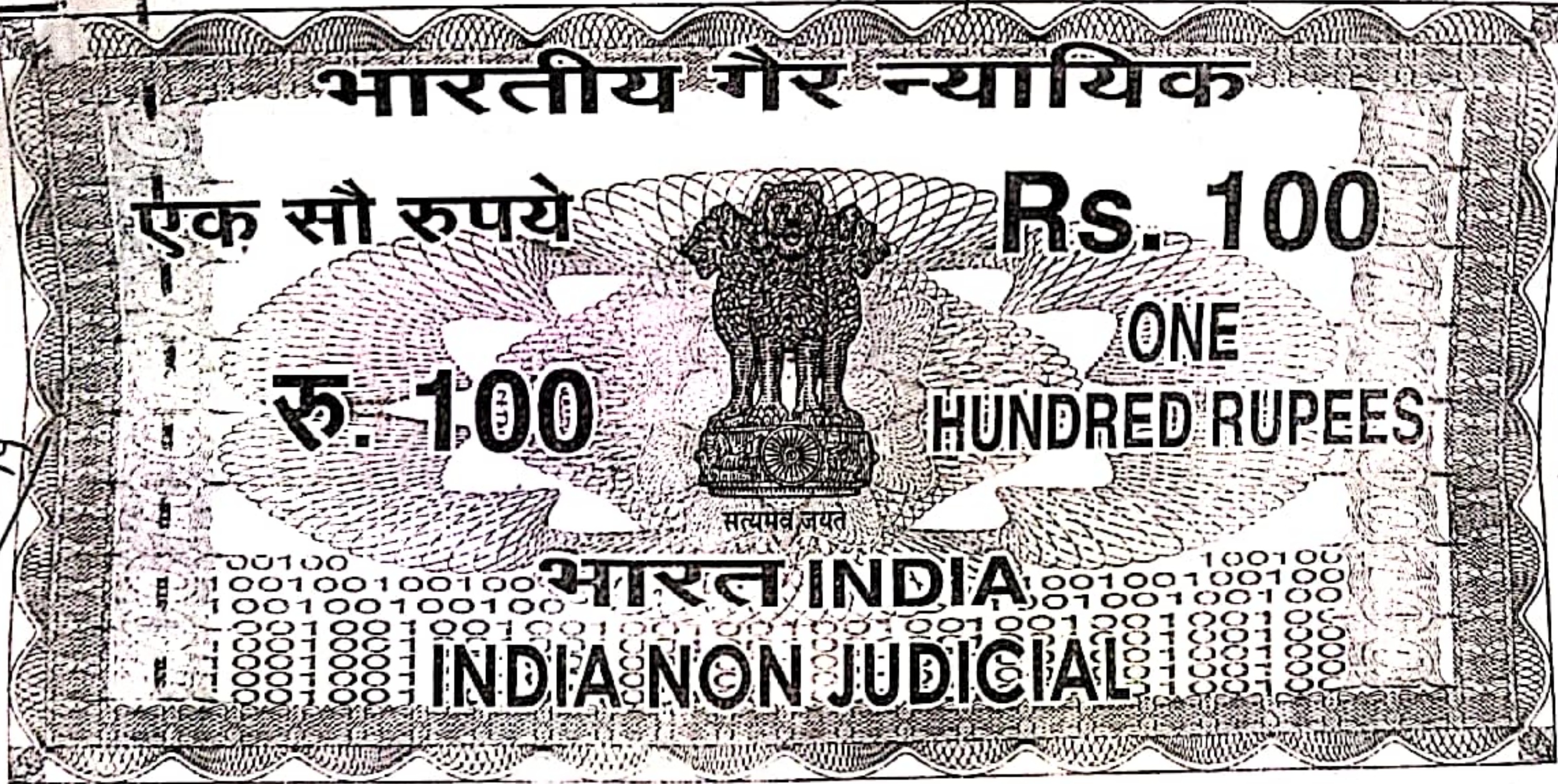


SCANNED

Doc No: 4186/2024

4349



తెలంగాణ తెలంగాణ TELANGANA

SI No. 1621 Date 07/07/2021 Rs. 100/-  
Sold Name D. Madhusudhan.  
S/o. W/o. D/o. P. Bhaskar Rao  
R/o. Khairatabad, Hyderabad  
For Whom self

T. Roja AF 346688

Smt TALARI ROJA  
Licenced Stamp Vendor  
Licence No 8-24-003/2016  
Renewal No 15-24-033/2019  
H.No: 4-80, Popularam (V)  
Shankarpally (R), Ranga Reddy Dist  
Phone No: 96407 99099

### SALE DEED

THIS DEED OF SALE is made and executed on this 07<sup>th</sup> day of JULY, 2021 at SRO Shankarpally, Ranga Reddy District, Telangana State.

SRI. PURAM NAVEEN REDDY, S/O PURAM MANIKYA REDDY, aged about 38 years, Occ: Business, R/o H-No.3-3, Miyakhangadda Village, Shankarpally Mandal, Ranga Reddy District, Telangana State-75. [Aadhar No: 6058 2506 8548, PAN:-AGIPR3504L].

Hereinafter called the **VENDOR** of the Second part which term shall mean and include all his legal heirs, executors, administrators, legal representatives, nominees and assignee etc.,

### IN FAVOUR OF

SRI. DHANDASI MADHUSUDHAN, S/O DHANDASI BASKAR RAO, Aged about 40 years, Occ: Private Employee, R/o H-No.8-2-415/15, Flat No.2E, Road No.04, Banjara Hills, Khairatabad, Hyderabad, Telangana State-500034, [Aadhaar No: 4955 9565 7328, PAN:-AOGPD4136A].






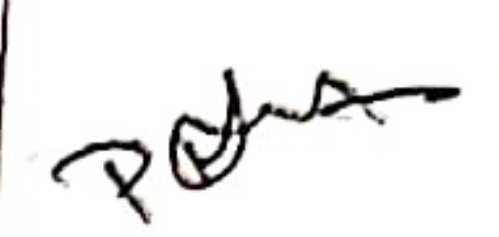
Hereinafter called the **VENDEE** of the Second part which term shall mean and include all his legal heirs, executors, administrators, legal representatives, nominees and assignee etc.,

*[Handwritten signature]*



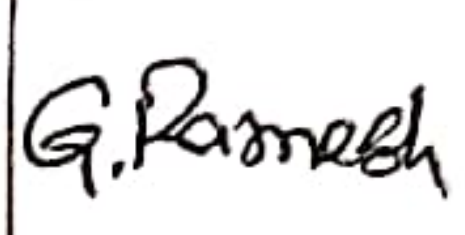





Presented in the Office of the Sub Registrar, Shankarpally along with the Photographs & Thumb Impressions as required, Under Section 32-A of Registration Act, 1908 and fee of Rs. 795/- paid between the hours of 1 and on the 07th day of JUL, 2021 by Sri Puram Naveen Reddy

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Thumb Impression
1	CL		 DHANDASI MADHUSUDHAN [1524-1-2021-4349]	DHANDASI MADHUSUDHAN S/O. DHANDASI BASKAR RAO R/O. 8-2-415/15 FLAT NO.2E ROAD NO.04, BANJARAHILLS, KHAIRATABAD, HYDERABAD	
2	EX		 PURAM NAVEEN REDDY [1524-1-2021-4349]	PURAM NAVEEN REDDY S/O. PURAM MANIKYA REDDY MAY. MOOKHANGUDA, SHANKARPALLE, RANGAREDDY,, TELANGANA.	




Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 RAMESH [1524-1-2021-4349]	RAMESH MIRJAGUDA	
2		 BAU RAO [1524-1-2021-4349]	BAU RAO ALAMPALLY	

07th day of July, 2021

Signature of Sub Registrar  
Shankarpally

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX8840 Name: Tholla Babu Rao	S/O T Narsaiah, Vicarabad, K.v. Rangareddy, Telangana, 501101	
2	Aadhaar No: XXXXXXXX1782 Name: Goundla Ramesh	S/O Anjalai Goundla, Aziznagar, Rangareddi, Andhra Pradesh, 500075	
3	Aadhaar No: XXXXXXXX8548 Name: Puram Naveen Reddy	S/O Puram Manikya Reddy, Janwada, K.v. Rangareddy, Telangana, 500075	

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సబ్ రిజిస్ట్రార్  
శంకర్పల్లి, రంగారెడ్డి





WHEREAS the **VENDOR (Sri. Puram Naveen Reddy)** is the absolute owner and peaceful possessor of the Open Plot bearing **Plot No.01 Part**, an extent of **113 Sq.Yards** or **94.5 Sq.Mts**, in **Survey No.101/1/2**, Situated at **JANWADA Village, MIRJAGUDA Grampanchayath, SHANKARPALLY Mandal, RANGA REDDY District, Telangana State.**

And whereas **VENDOR** has purchased the Open Plot bearing **Plot No.01**, an extent of **353 Sq.Yards** or **295.14 Sq.Mts**, in **Survey No.101/1/2**, Situated at **JANWADA Village, MIRJAGUDA Grampanchayath, SHANKARPALLY Mandal, RANGA REDDY District, Telangana State** having purchased the same from its lawful owner through the registered Sale Deed No.**2037/2019**, dated: **21.02.2019**, registered at **S.R.O. Shankarpally, Ranga Reddy district, Telangana State**, and he was already sold **240 Sq.Yards**.

And Whereas the **VENDOR** due to his personal needs have offered and agreed to sell the Open Plot bearing **Plot No.01 Part**, an extent of **113 Sq.Yards** or **94.5 Sq.Mts**, in **Survey No.101/1/2**, Situated at **JANWADA Village, MIRJAGUDA Grampanchayath, SHANKARPALLY Mandal, RANGA REDDY District, Telangana State**, herein after referred to as Scheduled Property to the **VENDEE** for a total sale consideration of **Rs.1,59,000/- (Rupees One Lakh Fifty Nine Thousand Only)** and the **VENDEE** has agreed to purchase the same sale consideration.


**NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:**

1. In pursuance of the sale consideration of **Rs.1,59,000/- (Rupees One Lakh Fifty Nine Thousand Only)**, the **VENDOR** has already received the full sale consideration amount from the **VENDEE** by way of cash, and the **VENDOR** do hereby admit and acknowledge the receipt of the said sum and also delivered the vacant physical possession of the said Scheduled Property to the **VENDEE**; The **VENDEE** shall hold and enjoy the same.
2. That **VENDOR** hereby transfers all his rights, titles, and interest in favour of the **VENDEE** and the **VENDOR** further confirms that he has paid all taxes and dues in respect of the Scheduled Property up to date of this registration.
3. That **VENDOR** hereby confirms that the Scheduled Property is free from all kinds of encumbrances, charges, sales, gift, mortgages acquisition or requisition from any Government, Statutory or Quasi Statutory Authority and any court attachments etc.
4. That the **VENDOR** further covenants with the **VENDEE** that if the **VENDEE** is deprived of whole or any part of the Scheduled Property on account of any defect in the **VENDOR'S** title, the **VENDOR** shall fully indemnify and compensate the **VENDEE** against the same.

*20/11/19*



## E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
4	Aadhaar No: XXXXXXXXX7328 Name: Dhandasi Madhusudhan	C/O Dhandasi Baskar Rao, Khairatabad, Hyderabad, Telangana, 500034	

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	6360	0	0	0	6460
Transfer Duty	NA	0	2385	0	0	0	2385
Reg. Fee	NA	0	795	0	0	0	795
User Charges	NA	0	100	0	0	0	100
Mutation Fee	NA	0	800	0	0	0	800
Total	100	0	10440	0	0	0	10540

Rs. 8745/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 795/- towards Registration Fees on the chargeable value of Rs. 159000/- was paid by the party through E-Challan/BC/Pay Order No ,480ICJ070721 dated ,07-JUL-21 of ,HDFS/

## Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 10440/-, DATE: 07-JUL-21, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 9858574584515, PAYMENT MODE: NB-1001138, ATRN: 9858574584515, REMITTER NAME: DHANDASI MADHUSUDHAN, EXECUTANT NAME: PURAM NAVEEN REDDY, CLAIMANT NAME: DHANDASI MADHUSUDHAN).

Date:

07th day of July, 2021

Signature of Registering Officer  
Shankarpally

1వ పుస్తకము 2021 సం॥శా.శ.1942  
సం॥శా.శ.1942 నెంబరుగా రిజిస్టరు చేయబడి  
స్థానింగు: నిజామాబాద్, ముఖ్య నెం 1524  
1వ....  
2021 సం॥శా.శ.1942 నెం 07...తేది.

సచి రిజిస్ట్రార్  
శంకర్పల్లి, రంగారెడ్డి జిల్లా.

SYED SIRAJ ANWAR  
SUB - REGISTRAR  
Shankarpally, R.R.Dist.



5. That the **VENDEE** shall from the dated of execution of this Deed hold and enjoy the Scheduled Property as an absolute owner and enjoy the quiet and peaceful possession as he/she likes without any let or hindrance either from the **VENDOR** or any other person or persons whomsoever.
6. 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.
7. That the **VENDOR** declares that there are no outstanding dues in respect of the Scheduled Property payable to Government or private concern and all of them have been cleared up to date, if any are found the **VENDOR** shall be liable to pay and clear them.
8. That the **VENDOR** further declares and states that the Scheduled Property is free from land ceiling proceedings, or the A.P./T.S. land ceiling proceedings, or the A.P./T.S. vacant lands in urban areas (Prohibition Act, 1972) or urban ceiling act or any other enactment.
9. That the land affected by the document is not the assigned lands defined in section 2(1) Act 9 of 1977.
10. That the **VENDOR** hereby confirms that as on date, he has neither sold nor assigned or transferred his right as an absolute owner of the Scheduled Property to any third party or person and that any claims in respect of the Scheduled Property will be settled by him.
11. The **VENDOR** further declare that the schedule land is not attracted by the provisions of A.P./T.S. land reforms (ceiling an Agriculture Holdings) Act No.1 of 1973.
12. That the **VENDOR** declare that no house or structure is constructed or existing on or before the date of execution of this deed on the Scheduled Property and if any structures is found on the date of execution of this Deed by the authority, contrary to the statement made the **VENDOR** is/are liable for prosecution under section 27 and 64 of Indian stamp Act 1899.

RGN



BK-199 No 4349/2021 & Doct No  
Cp/86/2021. Sheet 3 of 8 Sub Registrar  
Shankarpally

**SCHEDULED PROPERTY**

All that the Open Plot bearing **Plot No.01 Part**, an extent of **113 Sq.Yards** or **94.5 Sq.Mts**, in **Survey No.101/1/2**, Situated at **JANWADA** Village, **MIRJAGUDA** Grampanchayath, **SHANKARPALLY** Mandal, **RANGA REDDY** District, **Telangana** State, Registration at **SRO Shankarpally, Telangana State** and bounded by:-

<b>NORTH</b>	: Part of Land in Survey No.101
<b>SOUTH</b>	: 25 Feet Wide Road
<b>EAST</b>	: Plot No.01 part of A. Veerabhadrachari
<b>WEST</b>	: 30 Feet Wide Road

In witnesses whereof, the Both Parties have signed on this Sale Deed, with their own free will and consent on this the day, month and year first above mentioned before in the presence of the following witnesses:

**WITNESSES:**

1. *G. Ramesh*

2. *Y. Rao*

*[Signature]*

**VENDOR**

*[Signature]*

**VENDEE**



BK-1, CS No 4349/2021 & Doct No

Sheet 4 of 8

Sub Registrar  
Shankarpally



**STATEMENT REGARDING THE MARKET VALUE OF THE  
PROPERTY FILED UNDER RULE 3 OF THE ANDHRA PRADESH /  
TELANGANA PREVENTION OF UNDER VALUATION RULE 1975.**

I/We, the above said **VENDOR** do hereby declare and state to the best of our knowledge and belief that the market value of the Scheduled Property now being transferred is as follows:

**All that the Open plot bearing in**

Sy. Nos	Plot No.	Extent in Sq. yards	Extent in Sq. Meters	Market Value Per Sq. yard	Total market value
101/1/2,	01 Part	113	94.5	Rs.1400/-	Rs.1,59,000/-

**Situated at:**

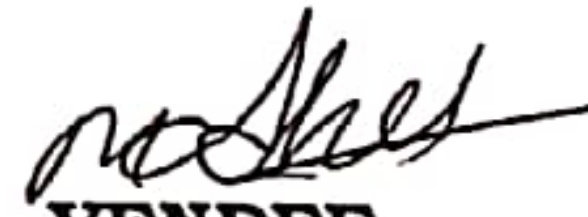
Janwada Village  
Mirjaguda G.P.,  
Shankarpally Mandal,  
Ranga Reddy District,  
Telangana State.

**Place :** SRO Shankarpally

**Dated:** 07.07.2021




**VENDOR**



**VENDEE**



Bk-1, CS No 4349/2021 & Doct No   
4186/2021. Sheet 5 of 8 Sub Registrar  
Shankarpally



**REGISTRATION PLAN SHOWING THE** Open Plot bearing Plot No.01 Part, an extent of 113 Sq.Yards or 94.5 Sq.Mts, in Survey No.101/1/2, Situated at JANWADA Village, MIRJAGUDA Grampanchayath, SHANKARPALLY Mandal, RANGA REDDY District, Telangana State.

**VENDOR:**

SRI. PURAM NAVEEN REDDY, S/O PURAM MANIKYA REDDY,

**VENDEE:**

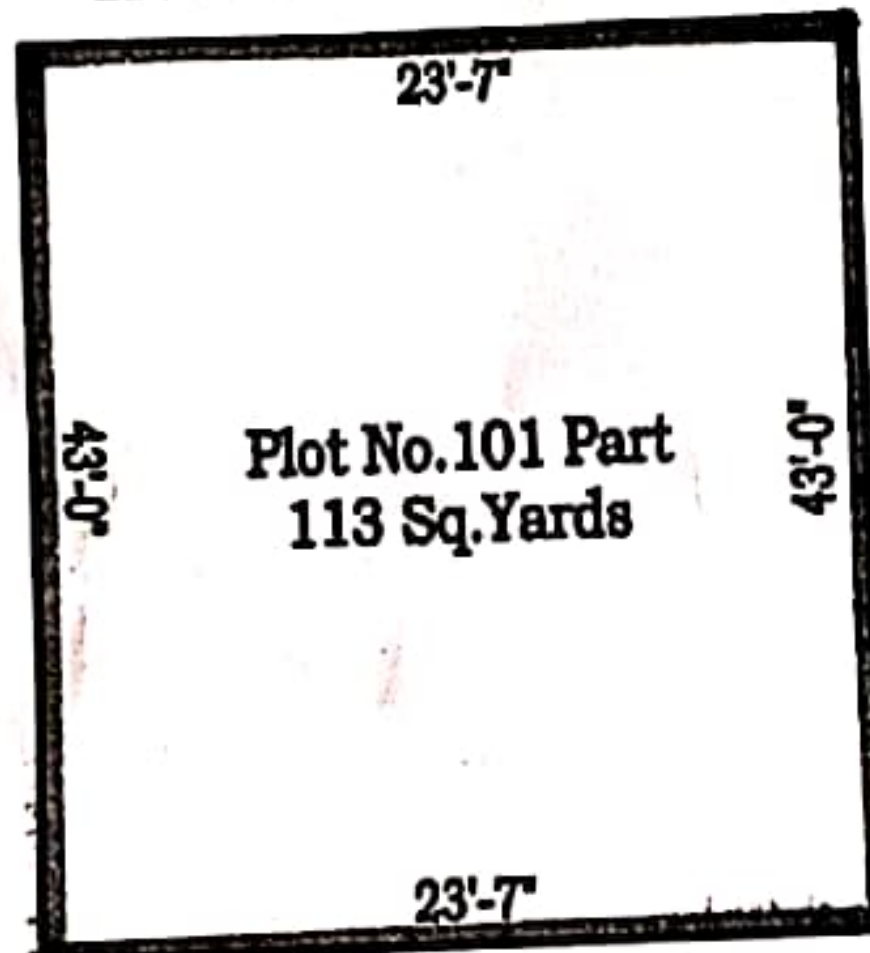
SRI. DHANDASI MADHUSUDHAN, S/O DHANDASI BASKAR RAO,

Included

Excluded

PART OF LAND  
IN SURVEY NO.101

30 FEET WIDE ROAD



25 FEET WIDE ROAD

PLOT NO.101 PART OF  
A. VEERABHADRA CHARI



**WITNESSES:**

1. G. Ramesh

2. Hary

*PdA*

VENDOR

*ms*  
VENDEE



BK-1, CS No 4349/2021 & Doct No  
4186/2021 Sheet 6 of 8 Sub Registrar  
Shankarpally



## Deed Particulars of a Document

SRO: SHANKARPALLY - 1524

S.No.	Description of property	Reg.Date Exe.Date Pres.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/Year
1.	VILL/COL: JANWADA/GRAMAKANTAM W-B: 0-0 SURVEY: 101/1/2 PLOT: 01 EXTENT: 353SQ.Yds Boundires: [N]: PART OF LAND IN SY.NO.101 [S] 25 FEET WIDE ROAD [E]: PLOT NO.02 [W]: 30 FEET WIDE ROAD	(R) 21-02- 2019 (E) 21-02- 2019 (P) 21-02- 2019	0101 Sale Deed Mkt.Value:Rs. 494200 Cons.Value:Rs. 495000	1.(EX)G VOVIND SINGH 2.(EX)G. VIJAY SINGH 3.(EX)G RANJITH SINGH 4.(EX)REP-BY: GOUNDLA GURU LINGAM (AGPA HOLDER) 5.(CL)PURAM NAVEEN REDDY	0/0 2037/2019 [1] of SRO SHANKARPALLY

**Note:**

- Source for printing Certified Copy and Registered Document is Same.
- This Report is for Information only.

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*Handwritten signature*



BK-1, CS No 4349/2021 & Doct No  
4/86/2021. Sheet 7 of 8 Sub Registrar  
Shankarpally

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పురం నవీన్ రెడ్డి  
Puram Naveen Reddy

పుట్టిన తేదీ/Year of Birth: 1983  
పురుషుడు / Male

6058 2506 8548



చిరునామా: S/O: పురం మాణిక్య  
రెడ్డి, 3-3, మియఖాన్ గడ్డా  
సమీకర్త జనరల్ స్టోర్స్ దగ్గర  
జంబాడ, జవవాడ, జవవాడ  
కె.వి.రంగారెడ్డి, ఆంధ్ర ప్రదేశ్  
500075

Address: S/O: Puram  
Manikya Reddy, 3-3,  
miyakhan gadda, near PNR  
general store, Janwada,  
Janwada, K.V.Rangareddy,  
Janwada, Andhra Pradesh,  
500075

6058 2506 8548

అధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం  
భారత ప్రభుత్వం

Unique Identification Authority of India

సమాచార సంఖ్య / Enrollment No.: 2832/02084/00181

To  
Dhandasi Madhusudhan  
యస్ మధుసూధన్  
C/O Dhandasi Baskar Rao  
8-2-415/15, flat no 2E  
roadno 4  
banjara hills  
Khairatabad  
Banjara Hills, Khairatabad, Hyderabad,  
Telangana - 500034  
9848653333



KA894052712FH

20/10/2011

89405271

మీ అధార్ సంఖ్య / Your Aadhaar No.:

4955 9565 7328

నా అధార్, నా గుర్తింపు

భారత ప్రభుత్వం

Government of India

యస్ మధుసూధన్  
Dhandasi Madhusudhan  
పుట్టిన తేదీ / DOB: 17/05/1981  
పురుషుడు / Male

4955 9565 7328



గొండ్లా రమేష్  
Goundla Ramesh  
పుట్టిన తేదీ/DOB: 09/04/1990  
పురుషుడు/ MALE

Issue Date: 25/10/2011

G. Ramesh

3308 4329 1782

VID: 9170 1358 4923 6145

నా అధార్, నా గుర్తింపు

చిరునామా:  
S/O అంజలియా గొండ్లా, 2-20, మీర్జాగూడా, ఆజిన్ నగర్,  
ఆంధ్ర ప్రదేశ్ - 500075

Address:  
S/O Anjaiah Goundla, 2-21, MEERJAGUDA,  
Aziznagar, Rangareddy,  
Andhra Pradesh - 500075

3308 4329 1782

VID: 9170 1358 4923 6145

1947

help@uidai.gov.in

www.uidai.gov.in

థొల్లా బాబు రావు  
Tholla Babu Rao  
పుట్టిన తేదీ/DOB: 25/05/1981  
పురుషుడు/ MALE

5164 7553 RR40

చిరునామా:  
S/O: టి నర్సాలా, 4-8-44, అంపల్లి, వికారాబాద్, తెలంగాణ,  
వికారాబాద్ - 501101

Address:  
S/O: T Narsalah, 4-8-44, Alampally, Vikarabad,  
Vikarabad, K.v. Rangareddy,  
Telangana - 501101