

SCANNED

DOCUMENT NO. 2409... OF 2023

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE  
HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

3203 D... 08/03/2023 Rs: 100/-

M. Gagan Kumar S/o M. Anjaiah

Plot. Nalgonda Dist -

For whom: Sell to Another

AV 187759  
R. SRI RAMULU

Licensed Stamp Vendor  
L.No. 16-13-001/2019, R.I. No. 16-13-015/2262-2  
R/o. H.No. 3-14-52/1A, Shikha Jaya Colony,  
Manusoorbad, R.R. Dist-508 070.  
Phone: 9490116760

**:: SALE \_ DEED::**

THIS DEED OF SALE is made and executed on this the 8<sup>th</sup> day of  
**MARCH, 2023**, by:-

**Smt. B. YASHODA, W/o. Sri B. LINGAIAH**, aged about 61 Years,  
Occupation:: House Wife, R/o. Plot No.111, Raghavendra Nagar,  
Turkayamjal Cross Road, Hayathnagar Mandal, RANGA REDDY  
DISTRICT. Aadhar No.xxxx xxxx 9062. cell NO.9866859828.

(Hereinafter Called the "V E N D O R")

**:IN FAVOUR OF:**

1. **Sri MEKALA GAGAN KUMAR, S/o. Sri MEKALA ANJAIAH**, aged about 43 Years, Occupation:: Pvt.Employee, Aadhar No.xxxx xxxx 7393. PAN NO.AUPPM3507R, Cell No.7382158650.
2. **Smt. MEKALA SRAVANI, W/o. Sri MEKALA GAGAN KUMAR**, aged about 37 Years, Occupation:: House Wife; Aadhar No.xxxx xxxx 7019. Cell No.7382158650.

Both R/o. H.No.B4-1, NCL Colony, Nagarjuna Cement Limited, Mattampally  
Mandalam, NALGONDA DISTRICT-508 204.







(Hereinafter Called the "V E N D E E S")

Badr...





**Presentation Endorsement:**

Presented in the Office of the Sub Registrar, Vanasthalipuram along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 1920/- paid between the hours of 1 and 2 on the 08th day of MAR, 2023 by Sri B Yashoda

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

| Sl No | Code | Thumb Impression  | Photo   | Address   | Signature/Ink Thumb Impression |
|-------|------|---|---|---|--------------------------------|
| 1     | CL   |  | <br>MEKALA SRAVANI:0<br>[1528-1-2023-2494]   | MEKALA SRAVANI<br>W/O. MEKALA GAGAN KUMAR<br>R/O. H.NO. B4-1, NCL COLONY,<br>NAGARJUNA CEMENT LIMITED,<br>MATTAMPALLY MDL,NALGONDA<br>DISTRICT  | M. Sravani                     |
| 2     | CL   |  | <br>MEKALA GAGAN KUMAR<br>[1528-1-2023-2494] | MEKALA GAGAN KUMAR<br>S/O. MEKALA ANJALIAH<br>R/O. H.NO. B4-1, NCL COLONY,<br>NAGARJUNA CEMENT LIMITED,<br>MATTAMPALLY MDL,NALGONDA<br>DISTRICT | K. Anjali                      |
| 3     | EX   |  | <br>B YASHODA:08/03/2<br>[1528-1-2023-2494]  | B YASHODA<br>W/O. B LINGAIAH<br>R/O. P.NO. 111, RAGHAVENDRA<br>NAGAR,, TURKAYAMJAL CROSS<br>ROAD, HAYATHNAGAR MDL,RR<br>DISTRICT                | B. Yashoda                     |



**Identified by Witness:**

| Sl No | Thumb Impression  | Photo   | Name & Address                         | Signature   |
|-------|---|---|--|-------------|
| 1     |   | <br>B.MANI GOUD:08/03<br>[1528-1-2023-2494] | B.MANI GOUD<br>R/O.SANGHI NAGAR,R.R.DT | B. Mani     |
| 2     |  | <br>M.RAJENDER:08/03<br>[1528-1-2023-2494] | M.RAJENDER<br>R/O.KARMANGHAT,R.R.DT    | M. Rajender |

08th day of March,2023

Signature of Sub Registrar  
Vanasthalipuram

**E-KYC Details as received from UIDAI:**

| Sl No | Aadhaar Details                                      | Address:   | Photo   |
|-------|--|--|---|
| 1     | Aadhaar No: XXXXXXXX9062<br>Name: Bheemagoni Yashoda | W/O Bhimagani Lingaiah,<br>Manneguda, K.v. Rangareddy, Telangana, 501510 |  |
| 2     | Aadhaar No: XXXXXXXX7019<br>Name: MEKALA SRAVANI     | W/O MEKALA GAGAN KUMAR,<br>Matta Palli, Nalgonda, Andhra Pradesh, 508204 |  |

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(The terms 'the VENDOR and the 'VENDEES' herein used shall wherever the context so admits means and includes all their respective heirs, executors, successors, legal representatives, administrators, nominees and assignees etc.,)

WHEREAS the VENDOR herein is the exclusive sole and absolute owner and peaceful possessor of the open land bearing **PLOT NO.110 NORTHERN PART, admeasuring an area of 166.67 Sq.Yards or its equivalent to 139.35 Sq.Mts., (out of 200 Sq.Yards), in Survey No.339, Situated at TURKAYAMJAL VILLAGE, ABDULAPURMET REVENUE MANDAL, (HAYATHNAGAR REVENUE MANDAL) RANGA REDDY DISTRICT, PREVIOUSLY RAGANNAGUDA GRAMPANCHAYAT, NOW UNDER TURKAYAMJAL MUNICIPALITY, (HEREINAFTER CALLED THE SCHEDULE PROPERTY) having purchased the same property from: Sri THANNERU VENKATA RAO, S/o. T. VENKATESWARLU, through a Regd. Sale Deed Document No.2731/2012, of Book-1, dated:25-04-2012, Registered in the office of S.R.O.VANASTHALIPURAM;**

WHEREAS the VENDOR is in need of money for her urgent financial necessities and therefore offered to sell the above said property, which is more fully described in the schedule of property, free from all encumbrances to the VENDEE herein for a total sale consideration of **Rs.3,84,000/-** (Rupees **THREE LAKHS EIGHTY FOUR THOUSAND ONLY**) and the VENDEES have agreed to purchase the same for the said sale consideration from the VENDOR.

AND WHEREAS, the VENDOR has already received from the said VENDEE the said sale Consideration of **Rs.3,84,000/-** (Rupees **THREE LAKHS EIGHTY FOUR THOUSAND ONLY**) by way of account transfer from the VENDEES the receipt of which sum the VENDOR hereby admits and acknowledges in favour of the VENDEES.

NOW THEREFORE this deed of sale witnesseth that in pursuance of the said agreement and in consideration of the sum of **Rs.3,84,000/-** (Rupees **THREE LAKHS EIGHTY FOUR THOUSAND ONLY**) already received by the VENDOR from the VENDEES, 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 does hereby transfer, convey and assign free from all encumbrances all the said property to hold the same to the said VENDEES as absolute owners 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 VENDEES shall hold and enjoy the same as absolute owner forever and anon.

B 053024B

3) No Aadhar Details

Address

3) Aadhar No XXXXXXXX7393

C/O) M R K A A CHIDAMANI

Name M R K A A CHIDAMANI KUMARI

Muthu Pulli Paludipatti Aadhar Pincode 626024



Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as follows in respect of this instrument.

| Description of Fee/Duty | Stamp Pages | Chattel with it in Act | In the Form of |      | Stamp Duty with it in Act | TOTAL Payable | Total |
|-------------------------|-------------|------------------------|----------------|------|---------------------------|---------------|-------|
|                         |             |                        | E-Stamp        | Cash |                           |               |       |
| Stamp Duty              | 100         | 0                      | 21020          | 0    | 0                         | 0             | 21120 |
| Transfer Duty           | N/A         | 0                      | 0              | 0    | 0                         | 0             | 0     |
| Reg Fee                 | N/A         | 0                      | 1020           | 0    | 0                         | 0             | 1120  |
| User Charges            | N/A         | 0                      | 640            | 0    | 0                         | 0             | 740   |
| Mutation Fee            | N/A         | 0                      | 1000           | 0    | 0                         | 0             | 1000  |
| Total                   | 100         | 0                      | 30200          | 0    | 0                         | 0             | 30300 |

Rs. 26700/- towards Stamp Duty including T.D under Section 41 of T. Act, 1956 and Rs. 1920/- towards Registration Fees on the chargeable value of Rs. 306000/- was paid by the party through E-Stamp/Debit/Credit Card No. 2278710981523 dated 19. MAR 23 of 2023.

## Online Payment Details Received from SBI e-P

(1) ACCOUNT PAID Rs. 30250/-, DATE: 09-MAR-23, BANK NAME: SBI, BRANCH NAME: BANK FOR E-Stamp, T.D, 92058865061729AVALI, IN MODE: INB-100138, ATRN: 92052665961729, M R K A A CHIDAMANI KUMARI, EXCUTANT NAME: D. VASUDHA, CLAIMANT NAME: M R K A A CHIDAMANI KUMARI, AHD: 09 MAR 23

Signature of Registering Officer

Vanasthalipuram

Date:

08th day of March, 2023

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2409/2023 Sheet 2 of 7

Sub Registrar  
Vanasthalipuram

## CERTIFICATE OF REGISTRATION

Registered as Document No 2409 of 2023  
Book-1 and Assigned the Identification  
Number I-1528 2409 2023 for Scanning  
On Dt 08/03/2023.

S. MOHAN

SUB-REGISTRAR  
VANASTHALIPURAM



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THE VENDOR HEREBY COVENANTS WITH THE VENDEES AS FOLLOWS:-

- 1) That all rights, privileges, liberties, easements, advantages, appurtenances and interest pertaining thereto which the VENDOR has in respect of the said property have been transferred in favour of the VENDEES as the VENDOR has got full powers and valid marketable title to sell the same.
- 2) That the VENDOR does hereby declares that the said property is her acquist and nobody else has any right or concern, over the same and it is free from all sorts of encumbrances, charges, liens, sale, gift, mortgages, Bank sureties, legal impediments, minor interests, and court attachments, whatsoever and also declares that the VENDOR has not in any way alienated the said property to anybody else sofar.
- 3) That the VENDOR further declares that all the taxes and duties, etc., payable to the Grampanchayat/Municipal/GHMC, and Government on the said property have been paid upto date and the VENDEES will have to pay such taxes etc., payable hereafter. And if any amount is found due to be payable at a future date the VENDOR shall be liable to pay the same.
- 4) That the VENDOR does hereby covenants with the VENDEES that the VENDEES shall henceforth possess, hold and enjoy the said property as an absolute owner as the VENDEES likes quietly and peaceably with all proprietary, possessory, hereditary and easementary rights, without any let or hindrance either from the VENDOR or any other person or persons whosoever claiming under the VENDOR.
- 5) The Previous title deeds relating to the said property are hereby handedover to the said VENDEES.
- 6) That the VENDOR has today delivered the physical peaceful and vacant possession of the said property to the VENDEES.
- 7) So from this day onwards, the VENDOR, or any of his/her legal heirs shall have no more rights, interests, demands and claims over the schedule property.

*Basu*

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Vanasthalipuram



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- 8) That the VENDOR further covenants with the VENDEES, that if the VENDEES are deprived of whole or any part of the said property on account of any defect in the title of the VENDOR or her predecessors-in-title, or any superior claim being made by the third party, the VENDOR undertakes to indemnify and keep always indemnified the VENDEES against all the losses, costs, damages and expenses, that may be sustained by the VENDEES and compensate the VENDEES against the same.
- 9) The schedule property is not covered or belongs to any categories such as Assigned land, Government land, Land meant for ceiling Acquisition or Land neither under acquisition by Government Authorities nor under any restrictions for transfer.
- 10) That the property is not an assigned land as per the (Prohibition of Transfers), Act.9 of 1977.
- 11) By virtue of this Deed of sale, the VENDEES are entitled to get the title of the schedule property mutated in the name of the VENDEES in any Govt. records and the VENDOR hereby agrees to co-operate with the VENDEES in this regard, and shall execute any such Rectification Deed, Supplemental Deed, paper, Agreement, forms or thing that may be necessary for mutation in the name of the VENDEES and for perfecting the title of the VENDEES, without demanding any fresh consideration from the VENDEES.
- 12) THERE IS NO HOUSE OR ANY CONSTRUCTION IN THE SITE. If any Structure is found there the parties herein may be prosecuted under section 27 read with Section 64 of Indian Stamp Act besides the recovery of the deficit stamp duty and penalties.
- 13) The said property is not assessed by the corporation/Municipal/cantonment/Nagara panchayat and was not allotted with any PTI/VLTA Number

**RULE-3 MAIN STATEMENT**

| Village                     | Plot No.                 | Sy.No.     | Extent in Sq.Yds. | Value per Sq.Yds | Total Market Value   |
|-----------------------------|--------------------------|------------|-------------------|------------------|----------------------|
| <b>TURKAYAMJAL VILLAGE.</b> | <b>110 NORTHERN PART</b> | <b>339</b> | <b>166.67</b>     | <b>Rs.2300/-</b> | <b>Rs.3,84,000/-</b> |

Basu



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Vanasthalipuram

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## :: SCHEDULE OF THE PROPERTY ::

All that piece and parcel of the open land bearing **PLOT NO.110 NORTHERN PART**, admeasuring an area of 166.67 Sq.Yards or its equivalent to 139.35 Sq.Mtrs., (out of 200 Sq.Yards), in Survey No.339, Situated at **TURKAYAMJAL VILLAGE, ABDULLAPURMET REVENUE MANDAL, RANGA REDDY DISTRICT, UNDER TURKAYAMJAL MUNICIPALITY**, Registration Sub-District, Vanasthalipuram and bounded by:-

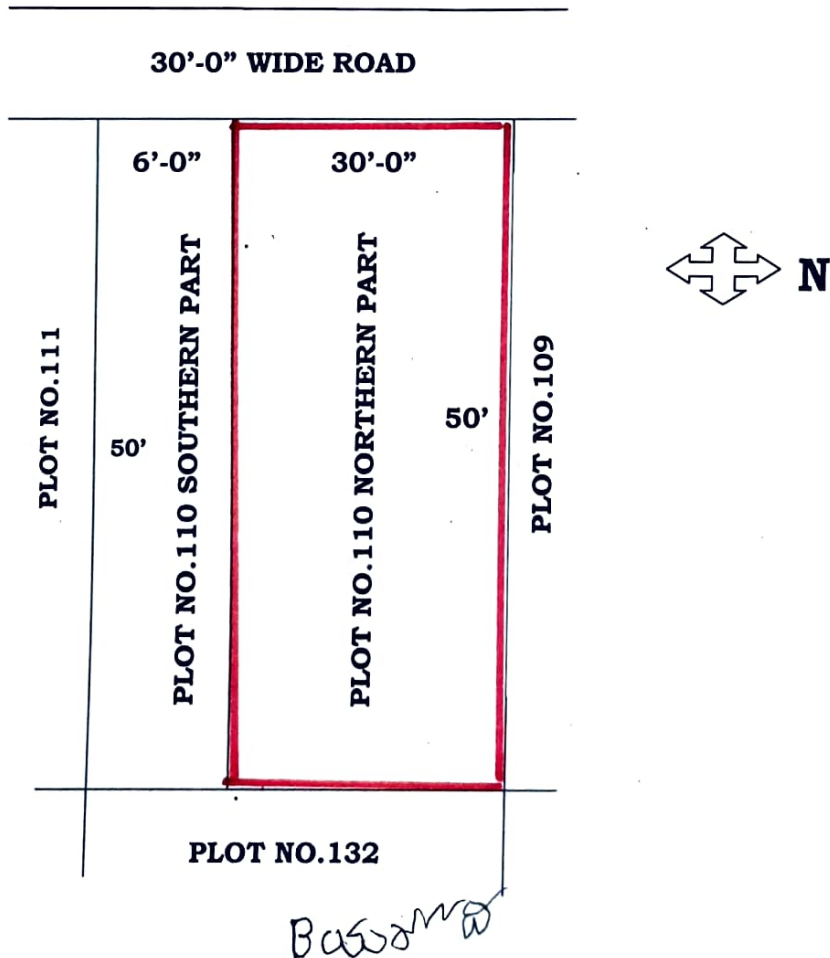
**NORTH :: PLOT NO.109;**

**SOUTH :: PLOT NO.110 SOUTHERN PART;**

**EAST :: PLOT NO.132;**

**WEST :: 30'-0" WIDE ROAD;**

As clearly shown in RED colour in the Diagram written below;



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Vanasthalipuram

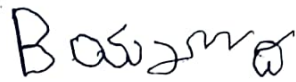
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IN WITNESS WHEREOF the VENDOR and the VENDEES have set their hands and subscribed their signatures unto this Deed of Sale in token of acceptance of the contents noted herein, with their own free will, consent, and sound disposing state of mind and health, without any duress, coercion, fraud, and undue influence, on the day, month and year first above mentioned in the presence of the following witnesses.

WITNESSES:

1. 
2. 



SIG. OF THE VENDOR.

1 

2 M. Shavani

SIG. OF THE VENDEES



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Sub Registrar  
Vanasthalipuram

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W/O 08/03/23



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:

W/O దీమాని లింగాయ్య, ప్లాట్ నె  
111, రాగన్నగూడ, రాగన్నగూడ,  
రామిరెడ్డి నగర్ కాలనీ  
మన్నగూడ, కె.వి.రాంగారెడ్డి  
ఆంధ్ర ప్రదేశ్ - 501510

Address:

W/O.Bhimagani Lingalah, Plot No  
111, Ragannaguda, Ragannaguda,  
Raghavendra Nagar Colony,  
Mannaguda, K.v. Rangareddy,  
Andhra Pradesh - 501510

B 00000000

అధికారి 9062

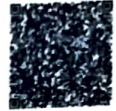
भारत सरकार  
GOVERNMENT OF INDIA

దీమాని యశోద

Bheemagoni Yashoda

పుట్టిన తేదీ/ DOB: 01/01/1960

స్త్రీ / FEMALE

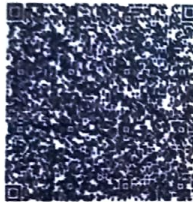


అధికారి 9062

భారత ప్రభుత్వ ప్రాథమిక పంక్తి  
Unique Identification Authority of India

చిరునామా:  
S/O: మేకల గాగన్ కుమార్, ప్లాట్ 4-1, ఎన్.సి.ఎల్.కాలనీ,  
నాగర్జునా సెమెంట్ లిమిటెడ్, మట్టాపల్లి మండలం,  
నాగోండా, ఆంధ్ర ప్రదేశ్ - 508204

Address:  
S/O: MEKALA GAGAN KUMAR, B 4-1, N C L COLONY,  
NAGARJUNA CEMENT LIMITED,  
MATTAMPALLY MANDALAM, Matta Palli,  
Nalgonda,  
Andhra Pradesh - 508204



అధికారి 7393

VID : 9196 5991 1706 8168

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భారత ప్రభుత్వం  
Government of India

Issue Date: 03/07/2012



మేకల గాగన్ కుమార్  
MEKALA GAGAN KUMAR  
పుట్టిన తేదీ/DOB: 10/08/1960  
పురుషుడు/ MALE

అధికారి 7393

VID : 9196 5991 1706 8168

నా జనాభా నా గుర్తింపు



భారత ప్రభుత్వ ప్రాథమిక పంక్తి  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: W/O: మేకల గాగన్ కుమార్  
ప్లాట్ 4-1, ఎన్.సి.ఎల్.కాలనీ  
నాగర్జునా సెమెంట్ లిమిటెడ్  
మట్టాపల్లి మండలం, మట్టాపల్లి, నాగోండా  
ఆంధ్ర ప్రదేశ్ - 508204

Address: W/O: MEKALA  
GAGAN KUMAR, B 4-1, N C  
L COLONY, NAGARJUNA  
CEMENT LIMITED,  
MATTAMPALLY  
MANDALAM, Matta Palli,  
Nalgonda, Andhra Pradesh,  
508204

M. S. Sraani



భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

మేకల శ్రావణి  
MEKALA SRAVANI

పుట్టిన సంవత్సరం/Year of Birth: 1986  
స్త్రీ / Female



అధికారి 7019

అధికారి - సామాన్యుని హక్కు



భారత ప్రభుత్వ ప్రాథమిక పంక్తి  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O దీమాని లింగాయ్య,  
11-16-214,  
భగత్ సింగ్ నగర్,  
సారూర్ నగర్,  
రంగారెడ్డి,  
ఆంధ్ర ప్రదేశ్ -  
500035

Address: S/O Bheemagoni  
Lingalah, 11-16-214, bhagath  
singh nagar, saroor nagar,  
Saroomagar, Saroomagar,  
Rangareddi, Andhra Pradesh,  
500035

అధికారి



భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

భీమగోని మని గౌడ్  
Bheemagoni Mani Goud

పుట్టిన సంవత్సరం/Year of Birth: 1979  
పురుషుడు / Male



అధికారి 2190

అధికారి - సామాన్యుని హక్కు

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Bk - 1 CS No 2494/2023 & Doct No 2494/2023, Sheet 7 of 7 Sub Registrar Vanasthalipuram



**ఆంధ్ర ప్రదేశ్ సర్టిఫైడ్ సబ్ రిజిస్ట్రార్ ఆఫీస్**  
**ANANDH SURESH K**  
**ANANDH SURESH K**  
**ANANDH SURESH K**

**Address:**  
 S/O: M Kishan, Plot No 16,  
 Madhava Nagar, Road No 1,  
 Belramalguda, Karmanghat, K.V.  
 Rangareddy,  
 Telangana - 500079

**ఆంధ్ర ప్రదేశ్ సర్టిఫైడ్ సబ్ రిజిస్ట్రార్ ఆఫీస్**  
**ANANDH SURESH K**  
**ANANDH SURESH K**  
**ANANDH SURESH K**

**ఆంధ్ర ప్రదేశ్ సర్టిఫైడ్ సబ్ రిజిస్ట్రార్ ఆఫీస్**  
**ANANDH SURESH K**  
**ANANDH SURESH K**  
**ANANDH SURESH K**

*Handwritten signature*

**ఆంధ్ర ప్రదేశ్ సర్టిఫైడ్ సబ్ రిజిస్ట్రార్ ఆఫీస్**  
**ANANDH SURESH K**  
**ANANDH SURESH K**  
**ANANDH SURESH K**

**Address:**  
 S/O: M Kishan, Plot No 16,  
 Madhava Nagar, Road No 1,  
 Belramalguda, Karmanghat, K.V.  
 Rangareddy,  
 Telangana - 500079

**ఆంధ్ర ప్రదేశ్ సర్టిఫైడ్ సబ్ రిజిస్ట్రార్ ఆఫీస్**  
**ANANDH SURESH K**  
**ANANDH SURESH K**  
**ANANDH SURESH K**

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Government of Telangana  
REGISTRATION AND STAMPS DEPARTMENT

No.: 1528-1-2409/2023

Date: 08/03/2023

**CERTIFICATE OF TRANSFER/ MUTATION**

As per the powers conferred on the Sub-Registrar under Sub-section 2(d) of Section 104 of **Telangana Municipalities Act, 2019**, and based on the documentary information furnished by the Applicant, the following transfer is effected in the records of **Thurkayamjal Municipality**.

|  |  |
|--|--|
| VLTN/Assessment No.  | 2120013780   |
| Survey No.   | 339  |
| Plot No.   | 110/NORTHERN   |
| District   | RANGAREDDY   |
| ULB Name   | THURKAYAMJAL MUNICIPALITY  |
| Locality   | THURKAYAMJAL - THURKAYAMJAL  |
| Transferor ( Name of previous PT Assessee in the Tax Records)    | 1. B YASHODA (W/o. B LINGAIAH)   |
| Transferee ( Name of PT Assessee now entered in the Tax Records) | 1. MEKALA GAGAN KUMAR (S/o. MEKALA ANJAIAH)<br>2. MEKALA SRAVANI (W/o. MEKALA GAGAN KUMAR) |
| Document Registration No.  | 1528-2409/2023 [1]   |
| Document Registration Date                                       | 08/03/2023   |

Note:

1. This certificate does not amount to regularization of unauthorized constructions, if any or made against sanctioned plan.
2. This certificate will be deemed to be canceled, if it comes to notice that it has been obtained by Fraud/Deceit or Mistake of Fact.
3. This certificate does not amount to regularization of occupation of government lands or objectionable lands.
4. This certificate is made based on a undertaking furnished by the transferor and transferee. In case the details furnished by them or any one of them are found to be false, they/he/she shall be liable for civil and criminal action.



Signature of Sub-Registrar  
( VANASTHALIPURAM )  
Sub Registrar  
Vanasthalipuram