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Doc: 07/07/2017

भारतीय न्यायिक

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RS. 100

₹-100

ONE HUNDRED RUPEES

INDIA NON JUDICIAL

RECORDED IN THE OFFICE OF THE DISTRICT REGISTRAR, HYDERABAD, TELANGANA, INDIA.

Nagarjuna Hills

MOHAMMAD ABIDU AQIL
LICENSED STAMP VENDOR
No. 18-03-316/2014
No. 1803-DHS/2020
15/11-47C, Dimple Enclave, Kanchana Nagar, Hyderabad
Cell: 98460 65013

SALE DEED

This Deed of Sale is made and executed on this 23rd day of July, 2017 at Hyderabad, T. and between:

SMT. BHUPATHIRAJI SATYAVATHI, W/o. Late Sri. B. V. Babbar Rao aged about 85 years, Occupation: House Wife, Resident of H.No. B-3-234/B/1/6D/1, Madhura Nagar, Hyderabad, (Aadhaar No. XXXX 8917) (PAN No. AMPS 811J),

Hereinafter called the "VENDOR" which term shall mean and includes all her heirs, legal representatives, executors, administrators, assignees and nominees etc. of the ONE PART.

IN FAVOUR OF

1. SRI. RAMINUGULLA VANSI KRISHNA, S/o. Late Sri. Raminugulla Arjaneyulu Gupta, aged about 29 years, Occupation: Business, (Aadhaar No. XXXX XXXX 7410) (PAN No. AVMPH9957A)

2. SRI. RAMINUGULLA SURAS, S/o. Late Sri. Raminugulla Arjaneyulu Gupta, aged about 24 years, Occupation: Business, (Aadhaar No. XXXX XXXX 8374) (PAN No. AVWPP9958R), both are residing at H.No. 1-10-48/A, Flat No. 202, Street No. 2, Ashoka Ornata Apartments, Ashok Nagar, Hyderabad - 500 100.

Hereinafter called the "VENDORS/PURCHASERS" which term shall mean and includes all their heirs, legal representatives, executors, administrators, assignees and nominees etc. of the

H. S. Gupta

Whereas originally one Sree Nagarjuna Co-operative Housing Society Ltd., Hyderabad (Regd. TAB No. 96), has purchased the land admeasuring (74890) Square Yards equivalent to (59915) Square Meters, bearing Survey Nos.116/3 (Part), 116/4 (Part), 116/5 (Part), 120, 121 and 122 (Part) situated at Punjagutta, Khairatabad Village, Hyderabad, Urban Taluk, from owners through registered Sale Deed bearing Document No.2310 of 1978, Dated: 19th June 1978, registered in the Office of the Joint Sub-Registrar, Hyderabad, after obtaining exemption from the purview of the Urban Lands (Ceilings and Regulation) Act 1976, by virtue of GO Ms No. 915 dated 29-5-1978.

Whereas the Society, after deducting the extents earmarked for common purposes such as roads, parks etc, common to members of the Society, has divided the remaining land into plots and allotted the same to its members who have paid for the said plots for purpose of building houses, as detailed in the lay-out plan approved by the Municipal Corporation of Hyderabad;

Whereas in the above said lay-out, said Society being the absolute owner and possessor of the Plot of land admeasuring 350 Square Yards or 292.645 Square Meters, bearing Plot No.48, in Survey Nos.116/3 (Part), 116/4 (Part), 116/5 (Part), 120, 121 and 122 (Part) situated at Punjagutta, Khairatabad Village, Hyderabad, had in turn alienated, conveyed and transferred the same in favour of one of its member viz., SMT. BHUPATHIRAJU SATYAVATHI, W/o. Sri. B. V. Subba Raju (above said Vendor herein), through a registered Sale Deed Dated: 28th July 1978, which was registered as Document No.2966 of 1978 in Book-I, Volume No.636, Pages 445 to 450, registered in the Office of the Sub-Registrar, Khairatabad, Hyderabad.

Subsequent to the purchase of the above said plot, the Vendor had constructed a house consisting of Ground and First Floors thereon, and got the same assessed to Municipal Tax, and the said dwelling unit was assigned as House Nos.8-2-248/1/7/48 with PTIN No. 1100846983 & 8-2-248/1/7/48/A with PTIN No.1100846984, by the Municipal authorities.

Subsequently the SREE NAGARJUNA CO-OP HOUSING SOCIETY LTD, represented by its president of SRI. K. VENKATA LAXMINARASIMHA RAJU, S/O. SRI. K. NARASIMHA RAJU, had executed a Rectification Deed in respect of the Scheduled property by correcting the Eastern and Western Boundaries, vide registered Document bearing No.2564 of 2020, Book-I, Dated: 19th June 2020, registered in the Office of the Joint Sub-Registrar, Banjara Hills, Hyderabad (SOUTH).

B. Satyavathi

2012/2020
 11
 2
 2020



Sl. No.	Particulars	Amount	Stamp Duty	Total
1		100	199.00	299.00
2			270.00	270.00
3			90.00	90.00
4			100	100
5		100	280.00	380.00
Grand Total			1,30,00,000	
E-Challan No: 739 MNA/60720 Dt: 16/7/2020				

REGISTERED AS DOCUMENT NO. 3012 OF 2020
 1642 SE OF BOOK AND ASSIGNED
 THE IDENTIFYING FILE NUMBER 1604-3012/2020
 FOR SCANNING.

DATE: 23/7/2020
 S. SURESH KUMAR
 REGISTERING OFFICER
 JOINT SUB-REGISTRAR-41

In turn the SREE NAGARJUNA CO-OP HOUSING SOCIETY LTD, represented by its president of SRI. K. VENKATA LAXMINARASIMHA RAJU, S/O. SRI. K. NARASIMHA RAJU, had executed another Rectification Deed in respect of the Scheduled property by correcting the Northern boundary, vide registered Document bearing No.2753 of 2020, Book-I, Dated: 26th June 2020, registered in the Office of the Joint Sub-Registrar, Banjara Hills, Hyderabad (SOUTH)

And whereas now the above said Vendor herein has offered to sell the House bearing Municipal Nos.8-2-248/117/48 B 8-2-248/117/48/A, Consisting of Ground and First Floors with built-up area of 3000 Square Feet, on Plot No.48, in Survey Nos.116/3 (Part), 116/4 (Part), 116/5 (Part), 120, 121 and 122 (Part), admeasuring 350 Square Yards or 292.645 Square Meters, situated at Punjagutta, Khairatabad Village, Hyderabad, which is more fully described in the Schedule and Plan annexed hereto and marked in RED COLOUR and the same is hereinafter referred to as "SCHEDULE MENTIONED PROPERTY/SAID PROPERTY", for a total sale consideration of Rs.1,80,00,000/- (Rupees One Crore Eighty Lakhs Only) and the Vendees have agreed to purchase the same for the said consideration.

In pursuance of the aforesaid offer and acceptance the above named Vendor has received the total sale consideration of Rs.1,80,00,000/- (Rupees One Crore Eighty Lakhs Only) from the Vendees in the manner mentioned hereunder;

- i. Rs.1,78,65,000/- (Rupees One Crore Seventy Eight Lakhs Sixty Five Thousand Only) vide DD bearing No.115456, Dated: 18-07-2020, drawn on Yes Bank, Mumbai.
- ii. Rs.1,35,000/- (Rupees One Crore Thirty Five Lakhs Only) paid towards TDS, vide Challan No.1540, Dated: 17-07-2020, through Axis Bank.

and the above named Vendor does hereby acknowledge the receipt of the said sum and herein delivered the vacant and peaceful possession of the Schedule mentioned Property to the Vendees, TODAY TO HAVE AND TO HOLD THE SAME ABSOLUTELY FOR EVER.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. Whereas the above named Vendor herein is the absolute owner and peaceful possessor of the schedule mentioned property hereby conveyed and that except the above said Vendor, there is no other person or persons have any manner of rights or interests in the same and the above named Vendor has full authority to convey the same.

P. Satyanarayanan

సంఖ్య 307/1023 మ. వి
పదవ తరగతి పరీక్ష : - 2008
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...
జాంబంబు నల్లపాటి



2. That the above named Vendor herein put the Vendees in vacant and peaceful possession of the schedule mentioned property hereby sold by the Vendor to the Vendees.
3. That the above named Vendor herein paid all the dues, which are payable to the Government or any other authority up to the date of registration and hereby declares that there are no dues of any kind whatsoever on the said property.
4. That the above named Vendor herein handed over all the relevant papers and Original Link documents pertaining to the schedule mentioned property to the Vendees for their records.
5. That the schedule property hereby sold by the Vendor to the Vendees is free from all encumbrances and charges whatsoever either by the Government or Public.
6. That the above named Vendor hereby agrees to save harmless and keep indemnified the purchasers from and against all losses, damages, costs, expenses, which the purchasers may sustain or incur by reason of any claim being made by any body including any Government authorities whatsoever to the said property.
7. That the above named Vendor does hereby further agrees and undertakes to sign all the papers, applications, forms & affidavits etc., at the cost and instance of the Vendees to get the name of the Vendees mutated in the Municipal and other Revenue Records.
8. That the Vendees shall hold and enjoy the schedule property as absolute owners as the like without any let or hindrance either from the Vendor or any other person or persons whomsoever.

SCHEDULE OF THE PROPERTY

All that House bearing Municipal No.8-2-248/117/48 & 8-2-248/117/48/A, on Plot No.48, in Survey Nos.116/3 (Part), 116/4 (Part), 116/5 (Part), 120, 121 and 122 (Part), consisting of Ground and First with a built up area of 3000 Square Feet, admeasuring 350 Square Yards or 292.645 Square Meters, situated at Punjagutta, Khairatabad Village, Hyderabad, (PT) No. 1100846983 & 1100846984) and bounded by: -

NORTH	:	Society Road
SOUTH	:	Nagarjuna Society Office Garages
EAST	:	Plot No.47
WEST	:	Plot No.49

B. Satyanarayan

2017/1022
[Faint text and a signature are present in this section]



ANNEXURE - 1A

1. Nature of Roof : R.C.C.
2. Total extent of site : 1350 Square Yards
3. Built-up area of site : 3000 Square Feet.
Ground Floor : 1500 Square Feet
First Floor : 1500 Square Feet
4. Party's own estimate of
Market value of the Buildings: RS. 1,80,00,000/-

IN WITNESS whereof, the VENDOR and VENDEES have signed this Deed of Sale with their own free will and consent on the day, month and year above written before the following Witnesses.

WITNESSES:-

1. B. Krishnam Raja

B. Satyavathi
VENDOR

2. *[Signature]*

● REGN:- PLAN SHOWING THE HOUSE BEARING MUNICIPAL NO.8-2-248/1/7/48 & 8-2-249/1/7/48/A, ON PLOT NO.48, IN SURVEY NOS.116/3 (PART), 116/4 (PART), 116/5 (PART), 120, 121 AND 122 (PART), CONSISTING OF GROUND AND FIRST WITH A BUILT UP AREA OF 3000 SQUARE FEET, ADMEASURING 350 SQUARE YARDS OR 292.845 SQUARE METERS, SITUATED AT PUNJAGUTTA, KHAIRATABAD VILLAGE, HYDERABAD, (PTI NO. 1100846983 & 1100846984) AND BOUNDED BY: -

VENDOR: SMT. BHUPATHIRAJU SATYAVATHI, W/O. LATE SRI. B. V. SUBBA RAJU

VENDEES:

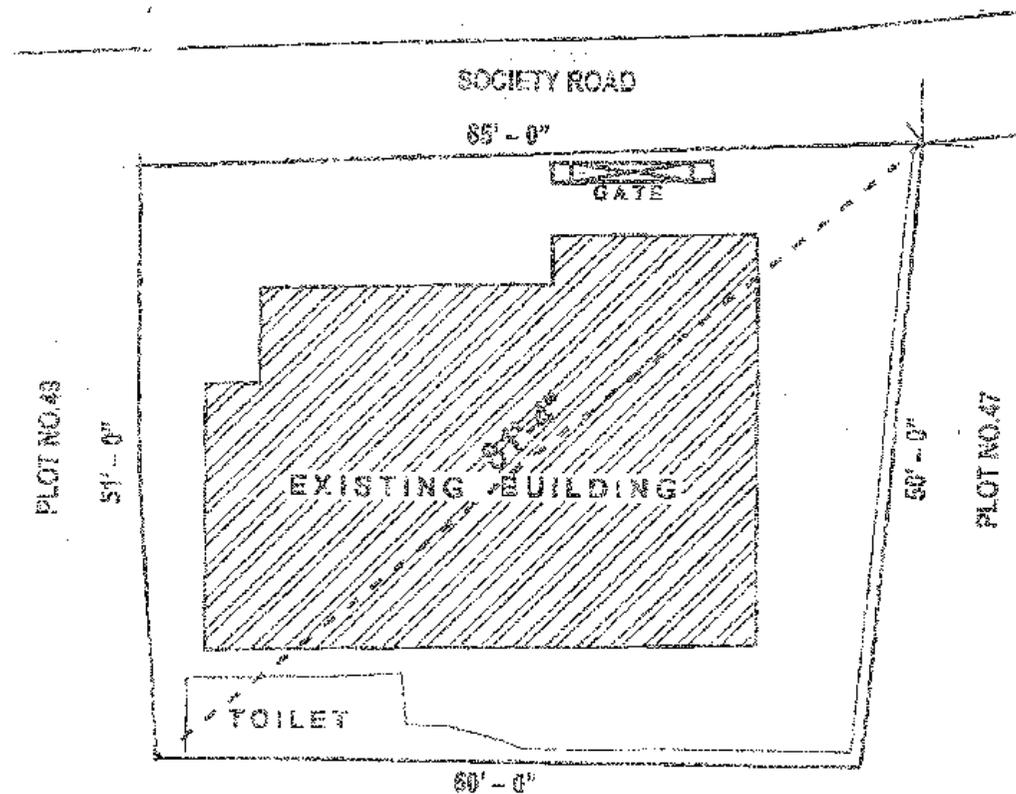
1. SRI. PAMUNUGULLA VAMSHI KRISHNA, S/O. LATE SRI. PAMUNUGULLA ANJANEYULU GUPTA
2. SRI. PAMUNUGULLA SUHAS, S/O. LATE SRI. PAMUNUGULLA ANJANEYULU GUPTA

INCLUDED

EXCLUDED

N

A



WITNESSES:-

1. *B. Krishnam Raju*

B. Satyavathi

SIGN:- OF THE VENDOR

2. *[Signature]*

అక్షరం 3017/2020
ప్రభుత్వం ద్వారా విడుదల చేయబడిన
సంఖ్య: 3017/2020
దినము: 10/05/2020
చిరునామా: విజయవాడ, ఆంధ్రప్రదేశ్
అధికారి: ప్రధాన కార్యదర్శి



PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32-A OF
REGISTRATION ACT, 1908

Sl. No. Finger Print
In Black Ink
(Left Thumb)

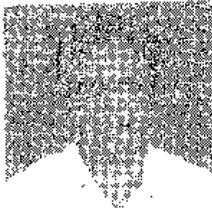
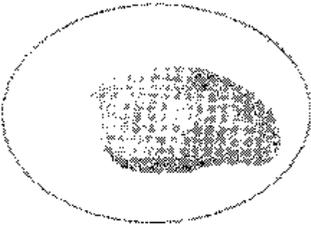
Pass Port Size
Photograph

Name & Permanent
Postal Address of
Presentant/Seller/Buyer



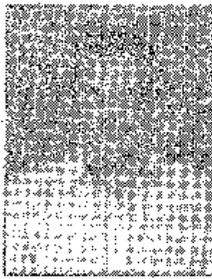
SMT. BHUPATHIRAJU
SATYAVATHI,
W/o. Late Sri. B. V. Subba Raju,
R/o. H.No.8-3-224/8/1/6D/1,
Madhura Nagar, Hyderabad.

WITNESSES No.1



SMT. BHUPATHIRAJU
KRISHNAM RAJU
S/o. Late Sri. B. V. Subba Raju,
R/o. H.No.8-3-224/8/1/6D/1,
Madhura Nagar, Hyderabad.

WITNESSES No.2



SRI. G. PRAVEEN KUMAR
S/o. Late Sri. G. Narsing Rao,
R/o. H.No.18-3-463/1/156,
Shivaji Nagar, Rajannabowli,
Chamimar, Hyderabad.

SIGNATURE OF WITNESSES:

1. *B. Krishnam Raju*

2. *G. Praveen Kumar*

B. Satyavathi

SIGNATURE OF EXECUTANT

30/3/2020
1P
[Signature]
[Signature]
[Signature]

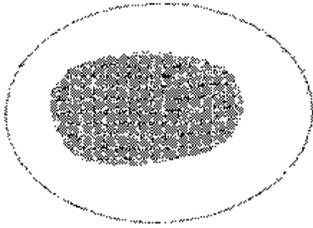


**PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32-A OF
REGISTRATION ACT., 1908**

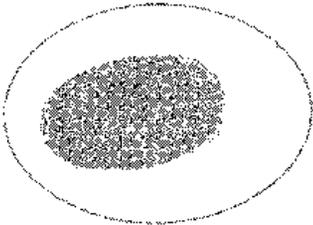
Sl. NO. Finger Print
In Black Ink
(Left Thumb)

Pass-Port Size
Photograph
(Black & White)

Name & Permanent
Postal Address of
Presentant/Seller/Buyer

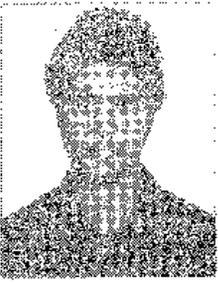


PURCHASER No.1
Sri. PAMUNUGULLA
YAMSHI KRISHNA
S/o. Late P. Anjaneyulu Gupta,
R/o. H.No.1-10-48/A,
Flat No.202, Street No.2,
Ashoka Ornata Apartments,
Ashok Nagar, Hyderabad.



PURCHASER No.2
Sri. PAMUNUGULLA SUHAS,
S/o. Late Sri. P. Anjaneyulu Gupta,
R/o. H.No.1-10-48/A,
Flat No.202, Street No.2,
Ashoka Ornata Apartments,
Ashok Nagar, Hyderabad.

AGENT TO THE PURCHASER Nos.1&2



Sri. PAMUNUGULLA VIKAS,
S/o. Late Sri. P. Anjaneyulu Gupta,
R/o. H.No.1-10-48/A,
Flat No.202, Street No.2,
Ashoka Ornata Apartments,
Ashok Nagar, Hyderabad.

SIGNATURE OF WITNESSES:

1. *B. Krishnamma Raja*

2. *[Signature]*

B. Satyanarai

SIGNATURE OF EXECUTANTS

Note :- If the persons (s) is/are not present before the Sub-Registrar, the following request should be signed.

I/We send herewith my/our photograph (s) and fingerprints in the form prescribed, through my representatives, Sri. _____ as I/We cannot appear personally before the Registering Officer in the office of the Sub-Registrar of Assurances _____.

[Signature]

SIGNATURE OF THE REPRESENTATIVE:

1. *[Signature]*
2. *[Signature]*

SIGNATURE OF PURCHASERS

ಅನುಕ್ರಂ 3017/2020
ಪ್ರವೇಶ ಪತ್ರ
1/1/2020
ಶಾಂತಿನಗರ ವಿದ್ಯಾಲಯ
ಶಾಂತಿನಗರ ವಿದ್ಯಾಲಯ



3013/2020
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తేదీ 30/12/20
సంఖ్య 4
అధికారి
అధికారి



Online Chalan Proforma(SRC copy)

Chalan No: 739ANNA180720

BANK Code: SBIN	Payment : NEFT/RTGS
I Remitter Details	
Name	P.VAMSHI KRISHNA
Address	HYDERABAD
PAN Card Number	AVMPP9257A
Aadhar Card Number	
Mobile Number	98499352
II Escutant Details	
Name	BHUPATHIRAJU SATYAVATHI
Address	HYDERABAD
III Claimant details	
Name	P.VAMSHI KRISHNA AND ANOTHER
Address	HYDERABAD
IV Document Nature	
Nature of Document	Sale Deed
Property Situated in(District)	HYDERABAD(SOUTH)
V Amount Details	
Stamp Duty	718900
Transfer Duty	270000
Registration Fee	80000
User Charges	100
TOTAL	1088000
Total in Words	Ten Lakh Eighty Thousand Rupees Only
Date(DD-MM-YYYY)	18-07-2020
Transaction Id	2968092480828
Signature of remitter	

Online Chalan Proforma(Citizen copy)

Chalan No: 739ANNA180720

BANK Code: SBIN	Payment : NEFT/RTGS
I Remitter Details	
Name	P.VAMSHI KRISHNA
Address	HYDERABAD
PAN Card Number	AVMPP9257A
Aadhar Card Number	
Mobile Number	98499352
II Escutant Details	
Name	BHUPATHIRAJU SATYAVATHI
Address	HYDERABAD
III Claimant details	
Name	P.VAMSHI KRISHNA AND ANOTHER
Address	HYDERABAD
IV Document Nature	
Nature of Document	Sale Deed
Property Situated in(District)	HYDERABAD(SOUTH)
V Amount Details	
Stamp Duty	718900
Transfer Duty	270000
Registration Fee	80000
User Charges	100
TOTAL	1088000
Total in Words	Ten Lakh Eighty Thousand Rupees Only
Date(DD-MM-YYYY)	18-07-2020
Transaction Id	2968092480828
Signature of remitter	



YES BANK LTD.
YES BANK Tower, PC - 2, 15th floor,
Sempati Road, MG Road, Ekhambaram (W),
Mumbai-400 013, India

DEMAND DRAFT

VALID FOR THREE MONTHS FROM DATE OF ISSUE

D	D	M	M	Y	Y	V	V		

On Demand Pay

or Order

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Rupees

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DRAWER BANK AND BRANCH

ISSUING BANK AND BRANCH



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