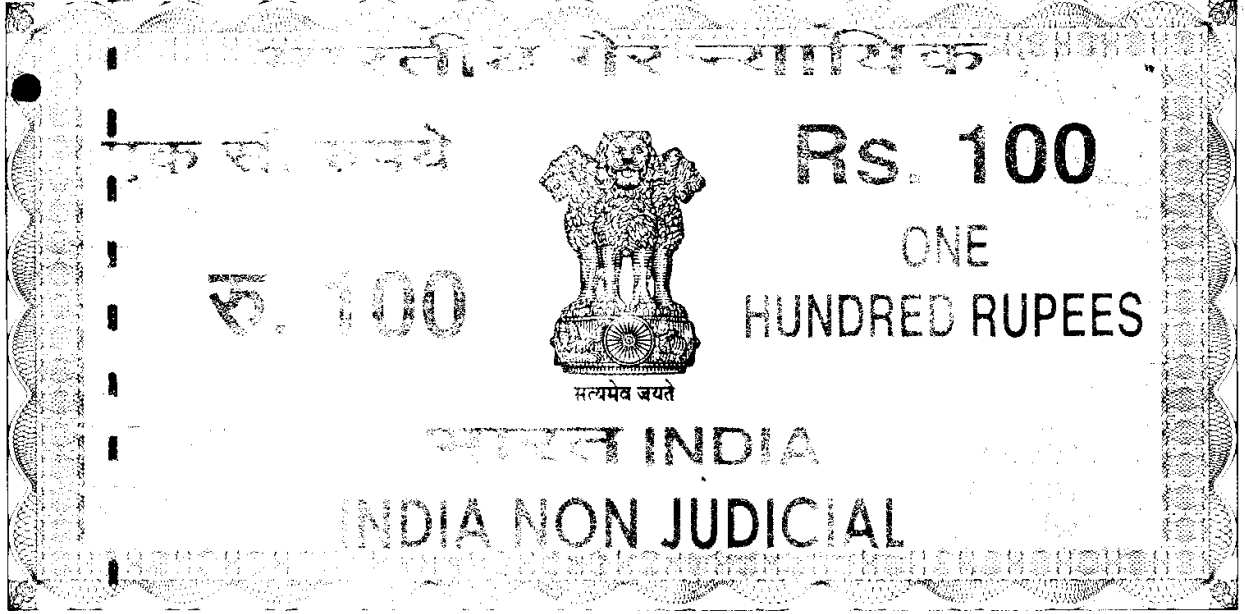


H1H3/2021

P.NO: 18/2019



తెలంగాణ తెలంగాణ TELANGANA

R 447049

SI.No. 7576 R/05/19 Rs. 100/-

Sold to J. Madhavi W/o J. Anantha Reddy
For whom Self by Vanasthalipuram

Junior Assistant
EX-OFFICIO STAMP VENDOR
S.R.O. CHOUTUPPAL.

SALE DEED

This Sale Deed is made on this 6th day of MAY, 2019 by :-

SMT. PASHAM SUPRIYA W/O. P. VENKATA RAMANA REDDY, Aged about 43 Years, Occ: House wife, R/o. **H. No. 3-13-94/2/C**, Madhuranagar, Ramanthapur, Amberpet, Hyderabad, **PAN CARD NO. BECPP1203F**.

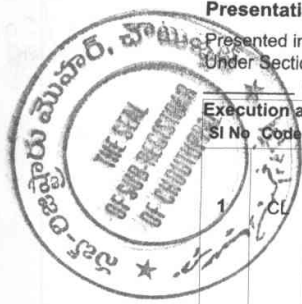
(Hereinafter called the "VENDOR") of the one part.

IN FAVOUR OF :

SMT. PASHAM MADHAVI W/O. P. ANANTHA REDDY, Aged about 43 years, Occ: House wife, R/O. **H. No. 8-6-53**, Plot No. 325, Near Venkataramana Bus Stop, FCI Colony, Vanasthalipuram, R. R. District, **PAN CARD NO. ATHPM6908M**.

(Hereinafter called the "VENDEE") of the other part.

The terms VENDOR and VENDEE herein used shall wherever the context so admits mean and include their respective heirs, executors, legal strators, successors and assignees etc., as the Parties themselves.



Presentation Endorsement:

Presented in the Office of the Sub Registrar, Choutuppal along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 18950/- paid between the hours of _____ and _____ on the 09th day of MAY, 2019 by Sri Pasham Supriya

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 PASHAM MADHAVI:: [2313-1-2019-6762]	PASHAM MADHAVI W/O. P. ANANTHA REDDY H.NO.8-6-53, PLOT NO.325, NEAR VENKATARAMANA BUS STOP, FCI COLONY, VANASTHALIPURAM, R.R.DIST	
2	EX		 PASHAM SUPRIYA::09 [2313-1-2019-6762]	PASHAM SUPRIYA W/O. P. VENKATA RAMANA REDDY H.NO.3-13-94/2/C, MADHURANAGAR,, RAMANTHAPUR, AMBERPET, HYDERABAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 P VENKATA RAMANA [2313-1-2019-6762]	P VENKATA RAMANA REDDY S/O NARAYANA REDDY R/O RAMANTHAPUR AMBERPET HYDERABAD	
2		 P ANANTHA REDDY::C [2313-1-2019-6762]	P ANANTHA REDDY S/O NARAYANA REDDY R/O VANASTHALIPURAM RANGAREDDI	

09th day of May, 2019

Signature of Sub Registrar
Choutuppal

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9948 Name: Pasham Supriya	C/O, Amberpet, Hyderabad, Andhra Pradesh, 500013	
2	Aadhaar No: XXXXXXXX9763 Name: Pasham Madhavi	W/O P Anantha Reddy, Vanasthalipuram, Rangareddi, Andhra Pradesh, 500070	

Bk - 1, CS No 6762/2019 & Doct No P-18/2019. Sheet 1 of 9 Sub Registrar Choutuppal 4/43/2019

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: 2nd Page :

WHEREAS the Vendor is the sole and absolute owner of the Land an in Sy. No. **43/1** an extent of Ac. **37-36 Gts.**, Situated at: **Rachakonda** Village, **Narayanapur** Mandal, Yadadri Bhuvanagiri District, Under Gram Panchayat: **Rachakonda**, M.P. **Narayanapur**, Z.P. Nalgonda, Regn. Sub-Dist. Choutuppal and Regn. Dist. Nalgonda, Vide Pass book and title Decd No. **T30110010554** Patta No. **60022** Issued by Tahsildar Narayanapur.

WHEREAS the Vendor is offered to sell Agriculture land in Sy. No. **43/1** an extent of Ac. **18-38 Gts.**, Situated at: **Rachakonda** Village, **Narayanapur** Mandal, Yadadri Bhuvanagiri District, Under Gram Panchayat: **Rachakonda**, M.P. **Narayanapur**, Z.P. Nalgonda, Regn. Sub-Dist. Choutuppal and Regn. Dist. Nalgonda, the said scheduled property for a consideration of **Rs. 37,90,000/- (Rupees Thirty seven lakhs ninty thousand only)** and the Vendee is agreed to purchase the same which is free from encumbrances for a total consideration of **Rs. 37,90,000/- (Rupees Thirty seven lakhs ninty thousand only)** and the vendee agreed to purchase the same for the said consideration.

NOW THEREFORE this DEED OF SALE witnesseth that in pursuance of the said agreement and in total consideration of the sum of **Rs. 37,90,000/- (Rupees Thirty seven lakhs ninty thousand only)** received by the Vendor from the Vendee, and the said Vendor is absolute owner of the said property and hereby transfer, convey and assign free from all encumbrances the said property to hold the same to the said Vendee as absolute owner together with appurtenances belonging hereto and all the estate, right, title, interest and claim whatsoever of the Vendor in or to the said property hereby conveyed. The Vendee shall hold and enjoy the same as absolute owner.



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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	151500	0	0	0	151600
Transfer Duty	NA	0	56850	0	0	0	56850
Reg. Fee	NA	0	18950	0	0	0	18950
User Charges	NA	0	100	0	0	0	100
Total	100	0	227400	0	0	0	227500

Rs. 208350/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 18950/- towards Registration Fees on the chargeable value of Rs. 27515500/- was paid by the party through E-Challan/BC/Pay Order No ,888XJ020519 dated ,02-MAY-19 of ,SBIN/

Online Payment Details Received from SBI e-P

(1) AMOUNT PAID: Rs. 227400/-, DATE: 02-MAY-19, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO. 4259032668423, PAYMENT MODE: CASH-1000200, ATRN: 4259032668423, REMITTER NAME: P. MADHAVI, EXECUTANT NAME: P. SUPRIYA, CLAIMANT NAME: P. MADHAVI).

Date:
09th day of May, 2019

Signature of Registering Officer
Choutuppall

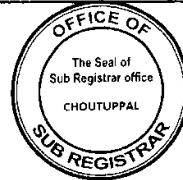
Bk - 1, CS No 6762/2019 & Doct No P.18/2019 Sheet 2 of 9 Sub Registrar Choutuppall 4143/2021

I hereby certify that the following details are correct and true as per the contents of this document.

Endorsement: Stamp Duty, Transfer Duty, Registration fee and User charge are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E. Challan	Cash	Stamp Duty u/S 16 of IS Act	DD/BC pay order	
Stamp Duty	0	0	949040	0	0	0	949040
Transfer Duty	0	0	355890	0	0	0	355890
Reg. Fee	0	0	118630	0	0	0	118630
User charges	0	0	0	0	0	0	0
Mutation fee	0	0	27520	0	0	0	27520
Total	0	0	1451080	0	0	0	1451080

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THE VENDOR (S) HEREBY COVENANT WITH THE VENDEE(S) FOLLOWS:

1. The said property shall be quietly entered into and upon by the Vendee who shall hold and enjoy the same as absolute owner without any interruption from the Vendor or any persons claiming through the Vendor.
2. The Vendor had delivered the vacant possession of the said property to the Vendee.
3. The Vendor had paid all taxes etc., payable on the said property upto date and the Vendee will have to pay such taxes etc., payable hereafter.
4. The property is free from all encumbrances, charges, mortgages, prior assignments of sale or lease hold or court attachments and it is not subject to any other litigation.
5. The previous copies of title deeds relating to the said property are hereby handed over to the Vendee.
6. The Vendor hereby agree to co-operate with the Vendee to get the title of the said property changed in the name of the Vendee in Revenue Records.
7. The Vendor do hereby further agree with the Vendee at all times hereafter at the cost of the Vendor to do and execute all such lawful acts, deeds and things for further and more perfectly assuring the said property to the Vendee according to the true intent and meaning of this deed.
8. The Vendor do hereby agree to keep indemnified the Vendee from and against all losses, costs, damages and expenses which the Vendee may sustain by reason of anybody to the said property.
9. The land is not an assigned land within the meaning of A.P. Assigned Lands (Prohibition of Transfers) Act 9 of 1977 and it does not belong to or under mortgage to Govt. Agencies/Undertaking.
10. There is no House or any constructions in the said Land, if any structure is there the parties may be prosecuted Under Section 27 and read with Sec. 64 of Indian Stamp Act besides recovery of the stamp duty.
11. The Vendor further declare that the schedule land is not attracted by the provisions of A.P. Land Reforms (Ceiling on Agriculture Holdings). Act. No. 1 of 1973.
12. The Vendor hereby declare that there are no Mango Trees/ Coconut Trees/ Betal Leaf Gardens / Orange Groves or any such other gardens; that there are no mines or quarries of granites or such other valuable stones; that there are no machinery no fish ponds etc., in the lands now being transferred; that if any suppression of facts is noticed at a future date, they will be liable for prosecution as per law, besides payment of deficit duty.

Supra

Aladhai

BK-1, CS No 6762/2019 & Doct No

P.18/2021

9143/2021

Sub Registrar
Choutuppall

Rs: 13,04,930/- towards Stamp Duty including T.D. Under Section 41 of I.S. Act, 1899 and Rs. 11,2630/- towards Registration Fees on the chargeable Value of Rs. 2,75,15,500/- Was paid by the party through E. Challan/Bc/pay/Order no: 7386KW270421, dated 27-APRIL-2021, of SBIN

Online payment Details Received from CBI e-P.

1. Amount paid: Rs. 1451080/- Date: 27-April-2021, Bank Name: SBIN Branch Name: Bank Reference NO: 4895298147829, payment mode Cash - 1801126, ATRN: 4875298147829, Remitter Name: P. Madhavi, Executant Name: P. Supriya, Claimant Name: P. Madhavi.

Date:
27th day of April, 2021

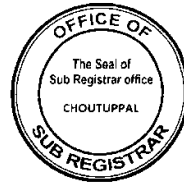
P. Sai Vikas
Signature of Registering officer
Choutuppall

Certificate of Registration.

Registered as document no: 4143 of 2021 of Book-1 and Assigned the Identification Number 1-2313-4143-2021, for Scanning on 28-April-2021.

P. Sai Vikas
Registering officer
Choutuppall
(K. Sai Vikas)

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SCHEDULE OF THE PROPERTY

Sy.No.	Extent (Ac.-Gts.)	Hec.	Nature (Wet/Dry)	Village, Mandal and District.
43/1	18-38	7.58	Dry	Rachakonda Village, Narayanapur Mandal, Yadadri Bhuvanagiri District.

Situated at: **Rachakonda** Village, **Narayanapur** Mandal, Yadadri Bhuvanagiri District, Under Gram Panchayat: **Rachakonda**, M.P. **Narayanapur**, Z.P. Nalgonda, Regn. Sub-Dist. Choutuppal and Regn. Dist. Nalgonda.

BOUNDARIES AS FOLLOWS :-


- NORTH** : AGRI. LAND OF ETIKALA RANGA REDDY.
SOUTH : NEIGHBOURS LAND.
EAST : AGRI. LAND OF ETIKALA DAYANAND REDDY.
WEST : AGRI. LAND OF ETIKALA RAVINDER REDDY.


RULE - 3 MAIN STATEMENT

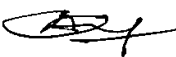
The schedule property Total market Value is **Rs. 37,90,000/-** at the rate of **Rs. 2,00,000/** - Per Acre.

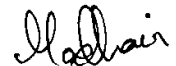
IN WITNESS WHEREOF, the Parties hereunto have set their hand to this Deed of Sale with their free will and sound mind on the day, month and the year first above mentioned in the presence of the following witnesses.

WITNESSESS :-

1. 


(Signature of the Vendor)

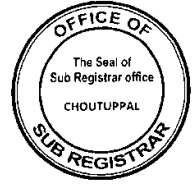
2. 


(Signature of the Vendee)

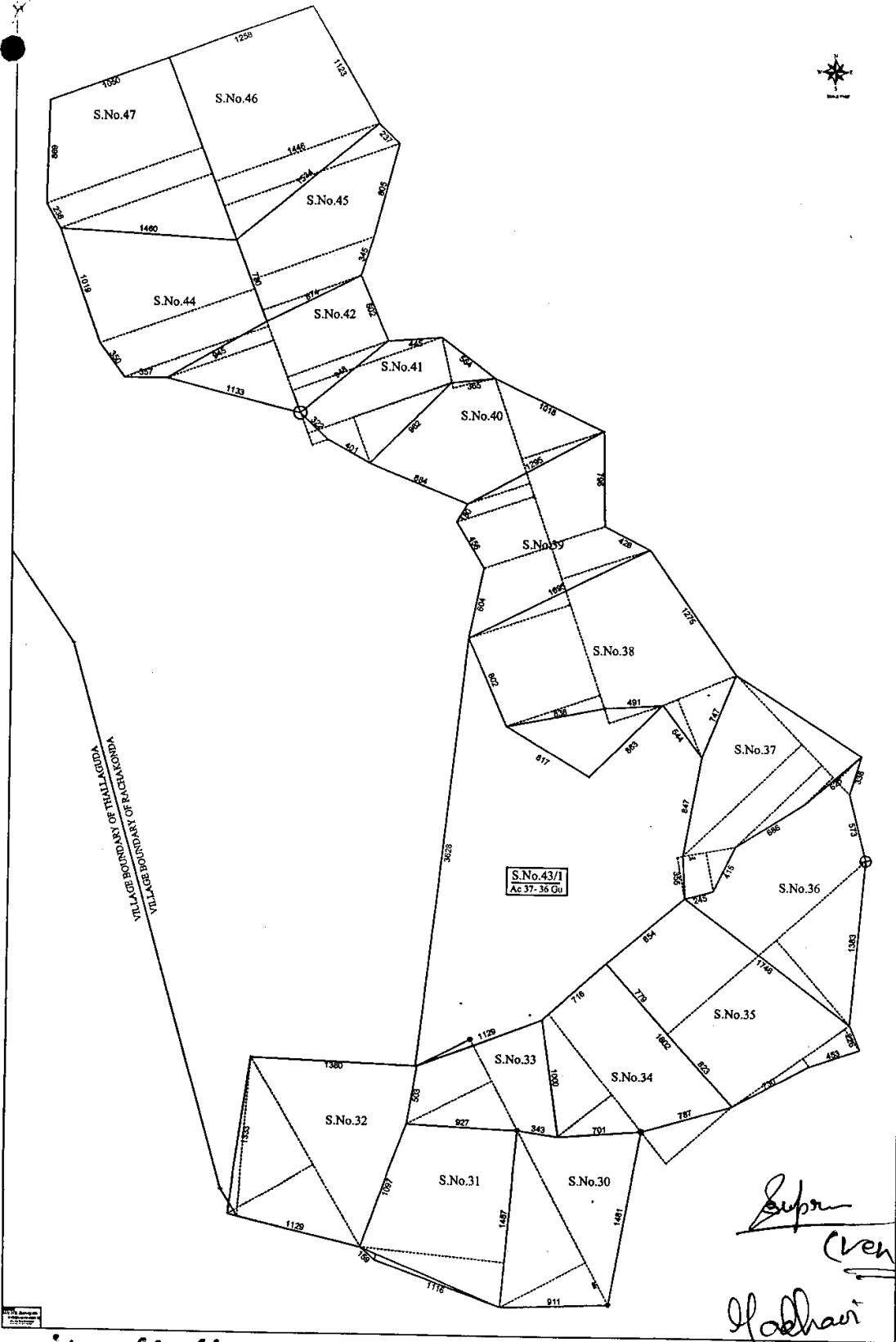
Bk-1, CS No. 6762/2019 & Doct No
P.R. 2019 Sheet 4 of 9 Sub Registrar
4143/2021 Choutuppal



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SHOWING THE LOCATION SKETCH OF SURVEY No. 43/1. AT RACHAKONDA VILLAGE,
NARAYANAPUR MANDAL, YADADRI BHONGIR DISTRICT.



witnesses:

L. P. ...

[Signature]

Supra
(Vendee)

Hobhari
(Vendee)

Bk-1 CS No 6762/2019 & Doct No
P.18 / 2019 Sheet 5 of 9 Sub Registrar
9/43/2021 Choutuppal




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భారత ప్రభుత్వం
GOVERNMENT OF INDIA

పాశం సుప్రియా
Pasham Supriya



పుట్టిన సంవత్సరం/Year of Birth: 1976
స్త్రీ / Female



9948

అధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: C/O. 3-13-94/2/c మధురానగర్
రామంతపేట, అమబెట్, ఏస్, ఆంధ్ర ప్రదేశ్
500013

Address: C/O, 3-13-94/2/C
Madhuranagar,
Ramanthapur, Amberpet,
Amberpet, Hyderabad,
Andhra Pradesh, 500013

Supriya

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

సీ.ఎ. బి.నె. 1947,
బెంగళూరు-560001

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

PASHAM SUPRIYA

JAGAT REDDY KASIREDDY

30/04/1976

Permanent Account Number
BECPP1203F

Supriya
Signature

18122009

భారత ప్రభుత్వం

Pasham Madhavi

పుట్టిన సంవత్సరం/Year of Birth : 1978
స్త్రీ / Female

19763

అధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: W/O P Anantha Reddy,
H NO 8-6-53, Plot No-325 ,near
Venkataramana bus stop, F C I
Colony, Vanasthalipuram,
Rangareddi, Andhra Pradesh,
500070

Madhavi

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

సీ.ఎ. బి.నె. 1947,
బెంగళూరు-560001



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4143/2021 Choutuppal



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భారత ప్రభుత్వం
Unique Identification Authority of India

నమోదు సంఖ్య / Enrollment No.: 2189/64485/37755

To
పాశం వెంకట రమాణ రెడ్డి
Pasham Venkata Ramana Reddy
S/O Pasham Narayana Reddy
3-13-94/2/C Madhura nagar
Ramanthapur, Uppal
Amberpet
Amberpet
Amberpet Hyderabad
Telangana 500013
8106702670

04/09/2011
110452498



ME104524981FH



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

~~XXXXXXXXXX~~ ~~XXXXXXXXXX~~ **2268**

నా ఆధార్, నా గుర్తింపు



పాశం వెంకట రమాణ రెడ్డి
Pasham Venkata Ramana Reddy
పుట్టిన తేదీ / DOB : 05/03/1965
పురుషుడు / Male



~~XXXXXXXXXX~~ ~~XXXXXXXXXX~~ **2268**

నా ఆధార్, నా గుర్తింపు

[Signature]



భారత ప్రభుత్వం
Unique Identification Authority of India

నమోదు సంఖ్య / Enrollment No. : 1190/00007/02094

To
Pasham Anantha Reddy
Pasham Anantha Reddy
S/O P Narayana Reddy
H NO 8-6-53, Plot No-325 ,near Venkataramana bus stop
F C I Colony
Vanasthalipuram
Rangareddi
Andhra Pradesh - 500070

13/10/2011



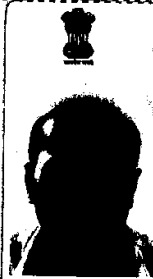
UF303842533IN
30384253



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

~~XXXXXXXXXX~~ ~~XXXXXXXXXX~~ **0650**

ఆధార్ - సామాన్యుని హక్కు



Pasham Anantha Reddy
Pasham Anantha Reddy

పుట్టిన సంవత్సరం / Year of Birth: 1965
పురుషుడు / Male



~~XXXXXXXXXX~~ ~~XXXXXXXXXX~~ **0650**

ఆధార్ - సామాన్యుని హక్కు

[Signature]
Pasham Anantha Reddy



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443/2021 Choutuppal

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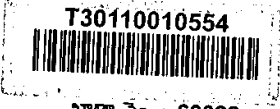




అలంగాణ ప్రభుత్వము
పట్టాదారు పాసు పుస్తకం
భూమి యాజమాన్య హక్కు పత్రం

జిల్లా: యాదాద్రి భువనగిరి డివిజన్ : చౌట్లపల్లె
మండలం: నారాయణపూర్ గ్రామం : రాచకొండ

పాస్ బుక్ నెం. :



ఖాతా నెం. : 60022



1. పట్టాదారు పేరు ఇంటిపేరుతో: PASHAM SUPRIYA
2. తండ్రి/భర్తపేరు : PASHAM VENKATARAMANA REDDY
3. స్త్రీ/పురుషుడు : Female
4. విరునామా : రాచకొండ
5. కులము : General
6. ఆధార్ సంఖ్య : XXXXXXXX9948
7. పట్టాదారు సంతకం ఎడమ /కుడి చేతి వేలిముద్ర

01



తహశీల్దార్ సంతకం

02

అలంగాణ ప్రభుత్వము

జిల్లా : యాదాద్రి భువనగిరి డివిజన్ : చౌట్లపల్లె
మండలం : నారాయణపూర్ గ్రామం : రాచకొండ

వ్యవసాయ భూమి వివరములు తేది : 30-03-2019

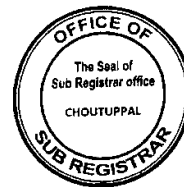
క్ర.సం.	సర్వే నెం./ సబ్ డివిజన్ నెం.	విస్తీర్ణము ఎ.గు.	భూమి పొందిన పద్ధతి	రిమార్కులు	తహశీల్దార్ సంతకం
1	43/1	37.3600	సామ/దానంబంధం /ఆసుపాంశము	పట్టా	
పూర్తి విస్తీర్ణము		37.3600			

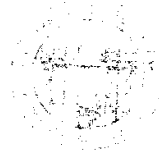
T30110010554



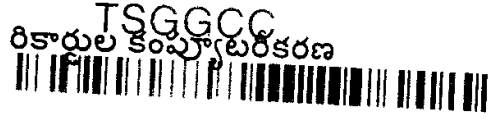
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4143/2021 Choutuppal

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తెలంగాణ ప్రభుత్వము, రెవెన్యూశాఖ, భూమి రికార్డుల కంప్యూటరీకరణ



పట్టాదారుని పహణి కాపీ

Application No:



PHC021904454589

Date : 03/04/2019

జిల్లా : యాదాద్రి భువనగిరి

గ్రామము : రాచకొండ

పసలి సం. : 2017

మండలము : నారాయణపూర్

విస్తీర్ణము యూనిట్లు : 37.3600

వరుస సం.	సర్వే సంఖ్య	ముత్తం విస్తీర్ణము	సా.ప.రాని/సా.ప.వచ్చు విస్తీర్ణము	భూమి స్వభావము / శిస్తు	భూమి వివరణ / జలాధారము	అయకట్టు విస్తీర్ణము	ఖాతా సంఖ్య	పట్టాదారు పేరు (తండ్రి/భర్త పేరు)	అనుభవదారు పేరు (తండ్రి/భర్త పేరు)	అనుభవ విస్తీర్ణము / అనుభవ స్వభావము
1	2	3	4/5	6/7	8/9	10	11	12	13	14/15
1	43/1	37.3600		పట్టా	మట్ట/ఋమ్మి Others		60022	PASHAM SUPRIYA (PASHAM VENKATARAMANA REDDY)	PASHAM SUPRIYA (PASHAM VENKATARAMANA REDDY)	37.3600 పట్టాదారు

Certified By

Name: V. Dayakar Reddy
Designation: TAHSILDAR
Mandal: నారాయణపూర్

Verified by Dayakar Reddy Vulupala

Note : This is Digitally Signed Certificate, does not require physical signature. And this certificate can be verified at <http://www.tg.meeseva.gov.in/> by furnishing the application number mentioned in the Certificate.

Print

Bk-1, CS No 6262/2019 & Doct No
P.18 / 2019 Sheet 9 of 9 Sub Registrar
4143/2021 Choutuppal



Generated on: 09/05/2019 12:24:22 PM





Customer Copy

4143/2021

2-18/19

Challan No.(ATRN) :	4259032668423	Challan generation date and time :	02-05-2019 12:08:38
Challan Expiry on :	09-May-2019 at close of business hours	Amount to pay:	INR 227400.0

Name of the Merchant Partner :	Registration and Stamps Department Government of Telangana State	Merchant order no.:	888XIJ020519
--------------------------------	--	---------------------	--------------

Name of the customer :	P MADHAVI	Mode of payment:	SBI Branch Payment
Mobile Number:	9618210204	Email ID:	reddaibabixapathi24@gmail.com

Additional Details :	
----------------------	--

Note for the customer:

1. This challan is accepted at all branches of State Bank of India.
2. In case of any issue related to payment, kindly register your queries with sbiipay@sbi.co.in or our toll-free number- 1800-221-401. Please quote Challan/ATRN No in all your correspondences.
3. Refunds if any, to be taken up with the merchant directly. No refunds shall be entertained at SBI.

SBI CASH TRANSFER
02 MAY 2019
User ID No. 1892215
Queue No. 2118
Challan No. 4259032668423
Merchant ID No.

6809



e- STAMPS
Document Registration online eChallan

4143/2021

Online Challan Proforma [SRO copy]

Online Challan Proforma[Citizen copy]



Registration & Stamps Department
Telangana



Registration & Stamps Department
Telangana

Challan No: 738GKW270421

Challan No: 738GKW270421

Bank Code : **SBIN**Payment :
CASHBank Code : **SBIN**Payment :
CASH

Remitter Details
Name P MADHAVI
PAN Card No ATHPM6908M
Aadhar Card No *****9763
Mobile Number *****204
Address VANASTHALIPURAM

Executant Details
Name P SUPRIYA
Address RAMANTHAPUR, HYD.

Claimant Details
Name P MADHAVI
Address VANASTHALIPURAM

Document Nature
Nature of Document Sale Deed
Property Situated in(District) YADADRI
SRO Name CHOUTUPPAL

Amount Details
Stamp Duty 949040
Transfer Duty 355890
Registration Fee 118630
User Charges 0
Mutation Charges 27520
TOTAL 1451080
Total in Words Fourteen Lakh Fifty One Thousand Eighty Rupees Only
Date(DD-MM-YYYY) 27-04-2021
Transaction Id **4895298147829**

Remitter Details
Name P MADHAVI
PAN Card No ATHPM6908M
Aadhar Card No *****9763
Mobile Number *****204
Address VANASTHALIPURAM

Executant Details
Name P SUPRIYA
Address RAMANTHAPUR, HYD.

Claimant Details
Name P MADHAVI
Address VANASTHALIPURAM

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Nature of Document Sale Deed
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TOTAL 1451080
Total in Words Fourteen Lakh Fifty One Thousand Eighty Rupees Only
Date(DD-MM-YYYY) 27-04-2021
Transaction Id **4895298147829**

Stamp & Signature _____

Stamp & Signature _____

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<https://registration.telangana.gov.in/echallan/download/challan.htm>

e- STAMPS
Document Registration
eChallan Slip



Registration & Stamps Department
Telangana

**Remitter / SRO / District-
Registrar Details**

Name P MADHAVI
Mobile Number 9618210204
Challan Number 738GKW270421
PassCode mAcw3

Print

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Office of the District Registrar,
Nalgonda.

11/13/2021

Memo.No. Imp /3259/2019, dated: 09.07.2019

Sub:-IMPOUNDING- Impounding of pending document No.
P18/2019 of Sub Registrar, Choutuppal - Original document
returned - Reg.

Ref:-1) Sub Registrar, Choutuppal Lr. No. 142/2019, dated:
01.06.2019. Received in this office on 29-06-2019.

Attention of the Sub Registrar, Choutuppal is invited to the
reference 1st cited wherein he has sent an impounded document bearing No
P18/2019. In his letter the Sub Registrar, Choutuppal has stated that the parties
adopted the value of Rs. 2,00,000/- per Acre instead of Rs. 14,52,000/- per Acre.
As it is the case of adoption of Market Value, and it comes under purview of
Section 47-A. Hence, the Sub Registrar, Choutuppal is requested to refer the case
under Section 47-A as per rules.

Encl: (Original Doct. P18/2019
Containing (9) sheets with
Xerox copy of challan)

Bual
District Registrar,
Nalgonda.

To
The Sub Registrar, Choutuppal.

19/7
19/7



IN THE HIGH COURT OF JUDICATURE AT HYDERABAD
FOR THE STATE OF TELANGANA AND THE STATE OF ANDHRA PRADESH
(Special Original Jurisdiction)

THURSDAY, THE TWENTY NINTH DAY OF NOVEMBER
TWO THOUSAND AND EIGHTEEN

PRESENT

THE HON'BLE SRI JUSTICE A. RAJASHEKER REDDY

WRIT PETITION NO: 42956 OF 2018

Between:

Pasham Madhavi, W/o P. Anantha Reddy aged about 42 years, occ. Housewife,
r/o H.No. 8-6-53, Plot No. 325, Near Venkataramana Bus Stop, FCI Colony
Vanastalipuram, R.R. District.

...PETITIONER

AND

1. The State of Telangana, rep. by its Principal Secretary, Revenue (Stamps and Registration) Department, Secretariat, Hyderabad.
2. The Sub-Registrar, Choutuppal Yadradri Bhuvanagiri District

...RESPONDENTS

Petition under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed therewith, the High Court may be pleased to issue an appropriate Writ, Order or Direction, more particularly one in the nature of Writ of Mandamus, to declare the action of the 2nd respondent in refusing to receive and register the document presented by the petitioner in respect of the land admeasuring Ac. 18.38 gts., in Sy.No.43/1 situated at Rachakonda village, Narayanapur Mandal, Yadadri Bhuvanagiri District, without assigning any reason, as being illegal, arbitrary and unjust.

I.A. NO: 1 OF 2018

Petition under Section 151 CPC praying that in the circumstances stated in the affidavit filed in support of the petition, the High Court may be pleased to direct the Respondent No.2 herein to forthwith receive and register the Settlement Deed document presented by the petitioner in respect of the land admeasuring Ac. 18.38 gts., in Sy.No.43/1 situated at Rachakonda village, Narayanapur Mandal, Yadadri Bhuvanagiri District, pending disposal of the main Writ Petition.

Counsel for the Petitioner: SRI. J. RAJESWAR

Counsel for the Respondents: AGP FOR REVENUE (TG)

The Court made the following: ORDER

4143/2021

HON'BLE SRI JUSTICE A. RAJASHEKER REDDY

WRIT PETITION No.42956 of 2018

ORDER :

The present writ petition is filed seeking to declare the action of the 2nd respondent in not receiving and processing the document sought to be presented by the petitioner with respect to the land admeasuring Ac.18.38 gts. in Sy.No.43/1, situated at Rachakonda village of Narayanapur Mandal in Yadadri Bauvanagiri District in favour of third parties, as illegal and arbitrary and for a consequential direction to the 2nd respondent to receive and register the document sought to be presented by the petitioner in respect of the subject land.

Heard learned counsel for the petitioner and the learned Assistant Government Pleader for Revenue.

Section 71 of the Registration Act, 1908 (for short 'the Act') reads as follows:

"Reasons for refusal to register to be recorded :-

(1) Every Sub-Registrar refusing to register a document, except on the ground that the property to which it relates is not situate within his sub-district, shall make an order of refusal and record his reasons for such order in his Book No. 2, and endorse the words "registration refused" on the document; and, on application made by any person executing or claiming under the document, shall, without payment and unnecessary delay, give him a copy of the reasons so recorded.

(2) No registering officer shall accept for registration a document so endorsed unless and until, under the provisions hereinafter contained, the document is directed to be registered."

Therefore, as per Section 71 of the Act, the 2nd respondent is bound to receive the documents and register, if the same are in order as per the Indian Stamp Act, 1899 and the Registration Act and Rules made

11/12/2021

ARR, J
H.P.No.42956 of 2018

thereunder. Otherwise, he shall record the reasons for refusal of registration.

In view of the above, the 2nd respondent is directed to receive and register the document presented by the petitioner, if the same is in order as per the provisions of the Indian Stamps and Registration Act and the Rules made thereunder, and if the subject land is not included in the list of prohibited properties for registration as per Section 22-A of the Registration Act, 1908 or not prohibited for registration by any order/injunction passed by the Court or competent authority. If he wants to refuse registration, he shall record reasons and communicate the same to the parties

With the above direction, the writ petition is disposed of. No order as to costs.

Pending miscellaneous applications, if any, shall stand closed.

SD/-V.SEETHA RAMA RAJU
ASSISTANT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To,

1. The Sub-Registrar, Choutuppal Yadradri Bhuavanagiri District
2. One CC to SRI. J. RAJESWAR Advocate [OPUC]
3. Two CCs to GP FOR REVENUE (TG), High Court Of Judicature at Hyderabad.
[OUT]
4. Two CD Copies

CHR

fs



HIGH COURT

DATED:29/11/2018

ORDER

W.P.No.42956 of 2018



DISPOSING OF THE WRIT PETITION
WITHOUT COSTS

SVV,
6 copies
DF 15/12/2018

GOVERNMENT OF TELANGANA
REGISTRATION AND STAMPS DEPARTMENT

OFFICE OF THE
SUB REGISTRAR
CHOUTUPPAL
Dist. Yadadri Bhuvanagiri

Notice No.120/document/2019, Dt. 09-05-2019

4/14/2021

OFFICE OF THE SUB REGISTRAR
CHOUTUPPAL.

Sub: Document - Pending Document No. 18/2019 date. 09-05-2019
Sub Registrar Office, Choutuppal Registration Document Regarding
Collecting of Deficit amount - Notice issued - Reg.
Ref: Pending Document No. P. No. 18 /2019. Date. 09.05.2019.

** ** *

It is to inform to the below addressees that Smt. Pasham supriya W/o P. Venkata Ramana Reddy R/o H. No. 3-13-94/2/C, Madhuranagar, Ramanthapur, Amberpet, Hyderabad in favour of Pasham Madhavi W/o P Anantha Reddy R/o H.No.8-6-53, Plot No.325, Near Venkataramana Bus Stop, FCI Colony, Vanasthalipuram, Rangareddy District have submitted a Sale Deed for registration of property Total Ac. 18-38 Gts in Survey. No. 43/1 situated at Rachakonda Village Narayanapur Mandal Yadadri Bhuvanagiri District for a Sale consideration of Rs. 37,90,000/- for which a Stamp Duty Rs. 1,51,500/- Registration Fee 18,950 and User Charges Rs. 100/- total Rs. 2,27,400/- has been paid by the party themselves in respect of this transaction., but as per the basic value register of MV guidelines, the market value of the said property comes to Rs. 2,75,15,400/-., hence, deficit stamp duties have to be paid on this value as per the market value guidelines., you, the parties concerned expressed your inability for remitting the challan for the remaining deficit amount and requested this office to keep the documnet pending.

Therefore, In this regard you are once again requested to pay the Deficit Stamp Duty Rs. 9,49,040/-, Transfer Duty 3,55,890/- and Registration Fee 1,18,630/- total Rs. 14,23,560/- in this office through Bank e-Challan within one week otherwise necessary action will be taken as per the Acts & Rules,.

Sub Registrar,
SUB REGISTRAR
CHOUTUPPAL
Yadadri Bhuvanagiri Dist.

To

- 1) Smt. Pasham supriya W/o P. Venkata Ramana Reddy Presently residing at H. No. 3-13-94/2/C, Madhuranagar, Ramanthapur, Amberpet, HYderabad.
- 2) Pasham Madhavi W/o P Anantha Reddy R/o H.No.8-6-53, Plot No.325, Near Venkataramana Bus Stop, FCI Colony, Vanasthalipuram, Rangareddy District.



Date: 01-06-2019

To,
The Sub-Registrar,
Choutupeta.

4/43/2019

01/06

Sir, I Paslam madhavi w/o. P. Anantha Reddy
R/o. Vanasthalipuram, Hyderabad, do hereby
submit that, I purchased the Agricultural Land
Adn. 18-38 05, in Sy. No. 43/1, Radakonda village,
Narayana pur mandal, Y.B. District, from Paslam
Suryya w/o. P. Venkata Ramana Reddy and submitted
the sale deed executed by Smt. P. Suryya for
registration but your authority has kept it
pending vide D.O. No. P/18/2019 dt. 09-05-2019.

I further submit that, your authority has
issued a notice no. 120/document/2019 dt. 09-05-2019
asking me to pay deficit stamp duty of Rs. 16,23,560/-
while considering the land as "Non Agricultural Land".
In fact the land purchased by me is purely
Agricultural Land and the same is confirmed
by Tahsildar, Narayana pur mandal in his letter
No. B/1127/2019 dt. 03-05-2019.

Therefore I request your authority to
consider the stamp duty paid by me as sufficient
for Agricultural Land and release the pending
document as early as possible for which I
am very much thankful to you Sir,

Yours faithfully
Paslam Madhavi

Yours faithfully
Paslam Madhavi

