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97 6894/12



తెలంగాణ తెలంగాణ TELANGANA

L 60586

Sl. No. 8533 Subhan 100/-  
 sold to V. Ram mahesh Narayana R.L. HNK  
 for Work Self & others

*[Signature]*  
 An Official Stamp Vendor, Warangal

756  
 7219

**SALE DEED FOR Rs. 65,00,000/-**

THIS CONVEYANCE OF SALE IS EXECUTED ON THIS THE 31st DAY OF JULY, 2017 AT WARANGAL DISTRICT URBAN.

**By :**

**BHIMANATHINI SRINIVAS**, S/o. Venkataiah, Age: 52 years, Occu: Govt. Employee, R/o. H.No. 2-7-434, Excise Colony, Subedair, Hanamkonda, Warangal District.  
**I.D.No. 742010350086** (Aadhaar Card) PAN No. BFEP59634E  
 Hereinafter Called the **"VENDOR"**

**IN FAVOUR OF**

- 1) **VADNALA RAMMOHAN**, S/o. Narayana, Age: 49 years, Occu: Business, R/o. H.No. 2-7-394, Excise Colony, Subedair, Hanamkonda, Warangal District.  
**I.D.No. 2082 5069 7797** (Aadhaar Card) PAN No. ACCPV9764A
- 2) **VADNALA MAMATHA** W/o. RAMMOHAN, Age: 40 Years, Occu: Business, R/o. H.No. 2-7-394, Excise Colony, Subedair, Hanamkonda, Warangal District.  
**I.D.No. 555947190734** (Aadhaar Card) PAN No. AINPV7717L

Hereinafter Called the **"VENDEES"**

Which expression shall mean and include wherever the context may so require all their heirs, executors, administrators, successors-in-interest and assignees.

*[Signature]* V. Ram mahesh V. name



(2)

Whereas the Vendor is the absolute owner, peaceful possessor and enjoyer of the **House with Open Place (G/F & F/F)** bearing **GWMC H.No.2-7-434** to an extent of **300.00 Sq.Yards (or) 250.83 Sq.Meters** in **Plot No.278** out of **Survey No.51** of Waddepally (V), Situated at Excise Colony, Subedari Hanamkonda, Warangal District Urban, which is clearly described in the schedule hereto; and particularly delineated in the map enclosed hereto and hereinafter referred to as the Schedule Property.

Whereas the Vendor purchased the **Open Plot No. 278** to an extent of **300.00 Sq.Yards (or) 250.83 Sq.Meters** out of **Survey No.51** of Waddepally (V), Hanamkonda (M), Warangal District Urban from **Kurmachalam Rama Krishnaiah S/o. Venkata Narsaiah** through a registered Sale Deed bearing **Doct.No.1259/2002**, Book-I, dated: 16<sup>th</sup> March, 2002 at S.R.O., Warangal Urban. In turn the same was purchased from **The Central Excise Officer's Co-operative Housing Society Ltd.**, Rep. by its Secretary through a registered Sale Deed bearing **Doct.No.4941/1979**, Book-I, Volume: 489, Pages: 177 to 182, dated: 3<sup>rd</sup> January, 1980 (Submission dated: 14.12.1979) at S.R.O., Warangal Urban and its Link **Doct.No.233/1974**, dated: 15.02.1974. Later on the Vendor constructed the present building with the Permission of Warangal Municipal Corporation vide Permission No.309, dated: 10.03.2003, Roc.No.G-165/2003, B.A.No.399/2002/2003, dated: 22.02.2003 and mutated on his name. The ownership stands in the name of Vendor in GWMC records as a owner and enjoying the same without any interruption till to this day.

Whereas the vendor has availed housing loan from State Bank of India vide Loan A/c.No. **4599811034221** and Vendees are availing housing loan from PNB Housing Finance Ltd., Hence PNB Housing Finance Ltd has issued direct cheques to State Bank of India for Loan closure.

Whereas the Vendor in view of his family needs and financial requirements has offered and agreed to sell the **Schedule Property** to the Vendees, which is clearly described in the schedule hereto; and particularly delineated in the map enclosed hereto to the Vendee for a sale consideration of **Rs.65,00,000/- (Rupees Sixty Five lakhs only)** and Vendee has also agreed to purchase the schedule property on the same rate.

**NOW THIS DEED OF SALE WITNESSES THAT:**

The sale consideration of the schedule property is

- 1) **Rs.52,00,000/- (Rupees Fifty two lakhs only)** bearing **D.D.No.532918**, dt.29-7-2017, Punjab National Bank, New Delhi Branch, loan availed and financed by PNB Housing Finance Ltd.,Hyderabad.
- 2) **Rs.12,00,000/- (Rupees Twelve Lakhs only)** through RTGS from Syndicate Bank by Vendee vide UTR No. SYNBR92017072500664001
- 3) **Rs.1,00,000/- (Rupees One lakh only)** paid by vendee and for that the Vendor acknowledges the receipt of the total sale consideration to the Vendees and does hereby convey, grant, transfer and assign the property mentioned in the schedule annexed hereto to the Purchasers with all attendant rights of ownership.

*[Signature]*  
-2-

*[Signature]* V. Ramachandra V. Manohar



The Vendee are inducted into the vacant peaceful possession of the schedule mentioned property today by the Vendor and hereafter the Vendees shall hold and enjoy the same forever as an absolute owner thereof.

The Vendor assures the Vendees that the schedule mentioned property is free from all sorts of charges, encumbrances claims, disputes, alienations, mortgages, court litigations and attachments etc., and the Vendor undertakes to indemnify and keep the Vendees indemnified, in the event of any litigation or if any loss sustained on account of any defect in his title in respect of the possession or otherwise pertaining to the schedule mentioned property conveyed through this Sale Deed.

The Vendor further assures the Vendees that he has not sold the schedule property to any other person or persons prior to this Sale Deed and it was not encumbered in any manner either by way of sale, mortgage, pledge, gift etc.

The Vendor hereby declare that either he or his legal heirs etc., have no rights, interest, claim or title over the Scheduled property, and the Vendee being its lawful owner can enjoy the same as an absolute owner and possessor thereof.

The Vendor assures and acknowledge his liability for payment of arrears of property tax etc., upto this date and also undertake to pay if any.

The Vendor undertakes to perform his part of duty in causing mutations in the name of Vendee in the concerned revenue records or in any other government record.

The Vendor agrees and assures the Vendee to execute further documents or affidavits for affective and proper conveyance of title to the Vendee without any objections or whatsoever.

The Vendor declares that the schedule property does not belongs to government or its agencies and not mortgaged to government or its agencies.

The Vendor today delivered all title deeds in respect of the schedule property to the Vendee.

### SCHEDULE OF THE PROPERTY

**HOUSE WITH OPEN PLACE (G/F & F/F) bearing GWMC H.No.2-7-434 to an extent of 300.00 Sq.Yards (or) 250.83 Sq.Meters in Plot No.278 out of Survey No.51 of Waddepally (V), Situated at Excise Colony, Subedari, Hanamkonda Warangal District Urban within the Limits of Greater Warangal Municipal Corporation within the Limits of Registration District Warangal Urban and it is in the jurisdiction of the Joint Sub-Registrar, Warangal Urban and within the following.**

### BOUNDARIES

|       |   |                                             |
|-------|---|---------------------------------------------|
| EAST  | : | Open Plot No.272 of Rangaiah Chari          |
| WEST  | : | 30'-0" Wide Road                            |
| NORTH | : | H.No.2-7-435 of Vijaya Kumar in Plot No.277 |
| SOUTH | : | H.No.2-7-433 of Mani Mekala in Plot No.279  |

2-7-44, 440

*[Signature]*  
-2-

*[Signature]* V. Ramesh Babu V. No.



**ANNEXURE - 1(A)**

Location : Excise Colony, Subedari, Hanamkonda, Warangal District Urban  
 GWMC H.No. : 2-7-434 (in Plot No.278)  
 Total Area : 300.00 Sq.Yards (or) 250.83 Sq.Meters  
 Survey No. : 51 of Waddepally (V)  
 Plinth Area : G/F: 1506.96 Sq.Ft.  
 : F/F: 1752.37 Sq.Ft.  
 Roof of House : R.C.C.  
 Age of the House : 12 years  
 Annual Rental Value : Rs.3,000/-  
 Sale Consideration : **Rs.65,00,000/-**  
 Market Value : **Rs.65,00,000/-**

I hereby declare that the above particulars are true and correct to the best of my knowledge and belief.

The Parties hereto have affixed their true latest Passport Size Photographs, Left Thumb Impressions and Signatures in a separate sheet under Section 32-A of Registration Act in the presence of witnesses and the same is annexed to this Deed.

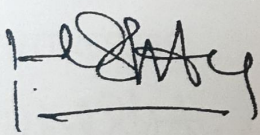
The Parties hereto have enclosed an original Digital Photograph of the Schedule mentioned property, and the original photo copies of their respective residence proof to this Deed duly attested by them.

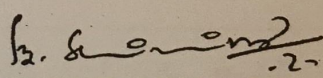
**Rs.13000/-** paid through D.D. bearing **No.815351**, dated:27.07.2017 towards Mutation Fee in favour of Commissioner, GWMC Warangal in original enclosed herewith.

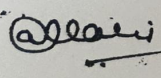
DSD Rs.2,60,000/- Regn.Fee Rs.32,500/-, User Charges Rs.150/-, T.D. Rs.97,500/-, totaling **Rs.3,90,150/-** has been remitted in S.B.H. vide Challan **No. 710JHN270717**, dated: 27.07.2017.

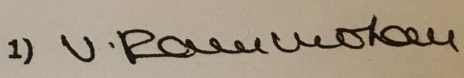
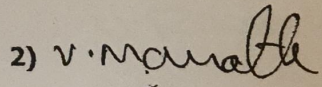
IN WITNESSES, WHEREOF THE VENDOR AND VENDEE SUBSCRIBED THEIR SIGNATURES ON THIS CONVEYANCE DEED WITH THEIR FREE WILL AND CONSENT THE DAY, MONTH AND YEAR AS ABOVE MENTIONED AT WARANGAL DISTRICT.

**WITNESSES :**

1) 

  
**SIGN.OF THE VENDOR**

2) 

1)   
 2)   
**SIGN.OF THE VENDEES**

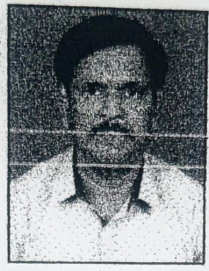


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32 A OF REGISTRATION ACT,  
1908

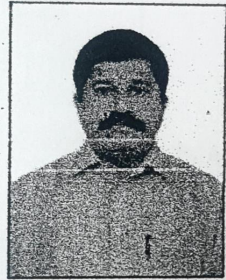
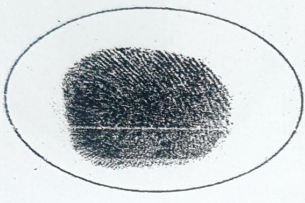
FINGER PRINT IN BLACK  
(LEFT THUMB)

PASSPORT SIZE  
PHOTOGRAPH

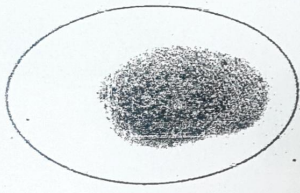
NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER



**BHIMANATHINI SRINIVAS,**  
S/o. Venkataiah,  
R/o.H.No.2-7-434,  
Excise Colony, Subedair,  
Hanamkonda, Warangal District.  
**I.D.No. 742010340086**  
(Aadhaar Card) PAN No.  
BFEPS9634E  
"VENDOR"



**VADNALA RAMMOHAN,**  
Narayana,  
R/o.H.No.2-7-394,  
Excise Colony, Subedair,  
Hanamkonda, Warangal District.  
**I.D.No.2082 5069 7797**  
(Aadhaar Card)  
PAN No. ACCPV9764A



**VADNALA MAMATHA**  
W/o. RAMMOHAN,  
R/o.H.No.2-7-394,  
Excise Colony, Subedair,  
Hanamkonda, Warangal District.  
**I.D.No.555947190734**  
(Aadhaar Card)  
PAN No. AINPV7717L

"VENDEES"

WITNESSES:

- 1)
- 2)

Vendor

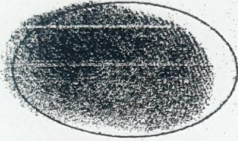
- 1)
- 2)   
Vendees



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

As per the I.G's Instructions Sl.No.7 of Circular Rc.No.G1/7326/2012, Dated: 30-03-12

| Sl. No. | Finger Print in Black Ink (Left Thumb) | Passport Size Photograph (Black & White) | Name & Permanent Postal Addresses of Identified Witnesses: |
|---------|----------------------------------------|------------------------------------------|------------------------------------------------------------|
|---------|----------------------------------------|------------------------------------------|------------------------------------------------------------|



L. KISHAN  
% ILAIAH  
#NO: 2-7-910  
HANAMKONDA  
WARANGAL  
ID NO: 3255 9853 3260  
(Aadhaar Card)



A. VASUDEV  
% VENKATA SWAMP  
#NO: 2-7-1227/1  
WADDEPALLY  
HANAMKONDA  
ID NO: 3648 0269 4063  
(Aadhaar Card)

1)

2)

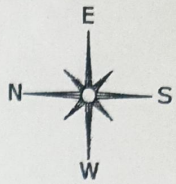
(SIGN.OF THE IDENTIFIED WITNESSES)



PLAN SHOWING THE HOUSE AND OPEN PLACE (G/F & F/F) BEARING GWMC. H.No. 2-7-434, IN PLOT No. 278 OUT OF SURVEY No. 51 OF WADDEPALLY (V), SITUATED AT EXCISE COLONY, SUBEDARI, HANAMKONDA, WARANGAL DISTRICT URBAN.

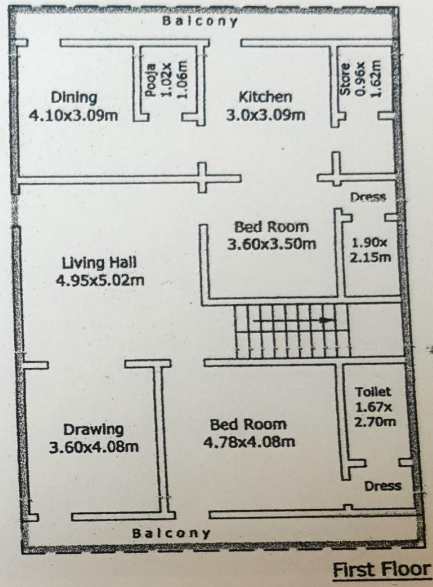
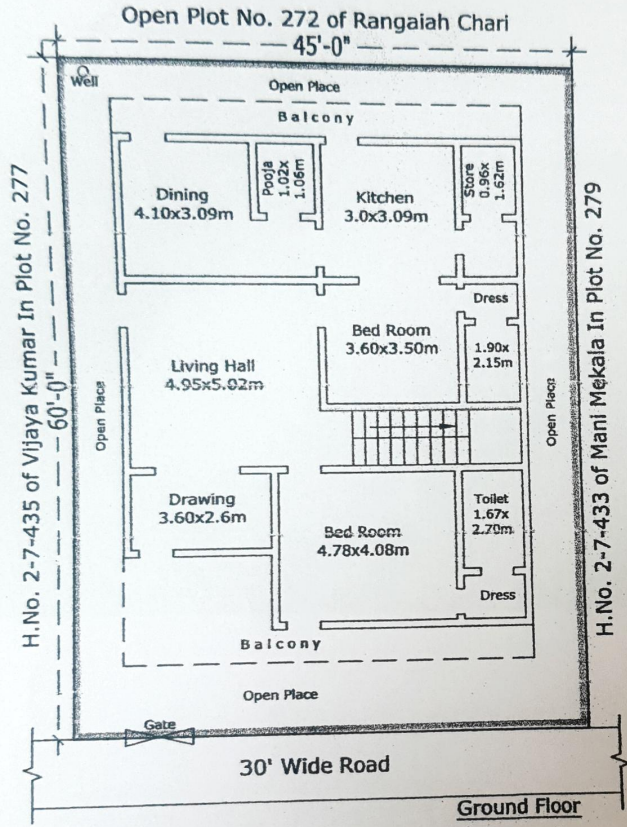
VENDOR: **B. SRINIVAS**, S/o VENKATAIAH

VENDEE: 1. **V. RAMMOHAN**, S/o NARAYANA  
2. **V. MAMATHA**, W/o RAMMOHAN



INCLUDED: TOTAL AREA : 300.00 Sq.Yds.  
(OR) : 250.83 Sq.Mts.

PLINTH AREA  
G/F R.C.C. Roof : 1506.96 Sq.feet.  
F/F R.C.C. Roof : 1752.37 Sq.feet.



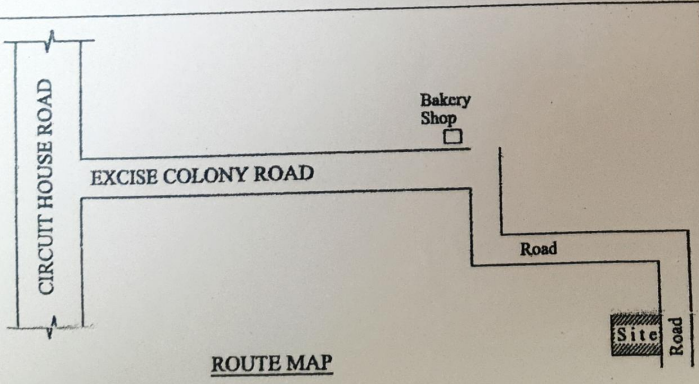
SIGNATURE OF VENDOR

- 1)
- 2)

SIGNATURE OF VENDEES

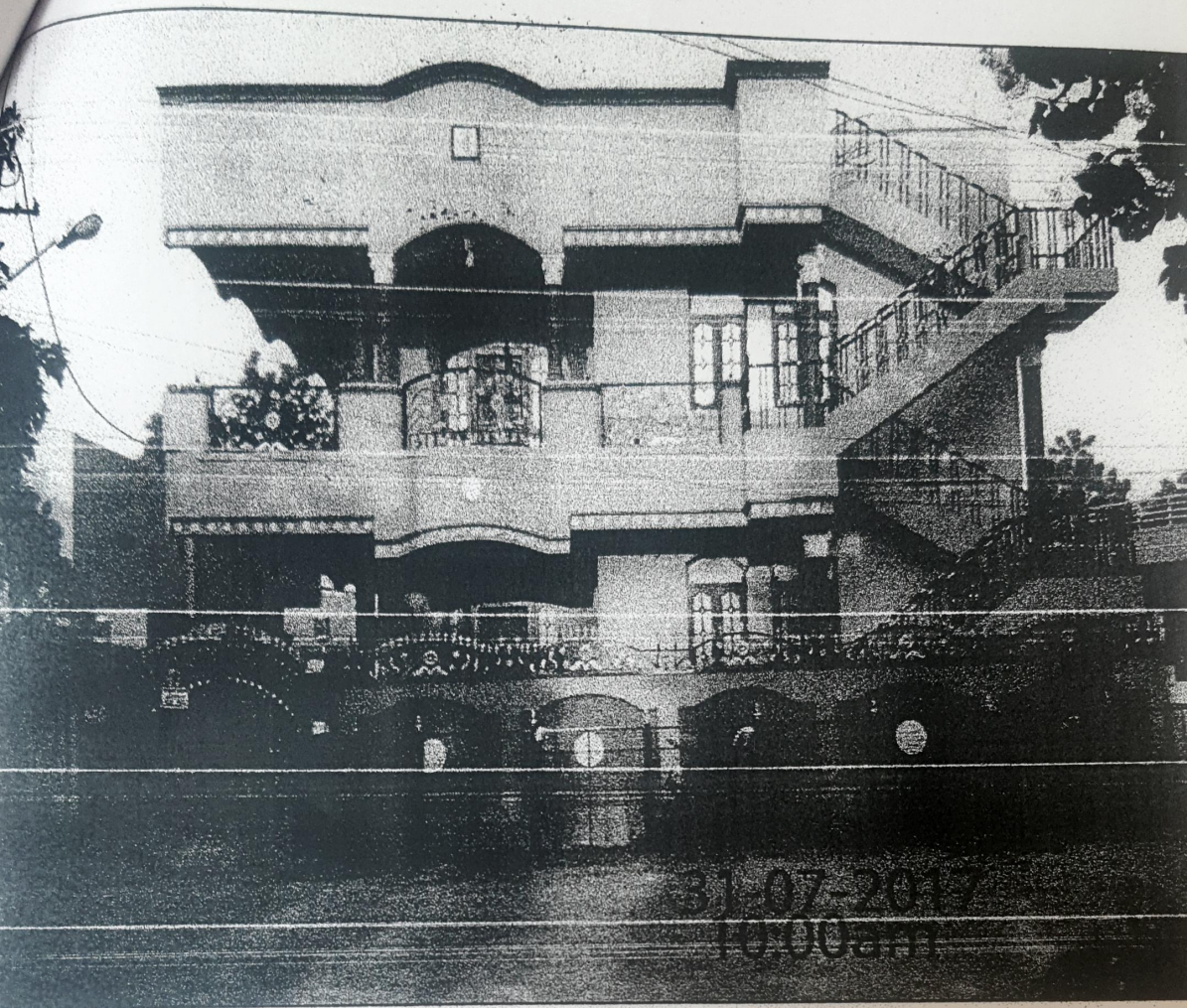
WITNESSES:

- 1)
- 2)





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