



తెలంగాణ తెలంగాణ TELANGANA

SI No. 4249, Date 29/04/2023, Rs.100/-

Name K. Ambika

S/O, W/O, D/O Late K. Shanker Jee

R/o Basheerabad

For Whom Self

AT 166249

Smt. K. NIKHITHA

Licenced Stamp Vendor

Lic No: 15-24-015/12-Ren No:15-24-083/2021

H No.8-49/2, Shankarpally (V&M), R.R Dist, T.S

Phone No.9849165868

SALE DEED

THIS DEED OF SALE is made and executed on this 29th day of **APRIL, 2023** at Shankarpally by and between:

SRI. BANURU VENKATESH, S/O LATE BANURU ANJIAH, Aged about **40** years, Occ: Agriculture, Resident of H-No.2-36/1, Mokila Village, Shankarpally Mandal, Ranga Reddy District-501203, TELANGANA State. **[Aadhaar No: 4225 7939 3965]**

(Hereinafter called the **"VENDOR"** of the first part which term shall mean and include all his legal heirs, executors, administrators, legal representatives, nominees and assignees etc).

IN FAVOUR OF

SMT. K.AMBIKA, W/O LATE K SHANKER JEE, Aged about **47** years, Occ: Housewife, Resident of H-No.6-94, Kalalgalli, Basheerabad, Vikarabad District-501143, TELANGANA State. **[Aadhaar No: 6604 0848 7629]**

(Hereinafter called the **"VENDEE"** of the Second part which term shall mean and include all her legal heirs, executors, administrators, legal representatives, nominees and assignees etc).

B. Venkatesh

WHEREAS the VENDOR (**BANURU VENKATESH**) is the absolute owner and peaceful possessor of the Open land bearing in **SURVEY No: 31/28/1**, admeasuring **Ac.0-02.Guntas or Equivalent to 242.Sq.Yards**, Situated at **MOKILA** Village and Grampanchayath, SHANKARPALLY Mandal, RANGA REDDY District, TELANGANA State., And which is more fully described in the said property annexed hereto having purchased from Sri. Vadde Narsimulu, S/o Late Vadde Tulsaiiah, vide **Unregistered Sale deed dated: 01st day of June, 2022** and its link Title deed cum Pass book No: **T05240070206** and **Khata No: 1369** issued by the Tahsildar Shankarpally Mandal, Ranga Reddy District, Telangana State

WHEREAS now the VENDOR herein offered and agreed to sell the land bearing in **SURVEY No: 31/28/1, PLOT NO: 06**, admeasuring **121.Sq.Yards including 12 Feet wide Road**, Situated at **MOKILA** Village and Grampanchayath, SHANKARPALLY Mandal, RANGA REDDY District, TELANGANA State., and which is more fully described in the "SCHEDULE PROPERTY" annexed hereto and marked in **RED COLOUR**., and the same is hereinafter for the sake of brevity referred to as the SCHEDULE PROPERTY/SAID PROPERTY.

WHEREAS the VENDOR have agreed to convey the Schedule Property for a total sale consideration of **Rs.13,50,000/- (Rupees Thirteen lakhs fifty thousand only)** for which the VENDEE accepted.

AND WHEREAS the both parties hereto have agreed upon the terms of the Sale Deed and have further decided the same into writing.

NOW THIS DEED OF SALE WITNESSES THE FOLLOWING:

1. The VENDEE hereby agree to purchase from the VENDOR and the VENDOR hereby agree to sell unto the VENDEE the Schedule Property for a total sale consideration of **Rs.13,50,000/- (Rupees Thirteen lakhs fifty thousand only)** paid by the VENDEE to the VENDOR by the way of cash in respect of the Schedule property and the VENDOR do hereby admit and acknowledge the receipt of the said sum and also delivered the vacant physical possession of the said property to the VENDEE and the VENDEE shall hold and enjoy the same.
2. That the VENDOR hereby covenant and declare that they have absolute owners and possessors of the Schedule Property hereby sold and have every right, authority and competency to sell, transfer, alienate and dispose-off the Schedule Property absolutely in favour of the VENDEE.
3. The VENDOR hereby further covenant, declare and agree that the Schedule Property hereby sold is free from all encumbrances such as mortgages, charges, lien, demands, interest, security, litigation, surety, prior sales, government or private attachments and or any other charges etc., of any nature whatsoever.
4. The VENDOR states that there is neither any legal embargo nor any legal impediment in the sale of the Schedule Property.

B. Venkatesh

5. The VENDOR further covenant, declare and assure that they have put the VENDEE herein in actual vacant and complete peaceful physical possession of the Schedule Property hereby sold and that the VENDEE shall be entitled to enjoy the possession so delivered and to receive all rents, outcomes, profits, there from without any interruption or disturbances either by the VENDOR herein or any other person claiming through or under him.

6. The VENDOR declares and submits as under;

- (a) That the title to the said property is clear and marketable and they were in absolute possession.
- (b) That no part of the said property is subject to any acquisition/ requisition.
- (c) That they did not created any third party rights over the said property or granted any easements over the same.
- (d) That there are no pending cases with respect to the said property and they can transfer the same without any restrictions.
- (e) That all the property taxes, cess etc., have been paid and there are no arrears of the same over the said property.

7. The VENDOR shall pay the necessary taxes to the G.P. or statutory bodies hereafter.

8. The property now being conveyed to the VENDEE delineated in the plan annexed to the Sale deed.

9. The VENDEE can get mutation of the Schedule Mentioned Property in his name in G.P. or any other office or offices in the light of this document.

10. The VENDOR herein further covenant and assure that they have delivered all the copies of link documents to the VENDEE whatsoever in their possession for which VENDEE accepts.

11. That the VENDOR shall indemnify and keep always indemnified the VENDEE herein against all losses, damages, costs and other persons which the VENDEE later may sustain in further due to prior claims defects in title, if any demand encumbrances in respect of the Schedule Property hereby transferred to the VENDEE.

12. THAT, the VENDOR hereby declares that there are no gardens, trees or machinery in the scheduled property.

B. Venkata S3

SCHEDULE OF THE PROPERTY

All that the land bearing in **SURVEY No: 31/28/1, PLOT NO: 06**, admeasuring **121.Sq.Yards including 12 Feet wide Road**, Situated at **MOKILA** Village and Grampanchayath, **SHANKARPALLY** Mandal, **RANGA REDDY** District, **TELANGANA** State, within the following boundaries:

Boundaries of the Schedule Property

NORTH BY : 15 FEET WIDE ROAD
SOUTH BY : PLOT No: 06/PART
EAST BY : LAND OF NEIGHBOURS
WEST BY : 12 FEET WIDE ROAD

(More clearly delineated in **RED COLOR** in the plan annexed hereto).

IN WITNESS WHEREOF, this Deed of sale is made, executed and signed by the **VENDOR** in favour of the **VENDEE** on this day, month and year above mentioned with free will and consent and good conscience, without any coercion, fraud, undue influence, misrepresentation etc., after having fully understood the contents of the same, in presence of the below mentioned witnesses.

WITNESSES:

1. N. SOWRE
2. HAFIZ (Naseeruddin)

B. Venkatesh
VENDOR



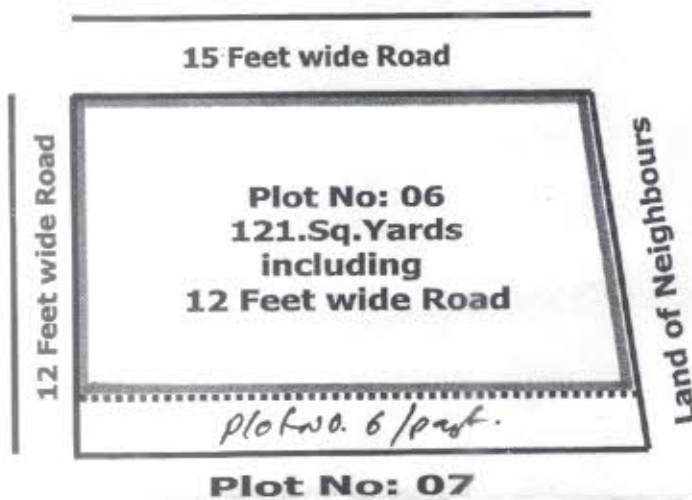
VENDEE

THE OPEN PLOT PLAN SHOWING the land bearing in **SURVEY No: 31/28/1,**
PLOT NO: 06, admeasuring **121.Sq.Yards including 12 Feet wide Road,** Situated
at **MOKILA** Village and Grampanchayath, **SHANKARPALLY** Mandal, **RANGA**
REDDY District, **TELANGANA** State.

VENDOR: SRI. BANURU VENKATESH, S/O LATE BANURU ANJIAH, Aged about
40 years, Occ: Agriculture, Resident of H-No.2-36/1, Mokila Village, Shankarpally
Mandal, Ranga Reddy District-501203, **TELANGANA** State.

VENDEE: SMT. K.AMBIKA, W/O LATE K SHANKER JEE, Aged about **47** years,
Occ: Housewife, Resident of H-No.6-94, Kalalgalli, Basheerabad, Vikarabad
District-501143, **TELANGANA** State.

REFERENCE: INCL: [] EXCL: [] AREA: 121.Sq.Yards,



Witnesses:

1. N. S. W. K. S.
2. Nagar (Nagar)

B. Venkatesh
VENDOR

VENDEE

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

S.NO

FINGER PRINT
IN BLACK INK
(LEFT THUMB)

PASS PORT SIZE
PHOTOGRAPH
(B&W)

NAME & PERMANENT POSTAL
ADDRESS OF PRESENTANT/
VENDOR/VENDEE/

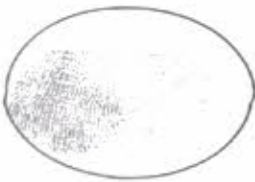
VENDOR



SRI. BANURU VENKATESH,
S/O LATE BANURU ANJALIAH,

Aged about **40** years, Occ: Agriculture,
Resident of H-No.2-36/1, Mokila
Village, Shankarpally Mandal, Ranga
Reddy District-501203, TELANGANA
State. **[Aadhaar No: 4225 7939 3965]**

VENDEE



SMT. K.AMBIKA,
W/O LATE K SHANKER JEE,

Aged about **47** years, Occ: Housewife,
Resident of H-No.6-94, Kalalgalli,
Basheerabad, Vikarabad District-
501143, TELANGANA State. **[Aadhaar
No: 6604 0848 7629]**

Witnesses:

1. N. S. R. Reddy
2. Haseer (Naseeruddin)

B. Venkatesh

VENDOR



VENDEE



భారత ప్రభుత్వం
Government of India

బానురు వెంకటేశ్
Banuru Venkatesh

B. Venkatesh

పుట్టిన సంవత్సరం / Year of Birth: 1981
పురుషుడు / Male

4225 7939 3965



ఆధార్ - సామాన్యుని హక్కు

Unique Identification Authority of India

చిరునామా: S/O: బానురు వెంకటేశ్
2-36/1, మోకిలా, మోకిలా, మోకిలా, మోకిలా
మోకిలా, కె.వి.రంగారెడ్డి
అంధ్ర ప్రదేశ్, 501203

Address: S/O: Banuru
Anjalah, 2-36/1, Mokila,
Mokila, Mokila, Mokila, K.V.
Rangareddy, Mokila, Andhra
Pradesh, 501203

4225 7939 3965

help@uidai.gov.in

1947
1800 180 1947



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

కే అంబికా
K Ambika



పుట్టిన సంవత్సరం / Year of Birth: 1975
స్త్రీ / Female

6604 0848 7629



ఆధార్ - సామాన్యుని హక్కు



UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: W/O: కే శంకర్ జీ. 6-94
కలాల గల్లి, కలాల గల్లి, బాషీరాబాద్
బాషీరాబాద్, బాషీరాబాద్, కె.వి.రంగారెడ్డి
అంధ్ర ప్రదేశ్, 501143

Address: W/O: K Shanker
Jee, 6-94, kalal galli, kalal
galli, basheerabad,
Basheerabad, K.V.
Rangareddy, Basheerabad,
Andhra Pradesh, 501143

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1800 180 1947

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పి.ఎ. చార్జ్ నెం. 1947,
మొదటి దశ: 568001

OFFICE OF THE GRAMPANCHAYATH MOKILA
MANDAL SHANKARPALLY, RANGA REDDY DISTRICT.

LT No G.P /2013

Date: 13/06/2024

NO OBJECTION CERTIFICATE



This is to certify that Sri./Smt K. Ambika

S/o.W/o Shanker Resident Of H.No

Village Mokila Mandal Shankarpally Ranga Reddy District. The owner of the

H.No --- Sy.No 31/281 plot No 06 Colony Mokila

in Mokila Village, Shankarpally Mandal, Ranga Reddy District

Hence the Grampanchayath is giving NO OBJECTION to provide new electricity
connection for above address

Panchayath Secretary
Executive Officer
Gram Panchayath Mokila
Shankarpally (M) R.R. Dist. T.S.
Shankarpally Mandal