डिएँ कि तेलंगाना TELANGANA
3.No. 17.29, R.Dt. 17.1721/ Gen: 1601Sold to MULAUL Y MULAUL Y MILLIAN Y 941004
L. RAJENDER
LICENSED STAMP VENDOR
For Whom.

LICENSED STAMP VENDOR

Ren.No.:16-02-03 of 2013

Ren.No.:16-02-019/2019

A 10 1/1/16-22-1055/70/1/D, Amberpet,

Hyderabad-13. Cell: 9291341692

### SALE DEED

This Sale Deed is made and executed on this day of December 2019 at S.R.O., Chikkadpally, Hyderabad, T.S., by:

SRI. KOLLURI BHASKARA RAMAMURTHY, S/o. Sri. Kolluri Venkateswarlu, aged about 62 years, Occ: Software Engineer, Resident of Flat No. 101, INDUS VOGUE APARTMENTS No.3, 1st Main, Venkat Reddy Layout Koramangala, Bangalore-550095, India, Pan No.ABYPR9890G, Aadhaar.XXXX-XXXX-3418, Cell No. +91-9845446985.

Hereinafter referred to as "VENDOR", which term shall mean and include all his legal heirs, executors, successors-in-interest assignees, legal representatives nominees etc., of the FIRST PART.

Contd..2.,

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### **Presentation Endorsement:**

Under Section 32-A of Registration Act, 1908 and fee of Rs. 21500/- paid between the hours of

on the 18th day of DEC, 2019 by Sri Kolluri Bhaskara Ramamurthy Execution admitted by (Details of all Executants/Claimants under Sec 32A): Signature/Ink Thumb Impression SI No Code Thumb Impression Photo Address K. SAPNA W/O. Malladi Yogender

1 CL

H.NO.5-1-253, JAMBAGH, SUNDERBHAVAN NAMPALLY,HYDERABAD,TELANGANA 500001, HYDERABAD

KOLLURI BHASKARA RAMAMURTHY S/O. Kolluri Venkateswarlu

FLAT NO 101 INDUS VOGUE APRT NO 3, IST MAIN, VENKAT REDDY LAYOUT KORAMANGALA,BANGALORE,550095, BANGALORE

ub Registrar Chikkadpally

2

EX

Sub Bk - 1, CS No 5403/2019 & Doct No 5368/2019. Sheet 1 of 9 Sheet 1 of 9 Identified by Witness: Thumb Impression Photo Name & Address Signature M RAMA KRISHNA HNO 1-1-727 GANDHI NAGAR HYD M. Rama Knirking M SATYA VANI HNO 1-1-781/C/1 SBI COLONY GANDHI NAGAR HYD

18th day of December, 2019

Signatur of Sub Registrar Chikkadnally

	E	E-KYC Details as received from UIDAI:		
SI No	Aadhaar Details	Address:	Photo	
1	Aadhaar No: XXXXXXXX3418  Name: K B Ramamurthy	C/O., Bangalore South, Bengaluru, Karnataka, 560095	8	
2	Aadhaar No: XXXXXXXY9478 Name: K Sapha	D/O K Madhusudhan, Nampally, Hyderabad, Telangana, 500095	9	





### IN FAVOUR OF

- **1.SRI. MALLADI YOGENDER** S/o. Malladi Shivarama Krishna Murthy, aged about 28 years, Occ: Private Employee, R/o. H.No. 1-1-781/C/1, SBI, Gandhi Nagar, Hyderabad, T.S., PAN No. BPWPM1277B, Aadhaar No.XXXX-XXXX-2514, Cell No.+91-9848477536.
- **2.SMT. K.SAPNA,** W/o. Sri. Malladi Yogender, D/o. Madhusudan Kashikar, aged about 28 years, Occ: Private Employee, R/o. H.No.5-1-253, Jambagh, Sunderbhavan, Nampally, Hyderabad, T.S., Pan No.BRLPK6630B, Aadhaar No.XXXX-XXXX-9478, Cell No.+91-9848477536.

Hereinafter referred to as **"VENDEES"**, which term shall mean and include all their legal heirs, executors, successors-in-interest assignees, legal representatives nominees etc., of the OTHER PART.

Whereas the Vendor is the sole and absolute owner and in peaceful possession of Residential Flat bearing No.202, in Second Floor of "ALEKHYA APARTMENTS" with Built up Area of 1031 Sq.Fts., and 1/17th undivided Share of land admeasuring 47.70 Sq.Yds., out of total land area of 810.00 Sq.Yds., in the premises bearing Plot No.24, and Sy.No.106 situated at Gandhi Nagar, New Bakaram Village, Hyderabad, having purchased the same from Smt. Muppidi Rajahamsa, W/o. Late. Muppidi Seshagiri Rao, Represented by his G.P.A Holder Sri. Simhadri Garuda Chalam, S/o Late. Simhadri Narayana Rao, through a registered G.P.A document No.723 of 1991, Dated: 09-08-1991 and Sale Deed vide document No. 2427 of 1994, Book-I, Volume-764, Pages: 463 to 498, Dated: 24-10-1994 registered in the office of S.R.O., Chikkadpally, Hyderabad, later in turn the said flat was assessed and allotted a separate bearing Municipal No.1-1-782/B/5/202, Vide its PTIN No.1090110996, Which was issued by Municipal Authorities.

Contd..3.,

Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description	In the Form of						
of Fee/Duty	Stamp Papers	Challan u/S 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	171900	0	0	0	172000
Transfer Duty	NA	0	64500	0	0	0	64500
Reg. Fee	NA	0	21500	0	0	0	21500
User Charges	NA	0	100	0	0	0	100
Total	100	0	258000	0	0	0	258100

Rs. 236400/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 21500/- towards Registration Fees on the chargeable value of Rs. 4300000/- was paid by the party through E-Challan/BC/Pay Order No ,764X9P161219 dated

### Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 258000/-, DATE: 16-DEC-19, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 0172322889025,PAYMENT MODE:CASH-1000200,ATRN:0172322889025,REMITTER NAME: MSRK MURTHY, EXECUTANT NAME: KOLLURI BHASKARA RAMA MURTHY, CLAIMANT NAME: MA OENDER AND

\_18th day of December,2019

Certificate of Registration

Registered as document no. 5368 of 2019 of Book-1 and assigned the identification number 1 2019 for Scanning on 18-DEC-19.

(S Mohan)

Registering Officer

kkadpally

Signature of

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Sub Bk - 1, CS No 5403/2019 & Doct No 5368/2019. Sheet 2 of 9 Sheet 2 of 9 the Residential Flat No.202, in Second Floor of "ALEKHYA APARTMENTS" Bearing Separate Municipal No. 1-1-782/B/5/202 (Vide its PTIN No. 1090110996), with Built up Area of 1031 sq.fts. And 1/17<sup>th</sup> undivided Share of land, admeasuring 47.70 sq.yds., out of Total Land Area of 810.00 sq.yds., in premises bearing Plot No.24, and Sy.No.106 situated at Gandhinagar, New Bakaram Village, Hyderabad, Telangana State, which is more fully described and clearly "RED COLOUR" in the plan annexed hereto, for the total sale consideration of Rs.43,00,000/- (Rupees Fourty Three lakhs Only) and the Vendees also agreed to purchase the same. In pursuance of offer and acceptance held in between the Vendor and Vendees, the Vendees herein have already paid the total Sale Consideration amount of Rs.43,00,000/- (Rupees Fourty Three lakhs Only) to the Vendor as follows:

I.	Rs.2,00,000/-	(Rupees Two Lakh Only) Through	
		Demand Draft No: 572074	
		Dated on: 30-10-2019, drawn on	
		SBI Bank, Bangalore Main Branch.	

II. Rs.21,00,000/
(Rupees Twenty One Lakh Only)

Through RTGS No:

CNRBR52019121800774326

Dated on: 18-12-2019, drawn on

CANARA BANK, Gandhi NagarBranch.

III. Rs.20,00,000/
(Rupees Twenty Lakh Only) Cash
Transfer to Account No.56133027618
Dated on: 18-12-2019, At SBI Bank,
Gandhi Nagar Branch.

And the Vendor do hereby admit and acknowledges the receipt of the same towards full and final satisfaction of sale price.

Contd..4.,









### THE VENDOR HEREBY COVENANT WITH THE VENDEES AS FOLLOWS:-

- 1. In Consideration of the said amount the Vendor do hereby conveys, sells, transfers all that the title, interest, rights and possession along with common and easement rights in the scheduled property herein in favour of the Vendees as absolute Sale.
- **2.** The said property shall be quietly entered into upon by the Vendees who shall hold and enjoy the same as absolute owner without any interruption from the Vendor or any person claiming through the Vendor.
- **3.** The Vendor has delivered the peaceful possession of the scheduled property to the Vendees with all extrinsic and intrinsic rights over the same.
- **4.** The Vendor has paid all dues like GHMC property tax, electricity bills, etc., payable on the said property upto date and the Vendees will have to pay such taxes etc., payable hereafter.
- **5.** The property is free from all encumbrances, charges, mortgages, prior assignment or sale or leasehold or court attachments and it is not subject to any litigation.
- **6.** The copies of the previous title deeds relating to the said property are hereby handed over to the Vendees.
- 7. The Vendor hereby agrees to cooperate with the Vendees to get the title of the said property changed in the name of the Vendees in municipal records and electricity department records.
- 8. The Vendor do hereby further agree with the Vendees at all times hereinafter to do and execute at the cost of the Vendees all such lawful acts, deeds and things for further and more perfectly assuring the said property to the Vendees according to the true intent and meaning of this deed.
- **9.** The Vendor do hereby indemnify the Vendees from and against all losses, costs, damages and expenses which the Vendees may sustain by reason of delective title of the vendor to this scheduled property.

Contd..5.,

Bk - 1, CS No 5403/2019 & Doct No 5368/2019. Sheet 4 of 9 Sub Registrar Chikkadpally

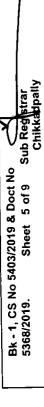




- **10.** The said property has been assessed to Municipal Tax separately. The Vendees shall pay the said tax from the date of sale. The arrears if any shall be payable by the Vendor.
- 11. The common service like stair case, drainage, water facility, electrical installations, corridors etc., shall be maintained by the Vendees along with other owners who have already formed themselves into a society or a similar institution in which all flat owners shall have proportionate voting rights and abide by the rules and bye-laws of the said society and the Vendees shall be bound to pay proportionate charges for such maintenance.
- **12.**The land appurtenant to the building shall be common to all owners. Nobody shall be entitled to put up any constructions thereon and cause any obstruction to other occupants of the building.
- **13.**The Vendees shall not use the said property in any manner, which may or to cause nuisance or annoyances to the other occupants of the building or for any illegal or immoral purposes.
- **14.**The Vendor hereby declare that the Transfer of property affected by this document is not in violation of any of the provisions of the Urban Land (Ceiling & Regulations) Act, 1976 (Central).
- **15.** The Vendor hereby declares that the land affected by this document is not an assigned land as defined in Sub-Section (2) of Section 3 of A.P. Assigned Lands (Prohibition of Transfer) Act 1977, (Act No. 9 of 1977).

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### SCHEDULE OF THE PROPERTY

All that the Residential Flat No.202, in Second Floor of "ALEKHYA APARTMENTS" Bearing Separate Municipal No. 1-1-782/B/5/202 "Vide PTIN No. 1090110996", with Built up Area of 1031 Sq.Fts. And 1/17<sup>th</sup> undivided Share of land, admeasuring 47.70 Sq.Yds, out of Total Land Area of 810.00 Sq.Yds, in premises bearing Plot No.24, and S.No.106 situated at Gandhinagar, New Bakaram Village, Hyderabad, Telangana State., and bounded by:

### **BOUNDARIES OF ENTIRE PREMISES:**

NORTH

30'-0"Wide Road

SOUTH

H.No. 1-1-780/A/6

**EAST** 

30'-0"Wide Road

WEST

H.No. 1-1-782/B/5/1

### **BOUNDARIES OF THE FLAT:**

NORTH

6'9" Wide Corridor & Lift

SOUTH

Open to Sky

EAST

Flat No. 201 & Duct

WEST

Open to Sky

### ANNEXURE - 1A

Nature of roof

RCC

Type of Structure

Brick Walls & Pillars

Total Extent of site

UDS 47.70Sq.yds., out of 810.00 Sq.Yds.,

Built up area of site

1031.00 Sq.Fts.,

Value Per Square Feet

1031.00 X 2700= Rs.27,83,700/-

Party Consideration

Rs.43,00,000/-

IN WITNESS WHEREOF, the VENDOR and the VENDEES have signed on this Sale Deed with free will and self-consent without any force or coercion on the day, month and year aforementioned in the presence of the following witnesses.

### WITNESSES:-

1. M. Rama Knohne.

**VENDOR** 

1.

2. M. S. Van:

VENDEES

Bk - 1, CS No 5403/2019 & Doct No 5368/2019. Sheet 6 of 9 Sub Registrar Chikk dopally







REGISTRATION PLAN SHOWING RESIDENTIAL FLAT NO.202, IN SECOND FLOOR OF "ALEKHYA APARTMENTS" BEARING SEPARATE MUNICIPAL NO. 1-1-782/B/5/202, IN PREMISES BEARING PLOT NO.24, AND S.NO.106 SITUATED AT GANDHINAGAR, NEW BAKARAM VILLAGE, HYDERABAD,T-S.,

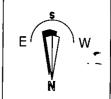
VENDOR: SRI. KOLLURI BHASKARA RAMAMURTHY S/O SRI. KOLLURI VENKATESWARLU VENDEES: 1) SRI. MALLADI YOGENDER S/O. MALLADI SHIVARAMA KRISHNA MURTHY

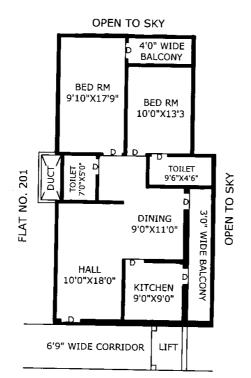
2) SMT. K.SAPNA W/O. SRI. MALLADI YOGENDER D/O. MADHUSUDAN KASHIKAR

REFERENCE
INCLUDED EXCLUDED

SCALE: 1"= 8'0"

BUILTUP AREA 1031 SFT., (INCLUDING COMMON AREAS AND CAR PARKING) 1/17TH UDS IN THE LAND 47.70 SQ,YDS OUT OF 810 SQ,YDS







LOCATION PLAN
NOT TO SCALE

SIG; OF VENDOR

1)

2) Safore

SIG; OF VENDEES

### WITNESSES:-

1) M. Rama Krishne.

2) M.S. Van

Bk - 1, CS No 5403/2019 & Doct No 5368/2019. Sheet 7 of 9 Sub Registrar

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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.				
SI.No. FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/BUYER		
		SRI. MALLADI YOGENDER Slo. MSRK. MUNTUY. Flo. 1501 S WOLF RD APT 240, PROSPECT HEIGHTS,		
		REPRESENTATIVE BY) SPI. MALIADI SIVARAMA KRISTINA MURTHY. Slo. Jale. M. Venkade.		
	PASSPORT SIZE PHOTO BLACK & WHITE	Sybramanyam. Plo. 1-1-281/c/1, CBI, Gardel Majar tyd.		
	PASSPORT SIZE PHOTO BLACK & WHITE			
SIGNATURE OF WITNESSES				
1. M. Rama known.  2. M. S. Vari  NOTE: If the Buyer(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 representative, Sri MSRK MURTHY Sto Late M. Venkete Submany Aged 65 resident of I-1-28 I/Cl. Landle Vafar flydens as I/We cannot appear personally				
before the Registering Officer in the Office of Sub-Registrar of Assurances				
M, S R-K MWWW Signature of Representative		Signature(s) of BUYER(S)		

Bk - 1, CS No 5403/2019 & Doct No 5368/2019. Sheet 8 of 9 Sub Registrar

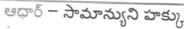














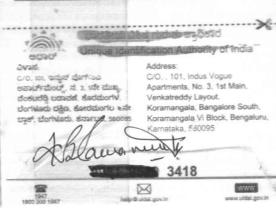
భారత ప్రభుత్వం GOVERNMENT OF INDIA

మల్లాది శీవరామ కృష్ణ మూర్తి Malladi Sivarama Krishna Murthy పుట్టిన సంవత్సరం / Year of Birth : 1954 ခ်ာလည်းနှာနှာ / Male



ఆధార్ - సామాన్యుని హక్కు







### భారత విశిష్ట గుర్తింపు ప్రాథకార సంస్థ UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O మల్లాది శివరామ కృష్ణ మూర్తి, n-n-ero/డ/n, సబీ, గాందీ నగర్, హైదరాబాద్, అండ్ర ప్రదేశ్, 500080

Address : S/O Mailadi Shivarama Krishna Murthy, 1-1-781/c/1, SBi, Gandhi Nagar, Hyderabad, Andhra Pradesh, 500080

### Aadhaar - Saamanyuni Hakku



)రునామా: D/O: కే మదుసూదన్ ్ర-1-253, జంబామ్ సుందేర్భావం, జంబామ్ రాంపల్లి, పుల్లిబౌలి. హదరాబాద్ **අං**ල වුයි\$, 500095

Address: D/O: K Madhusudhan, 5-1-253, jambagh sunderbhavan, jambagh, Nampally. Hyderabad, Putlibowli, Andhra Pradesh, 500095













S/O లేట్ మల్గాది పెంకట సుబ్రహ్మణ్యం, n-n-జరగ/ద/గ, సబీ, గాంధీ నగర్, హైదరాలాధ్,

Address : S/O Late Malladi Venkata Subramanyam, 1-1-781/c/1, S8i, Gandhi Nagar, Hyderabad, Andhra Pradesh, 500080

M.S. R-K Multy

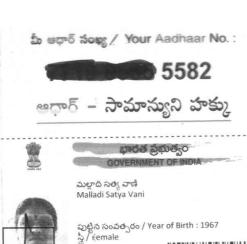
### Aadhaar - Saamanyuni Hakku



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ MIGUE DENTIFICATION AUTHORITY OF INDIA

చిరునామా: s/o లేట్ మల్గాది సుబ్రహ్మణ్యం, 1-1-727, గాంధీ వగర గాంధీనగర్,హైదరబాద్, హైదరబాద్ Address: S/O Late Malladi Subrahmanyam, 1-1-727, gandhi nagar, gandhinagar Hyderabad, Andhra Pradesh,

M. Rama Krithne.



Aadhaar - Saamanyuni Hakku

Address : W/O Mallidi Shivarama Krishna Murthy, 1-1-781/c/1, S8I, Gandhi Nagar, Hyderabad, Andhra Pradesh, 500080  $M \cdot S$ 

ආරේෂ් බැරිසු (හවුරන්) නිංචුපරේ රටරු UNIQUE IDENTIFICATION AUTHORITY OF INDIA යා අධු බාල්, ი-ი-අග/ය/ი, බඩ, ෆංර් න්ත්, ලායපපත්, මෙබ

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Sub Registrar Chikkadpally

Bk - 1, CS No 5403/20,19 & Doct No < 5368/2019. Sheet 9 of 9 Su



## 5368/201**9**

16-12-2019

0172322889025

YYYY)

Stamp &

Signature

Transaction Id

Online Challan Proforma [SRO copy] Online Challan Proforma[Citizen copy] Registration & Stamps Department 💇 Registration & Stamps Department Talangana Challan No: Challan No: 764X9P161219 764X9P161219 Bank Code : Bank Code : Payment: CASH Payment: CASH **SBIN** SBIN **Remitter Details Remitter Details** Name **MSRK MURTHY** Name MSRK MURTHY PAN Card No ARMPM9249G PAN Card No ARMPM9249G Aadhar Card No Aadhar Card No \*\*\*\*\*\*536 Mobile Number Mobile Number \*\*\*\*\*\*536 Address **HYDERABAD** Address **HYDERABAD Executant Details Executant Details** KOLLURI BHASKARA RAMA Name KOLLURI BHASKARA RAMA Name MURTHY MURTHY Address **HYDERABAD** Address **HYDERABAD Claimant Details Claimant Details** MALLADI YOGENDER AND MALLADI YOGENDER AND Name Name **OTHER** OTHER Address **HYDERABAD** Address **HYDERABAD Document Nature Document Nature** Nature of Nature of Sale Deed Sale Deed Document Document **Property** Property Situated **HYDERABAD** Situated **HYDERABAD** in(District) in(District) **Amount Details Amount Details** Stamp Duty 171900 Stamp Duty 171900 Transfer Duty 64500 Transfer Duty 64500 Registration Fee 21500 Registration Fee 21500 **User Charges** 100 **User Charges** 100 **TOTAL** 258000 TOTAL 258000 Two Lakh Fifty Eight Two Lakh Fifty Eight Total in Words Total in Words Thousand Rupees Only Thousand Rupees Only Date(DD-MM-Date(DD-MM-

16-12-2019

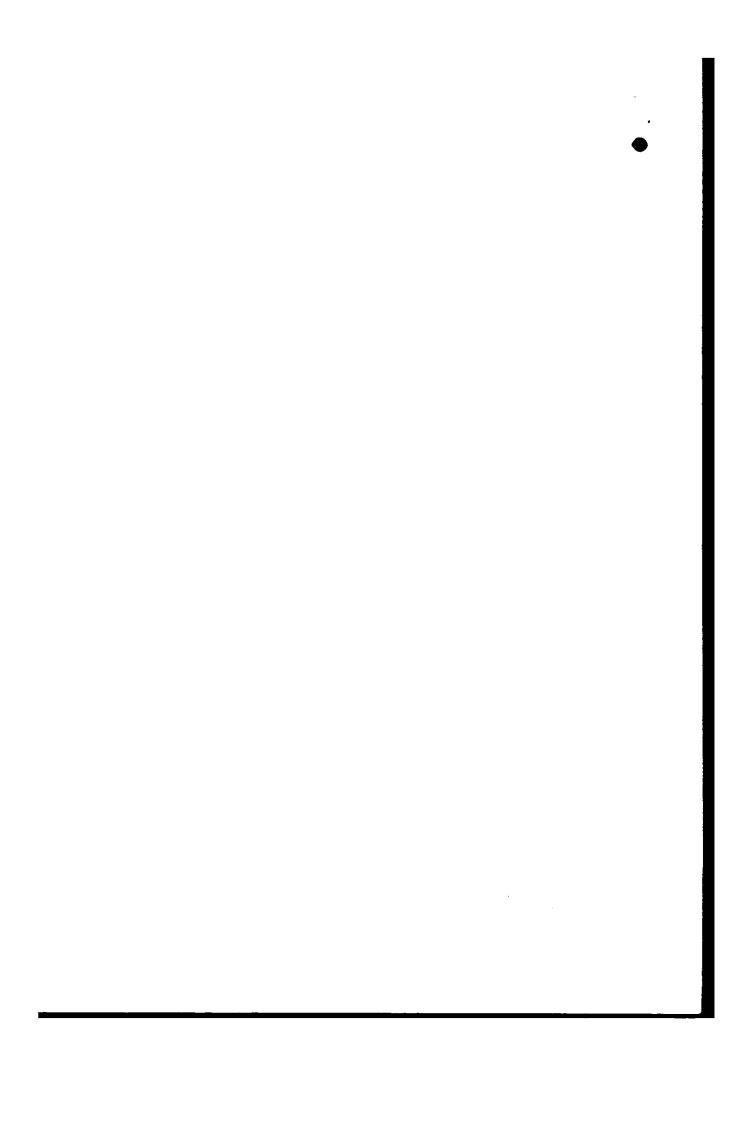
0172322889025

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Stamp &

Signature

Transaction Id

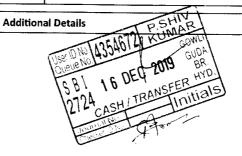


SBI BRANCH PAYMENT 5368/2019



CUSTOMER COPY			
Challan (ATRN)	0172322889025		
Amount/Fee Payable	INR 258000.0		
Customer/Bank Charges	INR 0.00		
GST	INR 0.00		
Challan Expiry On	23-Dec-2019 at close of Business Hour		
Challan Generation Date and Time	16-Dec-2019 13:46		
Name of the Customer	MSRK MURTHY		
Mobile Number	9848477536		
Email Id	NA		
Mode of Payment	SBI Branch Payment		
Customer GSTIN	NA		

Name of the Merchant/Partner	Registration and Stamps Department Government of Telangana State
Merchant Order/Form No	764X9P161219
Merchant GSTIN	null



## e- STAMPS

# Document Registration eChallan Slip



Registration & Stamps Department

Remitter / SRO / District-Registrar Details

MSRK MURTHY

9848477536

Name

Mobile Number

Challan Number

PassCode

sE6yi

764X9P161219