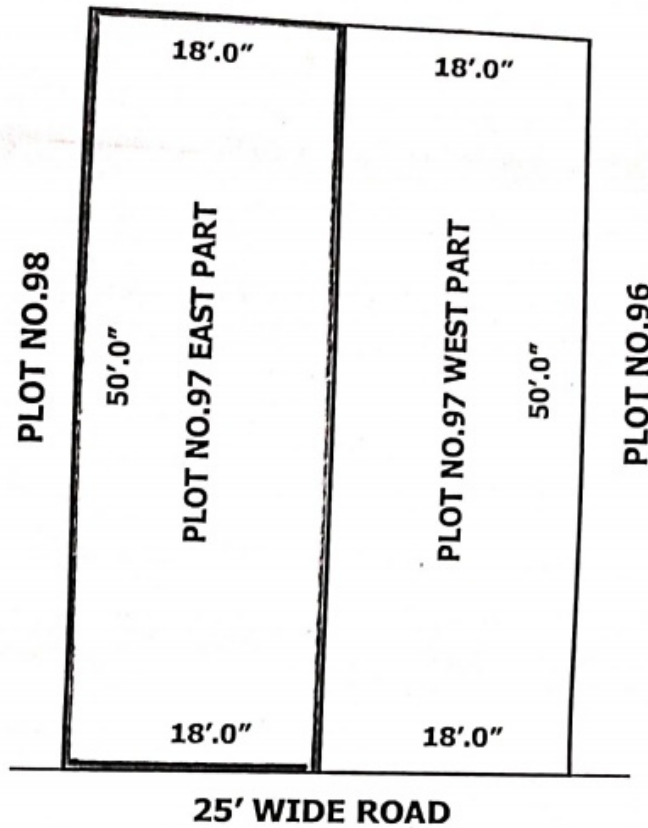
NORTH : 25' Wide Road;
SOUTH : Plot No.100;
EAST : Plot No.98;
WEST : Plot No.97 West Part;

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

Chandrababu Naidu

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PLOT NO.100



25' WIDE ROAD

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

WITNESSES:-

1. R. Shirisha

2.

SIG.OF VENDOR

SIG.OF VENDEE

ఆంధ్ర ప్రదేశ్
ఆంధ్ర ప్రదేశ్ ప్రభుత్వం

గంగిశెట్టి సురేందర్
Gangishetty Surendar

పుట్టిన తేదీ/DOB: 16/07/1970
పురుషుడు/ MALE

ఆంధ్ర ప్రదేశ్

9729 3292 9712
VID: 9191 8780 4896 9075

నా ఆధార్, నా గుర్తింపు

ఆంధ్ర ప్రదేశ్
ఆంధ్ర ప్రదేశ్ ప్రభుత్వం

S/O గంగిశెట్టి సురేందర్
S/O గంగిశెట్టి సురేందర్, 13-39/1, శ్రీనివాస కాలనీ, యమ్ కెఆర్, అమంగల్, మహబూబ్ నగర్, తెలంగాణ - 509321

Address:
S/O Narsalah Gangishetty, 13-39/1, srinivasa colony, amangal, Amangal, Mahabubnagar, Telangana - 509321

9729 3292 9712
VID: 9191 8780 4896 9075

ఆంధ్ర ప్రదేశ్
ఆంధ్ర ప్రదేశ్ ప్రభుత్వం

రథాలావత్ శంకర్ నైక్
Rathalavath Shankar Naik

పుట్టిన తేదీ/DOB: 02/02/1990
పురుషుడు/ MALE

R. Shankar

4321 1506 2054
VID: 9179 2392 7393 2210

నా ఆధార్, నా గుర్తింపు

ఆంధ్ర ప్రదేశ్
ఆంధ్ర ప్రదేశ్ ప్రభుత్వం

S/O రేట్ రథాలావత్ శంకర్ నైక్
S/O రేట్ రథాలావత్ శంకర్ నైక్, 3-24, బుర్గుపల్లి పెద్ద తాండ, జడ్చెరుకు మండలం, బుర్గుపల్లి, మహబూబ్ నగర్, తెలంగాణ - 509406

Address:
S/O Late Rathlavath Shankar, 3-24, burgupally pedda thanda, jacherukula mandalam, Burgupalle, Mahabubnagar, Telangana - 509406

4321 1506 2054
VID: 9179 2392 7393 2210

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భారత సర్కార్
GOVERNMENT OF INDIA

రథాలావత్ శిరీష
Rathlavath Shireesha

పుట్టిన తేదీ/DOB: 04/04/1998
స్త్రీ / FEMALE

R. shirisha

9725 0484 5142

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

విదనామా:
W/O రథాలావత్ శంకర్, 3-24, బుర్గుపల్లి పెద్ద తాండ, జడ్చెరుకు మండలం, బుర్గుపల్లి, మహబూబ్ నగర్, తెలంగాణ - 509406

Address:
W/O Rathlavath Shankar, 3-24, burgupally pedda thanda, jacherukula mandalam, Burgupalle, Mahabubnagar, Telangana - 509406

9725 0484 5142

ఆంధ్ర ప్రదేశ్
ఆంధ్ర ప్రదేశ్ ప్రభుత్వం

దాప్పల కృష్ణ
Dappula Krishna

పుట్టిన తేదీ/DOB: 19/07/1989
పురుషుడు/ MALE

ఆంధ్ర ప్రదేశ్
ఆంధ్ర ప్రదేశ్ ప్రభుత్వం

S/O దాప్పల కృష్ణ
S/O దాప్పల కృష్ణ, 11-17, ఆశోక్ రెడ్డి కాలనీ, రోజగన్నా గుడె x రోడ్ నాదార్గుల సారోమగర్, రంగారెడ్డి, ఆంధ్ర ప్రదేశ్, 501510

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