



# గ్రామ పంచాయతి కార్యాలయము

విజయవాడ

మం|| శేరిలింగంపల్లి

గుంటూరు T.S.

నెం.

## No Objection Certificate నిరభ్యంతర ధృవీకరణ పత్రము

తేది : 19/7/2024

ఇందుమూలముగా ధృవీకరించునది ఏమనగా శ్రీ/శ్రీమతి మిల్లెత్తపల్లి. విజయలక్ష్మి

తండ్రి మిల్లెత్తపల్లి చంద్రయ్య నివాసము మిల్లెత్తపల్లి

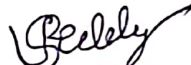
గారికి ఈ గ్రామములో ఇంటి నెం                      ప్లాట్ నెం 511 సర్వే నం              గల

ఇల్లు కలదు. అట్టి ఇంటిపై గ్రామ పంచాయతీ రికార్డుల ప్రకారము ఎలాంటి వస్తు బకాయాలు

లేవు. పైన తెలిపిన గృహమునకు విద్యుత్తు కనెక్షన్ ఇచ్చుటకు గ్రామపంచాయతీకి ఎలాంటి

అభ్యంతరములు లేవు. కావున గ్రామ పంచాయతి ధృవీకరించనైనది.

Gayathri Traders.

  
Panchayath Secretary  
మంబర/మంబర అసెంబ్లీ A  
(M) Shankarpally, (R.R. Dist.)



17 JUN 2022



తెలంగాణ TELANGANA

SOLD: JAYRAJ MITHAPELLI  
S/W/D: CHANDRAYYA MITHAPELLI  
FOR WHOM: - SELF - R/o. MEDCHAL DIST

P.S.S.SITA RAMA SHEKHAR  
LICENCED STAMP VENDOR  
LIC No: 15-10-021/2019  
REN No.15-10-061/2022  
H.No:9-B3/533, Flat No.533  
Block.3, Janapriya Apts, Miyapur  
HYD, Cell No:9542444768.

**AGREEMENT OF SALE  
WITH POSSESSION**

THIS AGREEMENT OF SALE WITH POSSESSION IS MADE and executed on this the 17<sup>th</sup> Day of June 2022 at Ranga Reddy District, Telangana State, by and between:-

**Mrs. SAMEENA BEGUM, W/o. H.M. BABA**, aged about 36 years, Occ: Housewife, R/o. House No:2-95, Shiva Ram Nagar Colony, Vikarabad, Telangana State.

(Hereinafter called the '**VENDOR**' which expression shall mean and include all his/her heirs, executors, administrators, legal representatives, etc., of the FIRST PART).

**IN FAVOUR OF**

**Mr. JAYRAJ MITHAPELLI, S/o. CHANDRAYYA MITHAPELLI**, aged about 46 years, Occ: Private Employee, R/o. Flat No.303, VSR Classic, Gayathri Nagar, Allapur, Kukatpally Mandal, Medchal District, Telangana State.

(Hereinafter called the '**VENDEE**' which expression shall mean and include all his/her heirs, executors, administrators, legal representatives, etc., of the SECOND PART).



Contd.....2<sup>nd</sup>

17 JUN 2022





WHEREAS the above named Vendor herein is the sole and absolute Owner and in peaceful possession of the property of the Residential bearing No:511, in survey No:192, admeasuring area of 100.00 Square Yards Or equivalent to 83.6 Square Meters., Situated at INDRA REDDY NAGAR, Mirzaguda H/o. Janwada Village, Shankerpally Mandal, Ranga Reddy District, Telangana State, and more fully described in the Schedule hereunder (hereinafter called as Schedule Property) and the same is Purchased from Mr. YADAGIRIVOLLA BALAJI, S/o. YADAGIRIVOLLA BIGAMBER, through a Notarized Agreement of Sale on dated 25<sup>th</sup> day of March 2021.

AND WHEREAS the VENDOR in need of funds has offered to sell the Residential bearing No:511, in survey No:192, admeasuring area of 100.00 Square Yards Or equivalent to 83.6 Square Meters., Situated at INDRA REDDY NAGAR, Mirzaguda H/o. Janwada Village, Shankerpally Mandal, Ranga Reddy District, Telangana State, and hereinafter referred to as the schedule property to the VENDEE for a total sale consideration of **Rs.31,00,000 (Rupees Thirty One Lakhs Only)** and the VENDEE have agreed to purchase the said property for the said sale consideration from the VENDOR.

WHEREAS the Vendor has received the said consideration as follows:

**NOW THIS AGREEMENT OF SALE WITH POSSESSION WITNESSES AS FOLLOWS:-**

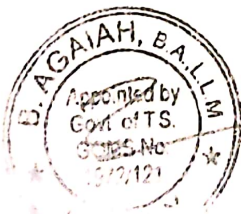
1. That in pursuance and in Consideration of the above said total Sale Consideration of **Rs.31,00,000 (Rupees Thirty One Lakhs Only)** at the time of signing/execution of this agreement of sale, the vendor do hereby admits and acknowledged the receipt of the total sale consideration of **Rs.31,00,000 (Rupees Thirty One Lakhs Only)** in full and final settlement.
2. That the Vendor has hereby agreed to sell, transfer the above said property to the Vendee or to their nominee who is absolutely free from all encumbrances with all rights, titles, claims and appurtenances attached to the said Plot/ House/Property.
3. That the Vendor do hereby convey, transfer and grant, assign unto the said property to the Vendee TO HAVE AND TO HOLD THE SAME FOREVER as an absolute owner.
4. That the Vendee shall hold and enjoy the above said property as an absolute owner as they likes without any hindrance either from the vendor or from the family members of the Vendor or any person whatsoever.
5. The Vendor covenant that no person or persons having any kind of right, share or any kind whatsoever in the Schedule Property and which is totally free from all kind of encumbrances charges, mortgage, gift, prior sales, hypothecation, litigation and court attachments either of the government or private etc., further free from legal impediments and minor claims etc., and there are no disputes pending on the Schedule Property and Land acquisitions proceedings etc.,

GAJAH, B.A.

Contd.....3<sup>rd</sup>

6. The Vendor further covenants that he/she also agreed to cooperate to sign on the necessary papers/any application/declaration/deeds and affidavits for the amicable transfer of the Schedule Property in favour of the Vendee in future.
7. The Vendor hereby covenants that the Schedule Property is not an assigned land and if any loss or damage to the Vendee affected in future, the Vendor is held responsible for the same.
8. The Vendor has today delivered the actual physical possession of the said property sold hereby to the vendee and from today onwards the Vendee shall have retail the vacant possession of the said property in any manner Vendee likes without any obstructions or hindrance either by the Vendor anybody else claiming the Vendee in future period.
9. That the Vendor herein handover all the original documents, link documents, title deeds, receipts, and papers in respect if the said property which are in his possession to the purchasers on the receipt of the entire sale consideration. The Vendor has delivered the vacant and peaceful possession of the said property to the Vendee, further the Vendor has absolutely no objection in whatsoever manner for developing the said property by the Vendee.
10. That the Vendor have paid all the Grampanchayat taxes and water, electricity bills etc., in respect of the Schedule property. If any dues are found unpaid, the Vendor will be liable to pay such dues at a later date. That the Vendee shall pay hereafter all revenue taxes in respect of the schedule property.
11. That the Vendor further agrees to sign all such papers and documents for more perfectly conveying and assuring the said property and every part thereof in the manner aforesaid according to the true intent and meaning of this deed.
12. That the Vendor further agrees to sign all such papers and petitions which shall be required reasonably in getting registration in the revenue records or in any other concerned departments at the expenses of the Vendee only.
13. That the vendor assures to the Vendee that they shall execute a regular sale Deed and register in favor of the Vendee named above or her nominees in future and there is no time limits for the registration of the said schedule property and the same are done at any time at the request of the Vendee.
14. The Vendee shall meet all the expenses for registration of the sale Deed including stamps registration charges and other incidental expenses.

Contd.....4<sup>th</sup>



*[Handwritten signature]*



# SCHEDULE OF PROPERTY

All that Property, Residential bearing No:511, in survey No:192, admeasuring area of 100.00 Square Yards Or equivalent to 83.6 Square Meters., Situated at INDRA REDDY NAGAR, Mirzaguda H/o. Janwada Village, Shankerpally Mandal, Ranga Reddy District, Telangana State, and bounded by:

North : Plot No:512  
South : Plot No:510  
East : Plot No:598  
West : 25'-0" Feet Wide Road

(and more clearly delineated in the plan annexed hereto and marked in RED Colour.)

**IN WITNESS WHEREOF THE** vendor and vendee herein put their respective signatures on this agreement of sale with their own free will and consent on the day month and year first above written before the following witnesses:-

## WITNESSES:

1. Gaffar


  
Vendor

2.

Vendee

SUBJECT TO REGISTRATION



  
B. AGAIAH, B.A.L.L.M.  
ADVOCATE / NOTARY  
Indra Reddy Alhwayn Colony,  
Mirapur, R.R. Dist. G.O.M.S. No. 1972/121  
My Commission Expires on 15-11-2026  
Ph: 92461 27535

PLAN SHOWING OF THE Residential bearing No:511, in survey No:192, admeasuring area of 100.00 Square Yards Or equivalent to 83.6 Square Meters., Situated at INDRA REDDY NAGAR, Mirzaguda H/o. Janwada Village, Shankerpally Mandal, Ranga Reddy District, Telangana State.

VENDOR: Mrs. SAMEENA BEGUM, W/o. H.M. BABA,

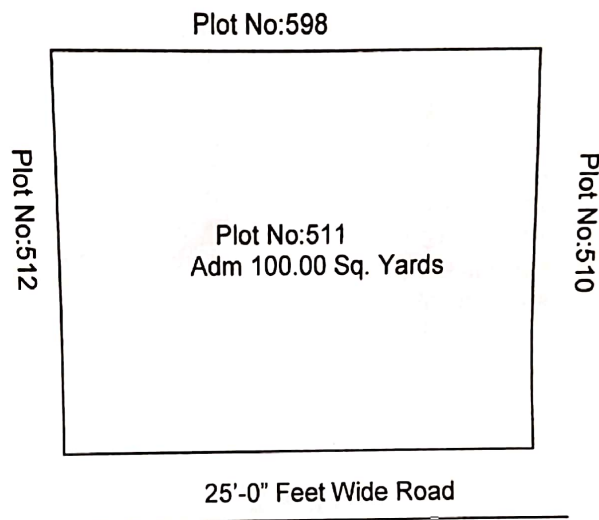
VENDEE: Mr. JAYRAJ MITHAPELLI, S/o. CHANDRAYYA MITHAPELLI,

REFERENCE:

(Area of 100.00 Sq. Yards)

INCLUDED ☐

EXCLUDED ☐



WITNESSES

1. *Gaffar*



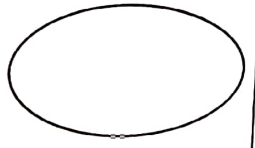
2.

*Sameena*  
VENDOR

VENDEE



PHOTOGRAPH AND FINGER PRINTS AS PER SECTION 32 A  
OF REGISTRATION ACT, 1908.

Sl.No	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF VENDOR/VENDEE
1.			<b>Mrs. SAMEENA BEGUM,</b> <b>W/o. H.M. BABA,</b> aged about 36 years, Occ: Housewife, R/o. House No:2-95, Shiva Ram Nagar Colony, Vikarabad, Telangana State.  <i>(Signature)</i> (VENDOR)
2.			<b>Mr. JAYRAJ MITHAPELLI,</b> <b>S/o. CHANDRAYYA MITHAPELLI,</b> aged about 46 years, Occ: Private Employee, R/o. Flat No.303, VSR Classic, Gayathri Nagar, Allapur, Kukatpally Mandal, Medchal District, Telangana State.  (VENDEE)

SIGNATURE OF THE WITNESSES :

1. *Gaffar*
- 2.

*(Signature)*  
SIGNATURE OF THE EXECUTANT



17 JUN 2022





Phone No:  
Sold To/Issued To:  
Vinay  
For Whom/ID Proof:  
Self and others



AR-16-2024 12:40:29  
0000100/-  
ZERO ZERO ZERO ZERO ONE ZERO ZERO  
Agreement  
38168901710606429626-00018949  
3816890 69/2022

### Indemnity Bond

1. The Deed of Indemnity bond executed this day the 18/06/2024  
by Jayraj Mithapelli s/o Chandrayya Mithapelli  
(Hereinafter called the "EXECUTANT") who is on occupier of the premises in  
favour of the Southern Power Distribution Company of T.S Ltd ( Hereinafter called  
the Company ) having its Distribution Office at \_\_\_\_\_.
2. Whereas the Executant is occupying the premises No. POHND-511  
Located at Indraveddy Nagar, Shankhally
3. Whereas he has requested the Company for supply of Electricity to the above  
premises and has paid the necessary charges thereof as per rules in force and  
the company has also agreed to effect supply to the said premises.
4. Now, therefore it is hereby agreed between the parties as follows :-  
The executants agrees that in the event of the Real owner of the premises or  
his legal heirs of dependants or any one claiming through or under his raising  
any objections in regard to giving the electricity service connection to the above  
premises and in the event of the company being made liable to pay any costs of  
compensation in respect thereof, executant hereby indemnities and agrees to  
pay the company the said costs or compensation within one week on demand by  
the Company.

In the event of initiation and issue of proceedings under any law for eviction of  
consumers from the premises to which supply was given, power supply shall be  
ordered to be disconnected by the Superintending Engineer/Operation, as  
authorized as per clause 4.2.1 of Terms and Conditions of supply and installations  
and equipments shall be removed and such action shall not be liable to be  
questioned as breach of agreement in a Court of Law.

IN WITNESSESS there of the executant hereby has set his hand on the day  
above written.

**WITNESSESS: -**

1. Ray
2. Ch

**EXECUTANT**

Jayraj

