DOC NO 3729 of 2016



SCANNED

తెలంగాణ तेलंगाना TELANGANA

F 049496

Sl. No. 6768 Date: 22/8/16 Rs.100/- 22 AUG 2016

Sold to : R. James S/o R. Anthony

For whom: Self R/o Secunderabad

SYED YOUSUF
LICENSED STAMP VENDOR
LICENSE No. 15-12-063/2011
R.L.No:15-12-023/2014
Shop No.105, Aditya Towers
Vinayak Nagar, Neredmet,
Malkajgiri, R.R.Dist. Pin.500 047
Cell No. : 98482 80346

SALE DEED

This DEED OF SALE is made and executed on this the 22nd day of AUGUST 2016 at Malkajgir by:-

SRI.VISHWANATHAM VIJAYA KUMAR S/O SRI.V.NAGALINGAM, AGED ABOUT 46 YEARS, OCC: EMPLOYEE, R/O H.NO.2-1382/165, PLOT NO.165, EAST KAKATIYA NAGAR, NEREDMET, SECUNDERABAD. **PAN NO.ACHPV5511C, CELL NO.9490270091.**

HEREINAFTER CALLED THE "VENDOR" which expression unless repugnant or inconsistent with the subject or context shall mean and include not only the VENDOR but also his successors, heirs, legal representatives, executors, administrators, assigns and nominees etc.,

IN FAVOUR OF

SRI.R.JAMES S/O SRI.R.ANTHONY, AGED ABOUT 34 YEARS, OCC: BUSINESS, R/O H.NO.10-5-76/4, TUKARAMGATE, NORTH LALLAGUDA, SECUNDERABAD.
PAN NO.AYTPJ1422A, CELL NO.8977970007.

HEREINAFTER CALLED THE "VENDEE" which expression unless repugnant or inconsistent with the subject or context shall mean and include not only the VENDEE but also his successors, heirs, legal representatives, executors, administrators, assigns and nominees etc.,

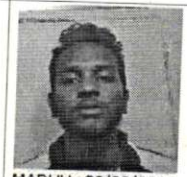
Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Malkajgiri along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 8500/- paid between the hours of 5 and 6 on the 22nd day of AUG, 2016 by Sri Vishwanatham Vijaya Kumar

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 R.JAMES::22/08/201 [1512-1-2016-3781]	**R.JAMES** **S/O. R.ANTHONY** H.NO.10-5-76/4, TUKARAMGATE, NORTH LALLAGUDA, SEC'BAD	
2	EX		 VISHWANATHAM VIJ . [1512-1-2016-3781]	**VISHWANATHAM VIJAYA KUMAR** **S/O. V.NAGALINGAM** H.NO.2-1382/165, EAST KAKATIYA NAGAR, NEREDMET, SEC'BAD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 P.SELVARAJ::22/08/: [1512-1-2016-3781]	**P.SELVARAJ** R/O.H.NO.5-4-65/A,YAPRAL,KINDHI BASTHI,ALWAL,R.R.DIST.	
2		 MADHU::22/08/2016 [1512-1-2016-3781]	**MADHU** R/O.H.NO.10-5-338/1,NORTH LALAGUDA,THUKARAMGATE, SECBAD.	

22nd day of August,2016

Signature of Joint SubRegistrar11 Malkajgiri

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THE SEAL OF THE DISTRICT REGISTRAR OF ... 26 JUL 2016

THE SEAL OF THE SUB REGISTRAR OF MALKAJGIRI

OFFICE OF The Seal of Joint SubRegistrar Office Malkajgiri JOINT SUBREGISTRAR

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Whereas the VENDOR is the sole and absolute owner and peaceful possessor of the **Residential Flat bearing No.102,** in First Floor, of **"VENKANNA ARCADE",** on Municipal No.29-1465/3/F-102 (Old No.29-1465/3/2), on Plot No.176, in Survey Nos.281, 282/1, 287 & 288/1, with a Plinth area of **765 Sq.feet,** together with common area, parking, staircase etc., along with the undivided share of land admeasuring **32.00 Sq.yards** or 26.75 Sq.mts, out of 400 Sq.yards, Situated at **KAKTEEYA NAGAR,** Neredmet, Malkajgiri, under Grater Hyderabad Municipal Corporation, Malkajgiri Circle and Mandal, Ranga Reddy District, by virtue of Registered Sale Certificate Doct.No.**8776/2006,** dated 28th October 2006, Registered at S.R.O./ Malkajgiri, hereinafter called the Schedule Property.

Whereas the VENDOR has offered to sell the SCHEDULE MENTIONED PROPERTY to the VENDEE for a total sale consideration of **Rs.17,00,000/- (RUPEES SEVENTEEN LAKHS ONLY)** and the VENDEE has agreed to purchase the same for the said total sale consideration.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

That in pursuance of the said agreement and in consideration of the said sum of **Rs.17,00,000/- (RUPEES SEVENTEEN LAKHS ONLY)** is paid by the VENDEE to the VENDOR as follows:

a) **Rs.16,10,458/-(RUPEES SIXTEEN LAKHS TEN THOUSAND FOUR HUNDRED AND FIFTY EIGHT ONLY)** through Cheque No.002392, dated 31-07-2016, drawn on HDFC Bank, Home Loan availed from CAPITAL FIRST HOME FINANCE LIMITED.
b) **Rs.89,542/-(RUPEES EIGHTY NINE THOUSAND FIVE HUNDRED AND FORTY TWO ONLY)** by way of cash.

The receipt of which sum the VENDOR hereby accepts, admits, acknowledges and the VENDOR hereby accepts, transfers to the VENDEE the SCHEDULE MENTIONED PROPERTY and as delineated in the plan annexed hereto in favour of the VENDEE together with all rights and easements that are attached or reputed to be attached thereto.

The VENDOR do hereby sells, conveys and transfers to the VENDEE the Schedule Property , morefully described in the Schedule appended hereto and delineated in RED ink in the plan annexed to hold, posses and enjoy the same forever as absolute owner with all rights, title interest and easement rights whatsoever.

Endorsement:	Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.						
Description of Fee/Duty	In the Form of						
	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	67900	0	0	0	68000
Transfer Duty	NA	0	25500	0	0	0	25500
Reg. Fee	NA	0	8500	0	0	0	8500
User Charges	NA	0	100	0	0	0	100
Total	100	0	102000	0	0	0	**102100**

Rs. 93400/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 8500/- towards Registration Fees on the chargeable value of Rs. 1700000/- was paid by the party through E-Challan/BC/Pay Order No ,124RK1220816 dated ,22-AUG-16 of ,SBH/DEFENCE COLONY SECUNDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 102000/-, DATE: 22-AUG-16, BANK NAME: SBH, BRANCH NAME: DEFENCE COLONY SECUNDERABAD, BANK REFERENCE NO: 003227113,REMITTER NAME: R.JAMES,EXECUTANT NAME: VISHWANATHAM VIJAY KUMAR,CLAIMANT NAME: R.JAMES) .

Date:
22nd day of August,2016

Signature of Registering Officer
Malkajgiri

1938 శ్రావణ మాసము 31 లేదీ

Bk-1, CS No 3781/2016 & Doct No 3729/2016 Sheet 2 of 7 Joint SubRegistrar11 Malkajgiri

1వ పుస్తకము 2016 నం./శా.శ. 1938వ
పు.3729.....నెంబరుగా రిజిష్టరు చేయబడినది.
స్కానింగ్ నిమిత్తం గుర్తింపు నెంబరు 1512-1
.....3729...../2016 గా యివ్వబడినది.
2016వ సం.ఆగస్టు..నెల.....22.....వ తేది

జాయింట్ సబ్-రిజిస్ట్రారు-11
మల్కాజ్‌గిరి

THE SEAL OF THE SUB REGISTRAR OF MALKAJGIRI

సబ్ రిజిస్ట్రారు మల్కాజ్‌గిరి

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The VENDOR hereby covenants and assures the VENDEE that he/she has the absolute, exclusive and clear title to convey the Schedule Property and the Schedule Property is free from all encumbrances, liabilities, charges, demands gifts, mortgages, liens, claims and court attachments, whatsoever and that the Schedule Property and its sale are not hit or covered or prohibited by any of the provisions of the Urban Land Ceiling Act or any other way in respect of the Schedule Property.

The VENDOR further assures the VENDEE and undertake to indemnify the VENDEE fully from all losses, demands if any caused at any time in future on account of any defect in the title or in any other way in respect of the Schedule Property.

The VENDOR declares that he/she has paid all taxes upto date in respect of the Schedule Property.

The VENDOR covenants that he/she shall not convey transfer or lease the parking spaces, garages to any persons others that the VENDEE of the Apartments.

THE VENDEE AS OWNER OF THE SCHEDULE PROPERTY SHALL BE ENTITLED TO HOLD AND ENJOY THE SAME SUBJECT TO THE FOLLOWING CONDITIONS.

That the name **"VENKANNA ARCADE"** given to the Apartments by the VENDOR shall be retained by the VENDEE and by the Society /Association already formed.

That all the VENDEE shall become the members of the Society/Association that may be formed later and be registered under the Societies Registration Act or any other analogous enactment/Regulation and abide by the rules and regulations that may be formed there under.

That the common areas and facilities and services like lifts, corridors, terrace, passages, staircases, toilets, in the basement, paths, drainage, water supply, electricity equipment and other properties of common enjoyment in the Apartments shall vest jointly on the VENDEE and shall be managed/maintained/administered by the Society/Association that was already formed.

That the VENDEE or his tenant shall not use the Unit or permit the same to be used for any illegal or immoral purposes and further that the premises shall be used only for residential purpose and not for any other purpose.

That the VENDEE shall not store any materials hazardous or combustible in nature which may effect the safety of the building or might endanger the life and property of the occupants.

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THE SEAL OF THE SUB REGISTRAR OF MALKAJGIRI

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JOINT SUBREGISTRAR OFFICE
The Seal of Joint SubRegistrar Office
Malkajgiri

Further the VENDEE shall not act in such a manner as to endanger the foundation or superstructure of the Building. And further that the VENDEE shall not demolish or cause to be demolished any portion or part of the Schedule Property hereby conveyed to him/them nor shall be at any time, construct additional structures or effect alterations in the Schedule Property or cause such additions/alterations. However the VENDEE can make such internal changes which do not adversely effect other residents of their property or the main structure of the building.

That the legal rights of VENDEE in regard to parking area will have Two wheeler parking area allotted by the VENDOR to the VENDEE.

That the electricity consumption charges as per meter reading shall be borne by the VENDEE individually. The water consumption charges, fire fighting equipment charges, fire services charges and maintenance charges etc., shall however be borne jointly by all the VENDEE of the Apartments.

THAT the SCHEDULE MENTIONED PROPERTY is not an assigned land as per the A.P.ACT 9 of 1977.

SCHEDULE OF THE PROPERTY

All that **Residential Flat bearing No.102,** in First Floor, of **"VENKANNA ARCADE",** on Municipal No.29-1465/3/F-102 (Old No.29-1465/3/2), on Plot No.176, in Survey Nos.281, 282/1, 287 & 288/1, with a Plinth area of **765 Sq.feet,** together with common area, parking, staircase etc., along with the undivided share of land admeasuring **32.00 Sq.yards** or 26.75 Sq.mts, out of 400 Sq.yards, Situated at **KAKTEEYA NAGAR,** Neredmet, Malkajgiri, under Grater Hyderabad Municipal Corporation, Malkajgiri Circle and Mandal, under Jurisdiction of Joint Sub-Registrar 11, Malkajgiri, District Registrar R.R.(East) and bounded as follows:

NORTH: FLAT NO.103

SOUTH: OPEN TO SKY

EAST : OPEN TO SKY

WEST : STAIRCASE & CORRIDOR

(More clearly delineated in RED colour in the plan annexed hereto)

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Sheet 4 of 7 Joint SubRegistrar11 Malkajgiri

THE SEAL OF THE SUB REGISTRAR OF MALKAJGIRI

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Description of the Property

1.	Description of the Building	:	
	a) Nature of roof	:	RCC ROOF
	b) Type of structure	:	FRAMED STRUCTURE
2.	Age of the Building	:	12 YEARS
3.	Total Extent of Site	:	U/D/S **32.00 SQ.YARDS**
4.	Built up area	:	**765 SQ.FEET**
5 .	Executants consideration	:	**Rs.17,00,000/-**
6.	The Market Value of the Property as per Basic Registrar	:	**Rs.11,47,500/-** **(@ Rs.1500/- per Sq.feet)**

IN witness whereof the VENDOR and VENDEE have signed this Deed of Sale with free will and consent on the day, month and year first above mentioned in the following witnesses.

WITNESSES:

1.

2.

VENDOR

VENDEE

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THE SEAL OF THE SUB REGISTRAR OF MALKAJGIRI

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JOINT SUBREGISTRAR OFFICE
The Seal of Joint SubRegistrar Office
Malkajgiri

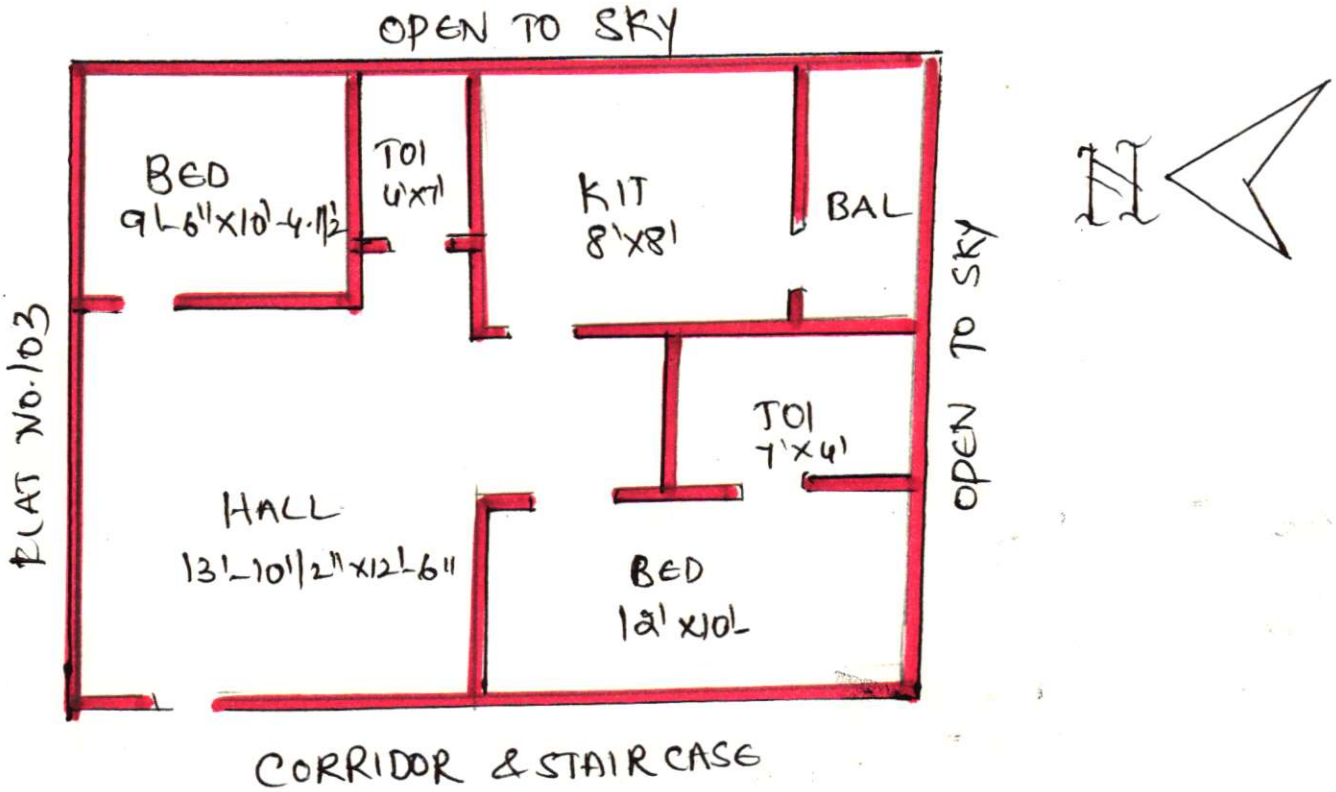
REGISTRATION PLAN OF **RESIDENTIAL FLAT BEARING NO.102,** IN FIRST FLOOR, OF **"VENKANNA ARCADE",** ON MUNICIPAL NO.29-1465/3/F-102 (OLD NO.29-1465/3/2), ON PLOT NO.176, IN SURVEY NOS.281, 282/1, 287 & 288/1, SITUATED AT **KAKATEEYA NAGAR**, NEREDMET, MALKAJGIRI, WITHIN THE LIMITS OF GHMC, MALKAJGIRI CIRCLE AND MANDAL, RANGA REDDY DISTRICT.

VENDOR: SRI.VISHWANATHAM VIJAYA KUMAR
S/O SRI.V.NAGALINGAM

VENDEE : SRI.R.JAMES S/O SRI.R.ANTHONY

U/D/S AREA : 32.00 SQ.YDS OR 26.75 SQ.MTS INCLUDED: _____

PLINTH AREA 765 SQ.FEET



WITNESSES:-

1. P. Sdmy

2. M.D.

V. Vijay. Kumar
VENDOR

VENDEE

Bk - 1, CS No 3781/2016 & Doct No 3729/2016 Sheet 6 of 7 Joint SubRegistrar11 Malkajgiri

THE SEAL OF THE SUB REGISTRAR OF MALKAJGIRI

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स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACHPV5511C



नाम /NAME

VIJAYA KUMAR VISWANATHAM

पिता का नाम /FATHER'S NAME

NAGALINGAM VISWANATHAM

जन्म तिथि /DATE OF BIRTH

14-03-1969

हस्ताक्षर /SIGNATURE

मुख्य आयकर आयुक्त, आंध्र प्रदेश

Chief Commissioner of Income-tax,Andhra Pradesh

V. Vijaya Kumar

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

JAMES RATAN SWAMY

ANTHONY RATAN SWAMY

19/07/1982

Permanent Account Number

AYTPJ1422A



Signature

James

(1)

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

పంత్రిక్ సెల్వరాజ్
Pantric Selvaraj

పుట్టిన సంవత్సరం/Year of Birth : 1985
పురుషుడు / Male

2971 9583 5474

ఆధార్ - సామాన్యుని హక్కు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O పట్రిక్, 5-4-65/A,
యాప్రాల్, నీర్ బస్సు స్టాప్, కింది భస్తి,
ఆల్వాల్, రంగారెడ్డి, ఆంధ్రా ప్రదేశ్.

Address: S/O Patrick, 5-4-65/A,
Yapral, Near bus stop, kindhi
bhasthi, Alwal, Rangareddi,
Andhra Pradesh, 500087

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P. Selvaraj

THE SEAL OF THE SUB REGISTRAR OF MALKAJGIRI

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Joint SubRegistrar11
Malkajgiri

భారత ఎన్నికల సంఘము
ELECTION COMMISSION OF INDIA
ఫోటో గుర్తింపు కార్డు - ELECTOR PHOTO IDENTITY CARD

XDG0896946



పేరు : మధు మోహన్ దాసు
NAME : MADHU MOHAN DASU

తండ్రి పేరు : ధ్యదగిరి దాసు
FATHER'S NAME : DYADAGIRI DASU

లింగము / Sex : పు / M
పుట్టిన తేది / Date of Birth : 13/07/1994
వయస్సు / Age : 19
చిరునామా : 10-5-338/1-1 నార్త్ లాలగుడా, తుకారాంగేట్
సికింద్రాబాద్ ముషీరాబాద్, హైదరాబాదు - 500017

Address : 10-5-338/1-1 NORTH LALAGUDA,
THUKARAMGATE SECUNDERABAD
MUSHEERABAD, Hyderabad - 500017

ఓటరు నమోదు అధికారి
తేది / Date:05/03/2014 Electoral Registration Officer
అసెంబ్లీ నియోజకవర్గం సంఖ్య 70, సికింద్రాబాదు
మరియు పేరు :
Assembly Constituency 70, Secunderabad
No. and Name :
భాగం సంఖ్య మరియు పేరు : 23, తుకారాంగేట్
Part No. & Name : 23, TUKARAMGATE

గమనిక / Note :
1. ఓటరు పేరు గుర్తింపు కార్డు కలిగి ఉండటమనేది ప్రస్తుత ఓటర్ల జాబితాలో పేరు ఉందనడానికి హామీ ఏమీ కాదు దయచేసి ప్రతి ఎన్నికల ముందు ప్రస్తుత ఓటర్ల జాబితాలో మీ పేరు ఉన్నదీ లేనిది సరి చూసుకోండి.
Mere possession of this card is no guarantee that you are elector in the current electoral roll. Please check your name in the current electoral roll before every election.
2. ఈ కార్డులో పేర్కొన్న పుట్టిన తేదీని, సమస్త ఇతర ప్రయోజనాల కొరకు ఓటర్ల జాబితాలో నమోదుకు తప్ప వేరే ఏ పనికి ఉపయోగించడానికి వీలులేదని గమనించగలరు.
Date of Birth mentioned in this card shall not be treated as a proof of age / D. O. B. for any purpose other than registration in electoral roll.
0570642

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