

8054/12

Doc No 7838 B 2017

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

SI.No. 697 Date: 01/11/2017, Rs.100/-

Sold To: A. SRINIVASA REDDY

S/o A. VEERA REDDY, R/o Hyd

For Whom: M/s Hallmark Housing Infra

H 159455

A. Ravinder

Licensed Stamp Vendor

LIC : No. 15-25-001/2007

Ren. No.: 15-25-015/2016

H. No., Plot No. 2, Manchirevula 'X' Road,
Rajendra Nagar(M), R.R.Dist. Ph:08413233025.

SALE DEED

This Sale Deed is made and executed on this the 15th day of November, 2017 at S.R.O., Gandipet, Ranga Reddy District, by:

Mr. ABDUL KHALEEL alias SHAIK ABDUL KHALEEL S/o.ABDUL GAFOOR, aged about 54 years, Occupation: Agriculture, R/o. House No.1-61/2/3/A, Gachibowli, New PJR Nagar, Serilingampally, Ranga Reddy District. Aadhaar No.4812 2723 3564

(Hereinafter called the "VENDOR")

1. **Sri. LINGA JAYA REDDY S/o. LATE LINGA RAGHAVA REDDY**, aged about 60 years, Occupation: Business, R/o. House No.2-95/9/4, Mastan Nagar, Road No.45, Jubilee Hills, Hyderabad, Aadhaar No.6519 0707 4348
2. **Sri. ABDUL SATTAR S/o. ABDUL WAHEED**, aged about 42 years, Occupation: Business, R/o. House No.1-15/1, Gachibowli, Serilingampally Mandal, Ranga Reddy District. Aadhaar No.5051 0816 5887

1. Sri. LINGA JAYA REDDY

2. Sri. ABDUL SATTAR

3. A. Sattar

4. G. Suresh

5. G. Suresh

6. P. Reddy

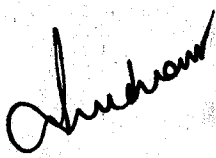
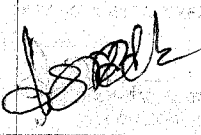
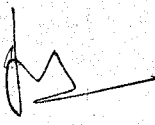
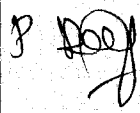
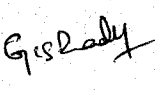
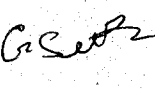
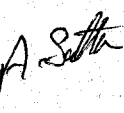
7. P. Reddy

For HALLMARK HOUSING INFRA
[Signature]
Partners

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Gandipet, along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 37500/- paid between the hours of 1 and 2 on the 15th day of NOV, 2017 by Sri Abdul Khaleel @ Shaik Khaleel.

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

SI No.	Code	Thumb Impression	Photo	Address	Signature/ink Thumb Impression
	CL		 KANDULA ASOKA VAI [1525-1-2017-8054]	KANDULA ASOKA VARDHAN S/O. LATE K.R. REDDY NEKNAMPUR, RANGA REDDY	
			 M/S HALLMARK HOU: [1525-1-2017-8054]	M/S HALLMARK HOUSING INFRA (R/P) ALLU SRINIVASA REDDY S/O. A.VEERA REDDY NEKNAMPUR, RANGA REDDY	
3	EX		 MOHAMMED MAHMO [1525-1-2017-8054]	MOHAMMED MAHMOOD S/O. LATE MOHAMMAD HUSSAIN GACHIBOWLI, RANGA REDDY	
4	EX		 PITTALA BALRAJ::15 [1525-1-2017-8054]	PITTALA BALRAJ S/O. JANGAIAH KANDUKOOR, RANGA REDDY	
5	EX		 GONDI LAXMANNA C [1525-1-2017-8054]	GONDI LAXMANNA CHANDRASHEKAR REDDY S/O. LATE GONDI LAXMANNA BAL REDDY VELTOOR, MAHBUBNAGAR	
6	EX		 GONDI LAXMANNA SR [1525-1-2017-8054]	GONDI LAXMANNA SRINIVAS REDDY S/O. LATE GONDI LAXMANNA BAL REDDY VELTOOR, MAHBUBNAGAR	
7	EX		 ABDUL SATTAR::15/ [1525-1-2017-8054]	ABDUL SATTAR S/O. ABDUL WAHEED GACHIBOWLI, HYDERABAD	

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Gandipet

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3. **Sri. GONDI LAXMANNA SRINIVAS REDDY S/o. LATE GONDI LAXMANNA BAL REDDY**, aged about 36 years, Occupation: Agriculture, R/o. Veltoor Village, Pedamandadi Mandal, Mahbubnagar District. Aadhaar No.8367 9150 6041.
4. **Sri. GONDI LAXMANNA CHANDRASHEKAR REDDY S/o. LATE GONDI LAXMANNA BAL REDDY**, aged about 34 years, Occupation: Agriculture, R/o. R/o. Veltoor Village, Pedamandadi Mandal, Mahbubnagar District. Aadhaar No.6299 3671 0709
5. **Sri. PITTALA BALRAJ S/o. JANGAIAH**, aged about 42 years, Occupation: Business, R/o. Dannavaram Village, Kandukoor Mandal, Ranga Reddy District, Aadhaar No.6244 2700 5188.
6. **MOHAMMED MAHMOOD S/o. LATE MOHAMMAD HUSSAIN**, aged about 53 years, Occupation: Business, R/o. Gachibowli Village, Serilingampally Mandal, Ranga Reddy District. Aadhaar No.4267 6988 7196

(Hereinafter called the "CONSENTING PARTY")

IN FAVOUR OF

M/s. HALLMARK HOUSING INFRA, its Registered office at Plot No.23, HIG-II, Alakapoor Town Ship, Neknampur Village, Gandipet Mandal, Ranga Reddy District, Vide Registration Firm No.2663/2016, registered at Ranga Reddy District, Represented by it's Managing Partner & Partners:

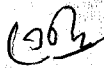
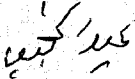
1. **SRI. ALLU SRINIVASA REDDY S/o SRI A.VEERA REDDY**, aged about 45 years, Occupation: Business, residing at Flat No.301, HALL MARK RAIN TREE Apt, Plot No.42,43, Sector I-Block -E, Alakapoor Town Ship, Neknampur Village, Gandipet Mandal, R.R.Dist, Hyderabad-500 089. Mobile No.9949744699. Aadhaar No.555792432179
2. **Sri. KANDULA ASOKA VARDHAN S/o. LATE K.RAMI REDDY**, aged about 60 years, Occupation: Business, residing at Flat No.303, Hallmark Rainbow Apt, Plot No.42,43, Sector I-Block -E, Alakapoor Town Ship, Neknampur Village, Gandipet Mandal, R.R.Dist, Hyderabad., PIN: 500089. Mobile No.9705604582. Aadhaar No.848158398754.

(Hereinafter called the "PURCHASER")

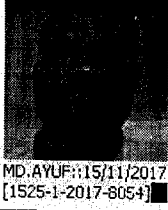
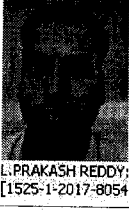
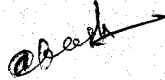
The expressions, "Vendor", Consenting Party and "Purchaser" which term shall mean and include all their respective heirs, representatives, successors-in-interest, executors, administrators, assignees, etc., wherever the context so permits.

1. *[Signature]*
 2. *[Signature]*
 3. *[Signature]*
 4. *[Signature]*
 5. *[Signature]*
 6. *[Signature]*
 7. *[Signature]*
 For HALLMARK HOUSING INFRA
[Signature]
 Partners

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Sub Registrar
Gandipet

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
8	EX		 LINGA JAYA REDDY: [1525-1-2017-8054]	LINGA JAYA REDDY S/O. LATE LINGA RAGHAVA REDDY MASTANNAGAR, HYDERABAD	
9	EX		 ABDUL KHALEEL @ SHAIK [1525-1-2017-8054]	ABDUL KHALEEL @ SHAIK ABDUL KHALEEL S/O. ABDUL GAFOOR GACHIBOWLI, RANGA REDDY	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 MD.AYUF::15/11/2017 [1525-1-2017-8054]	MD.AYUF AADHAAR NO. 4978 2561 8775	
2		 L.PRAKASH REDDY: [1525-1-2017-8054]	L.PRAKASH REDDY VOTER ID NO. WPK1266055	

15th day of November, 2017

Signature of Sub Registrar
Gandipet

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						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	299900	0	0	0	300000
Transfer Duty	NA	0	112500	0	0	0	112500
Reg. Fee	NA	0	37500	0	0	0	37500
User Charges	NA	0	100	0	0	0	100
Total	100	0	450000	0	0	0	450100

Rs. 412400/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 37500/- towards Registration Fees on the chargeable value of Rs. 7500000/- was paid by the party through E-Challan/BC/Pay Order No ,5964DY151117 dated ,15-NOV-17 of ,SBIN/

Online Payment Details Received from SBI e-P

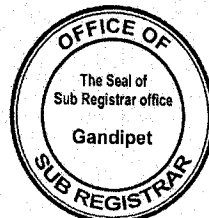
(1). AMOUNT PAID: Rs. 450000/-, DATE: 15-NOV-17, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 7644092360503, PAYMENT MODE: NB-1000200, ATRN: 7644092360503, REMITTER NAME: ALLU SRINIVASA REDDY , EXECUTANT NAME: SHAIK ABDUL KHALEEL AND OTHERS, CLAIMANT NAME: HALLMARK HOUSING INFRA).

Date:

15th day of November, 2017

Signature of Registering Officer
Gandipet

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Whereas, the Vendor is the absolute owner and possessor and pattedar of the Land admeasuring Ac.0-16 guntas in Survey No.340/8, situated at Narsinghi Village, Rajendranagar Mandal(now Gandipet Mandal), Ranga Reddy District, Telangana State, having acquired under un-registered Sale Deed on 04-12-1990 from Bantu Veeraiah S/o. Ambaiah, through Bhoomi Vikraya Dastavezu

Whereas the Vendor is made an application before the Mandal Revenue Officer, Rajendranagar Mandal (now Gandipet Mandal) for transfer of rights and change of name in Revenue Records and Mandal Revenue Officer, Rajendranagar Mandal (now in Gandipet Mandal) passed the Mutation orders duly on the name of the Vendor vide Proceeding No.B/714/95, dated:26-04-1995, later the Vendor obtained Patta Pass Book & Title Deed, Patta No.81, Patta Pass Book No.376327, Title Deed No.376220, issued by Mandal Revenue Officer, Rajendranagar Mandal (Now in Gandipet Mandal), Ranga Reddy District.

Whereas the Consenting Parties No.1 to 6 had an agreement of sale with the Vendor, which was executed on 29-03-2003 and paid some sale consideration. To avoid future complications their names also mentioned as Consenting Parties in this Sale Deed.

Whereas, the Vendor and Consenting Parties have offered to sell the Schedule of the Property and the Purchaser have agreed to purchase the same.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. In consideration of **Rs.75,00,000/- (Rupees Seventy Five Lakhs only)** paid by the Purchaser to the Vendor and Consenting Parties by way of Cheques in the following manner towards full consideration. The receipt and the realisation of which the Vendor and Consenting Parties hereby admits and acknowledges and accordingly discharges the Purchaser, the Vendor and Consenting Parties hereby sells, conveys, transfers, assigns and assures unto the use of the Purchaser herein, all his right, title, interest, whatsoever in the Schedule of the Property, together with all easements and appurtenances thereto, to the Purchaser herein, to have and hold the same absolutely and forever:

1. *[Signature]* 2. *[Signature]* 3. *[Signature]* 4. *[Signature]*
 5. *[Signature]* 6. *[Signature]* 7. *[Signature]*
 For HALLMARK HOUSING INFRA
[Signature]

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Gandipet

1వ పుస్తకము 2017 సం|| శా. సం. 1979
పు. 7838... నెంబరుగా రిజిస్టరు చేయబడి
స్కానింగు నిమిత్తం గుర్తింపు లేదు.....
1వ 7838...../ 2018 ఇవ్వబడలేదు.
20 1980 నవంబరు 20.....లేదు.

రిజిస్టరింగ్ అధికారి

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Amount	Cheque	DATE	BANK	Branch	Paid to
14,85,000/- and TDS amount of Rs.15000/-	000551	15-11-2017	Karur Vysya Bank	Manikonda	Vendor
9,90,000/- and TDS amount of Rs.10000/-	000552	15-11-2017	Karur Vysya Bank	Manikonda	Consenting Party No.1
9,90,000/- and TDS amount of Rs.10000/-	000553	15-11-2017	Karur Vysya Bank	Manikonda	Consenting Party No.2
9,90,000/- and TDS amount of Rs.10000/-	000554	15-11-2017	Karur Vysya Bank	Manikonda	Consenting Party No.3
9,90,000/- and TDS amount of Rs.10000/-	000555	15-11-2017	Karur Vysya Bank	Manikonda	Consenting Party No.4
9,90,000/- and TDS amount of Rs.10000/-	000556	15-11-2017	Karur Vysya Bank	Manikonda	Consenting Party No.5
9,90,000/- and TDS amount of Rs.10000/-	000557	15-11-2017	Karur Vysya Bank	Manikonda	Consenting Party No.6

2. The Vendor today delivered the vacant, actual and peaceful possession of the Schedule of the Property to the Purchaser and the Purchaser shall be entitled to enjoy the same as absolute owners, without any obstruction or hindrance from the Vendor or any one claiming through him. The Purchaser shall have the following undivided share in land proportionate to their contribution in the consideration:

1. *[Signature]* 2. *[Signature]* 3. *[Signature]* 4. *[Signature]*
5. *[Signature]* 6. *[Signature]* 7. *[Signature]* 8. *[Signature]*
For. HALLMARK HOUSING INFRA
Partners



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3. The Vendor and Consenting Parties hereby declares and assures that the Schedule of the Property is free from all encumbrances, prior mortgages, charges, prior agreements, joint family interest, litigations, adverse claims, etc., and that the Vendor has free and marketable title to sell the same and that there are no other person having any interest in the Schedule of the Property and further covenants to indemnify and keep the Purchaser fully indemnified for all or any loss that may be caused to the Purchaser, due to any defect in title of the Vendor or in the event of the aforesaid declarations found false or otherwise.
4. The Purchaser shall be entitled to obtain transfer or mutation in their respective names in respect of the Schedule of the Property in all public records without any further reference to the Vendor and the Vendor and Consenting Parties agrees to execute any further deed or documents for better conveyance at the request and cost of the Purchaser.
5. The Vendor hereby declares that he has paid all the taxes and other amounts due or other amounts payable to the Government or local bodies in respect of Schedule Land and there are no arrears whatsoever in respect of the Schedule of the Property and if any arrears are found as on today, they shall be only liable to pay the same.
6. The Vendor has this day handed over all the original title documents pertaining to the Schedule Land to the Purchaser:
7. The Vendor hereby declares that the Schedule Land is not assigned land within the meaning of AP Act 9 of 1977 and is not a surplus land within the meaning of any ceiling law.
8. It is Notified under 22-A of I.R. Act vide G.O.Ms.No.1087 (Revenue Regn-I) Dept, dated: 06-06-2005 and it has been De-notified vide G.O.Ms.No.374(Revenue Regn-I) Dept, dated:25-03-2006.
9. STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY FILED UNDER RULE 3 OF A.P. OF UNDER VALUATION OF INSTRUMENT RULE, 1975.

Narsinghi Village - Survey No.340/8 - Extent Ac.0-16 Guntas - value per Acre Rs.1,50,00,000/- Total value Rs.60,00,000/-, sale consideration of Rs.75,00,000/-

1. *dis* 2. *LD* 3. *A. S. K.* 4. *G. S. K.*
 5. *G. S. K.* 6. *P. S. K.* 7. *J. S. K.*
 For HALLMARK HOUSING INFRA
J. S. K. Partners

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SCHEDULE OF THE PROPERTY

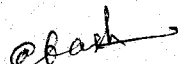
All that the Land admeasuring Ac.0-16 guntas in Survey No.340/8, situated at Narsinghi Village, Rajendranagar Mandal(now Gandipet Mandal), Ranga Reddy District, Telangana State and bounded as under:

North	:	Existing Path Way.
South	:	Part of Survey No.340/8.
East	:	Survey No.340/7.
West	:	Part of Survey No.340/8.

IN WITNESSES WHEREOF, the Parties hereto have set their hands to sign this Sale Deed with free will and consent on this the day, month and year mentioned above and in the presence of the following witnesses:

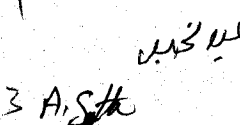
WITNESSES:

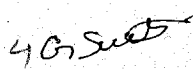
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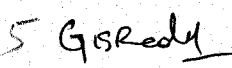
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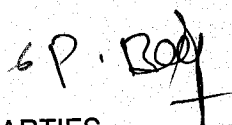
SIG. OF THE VENDOR

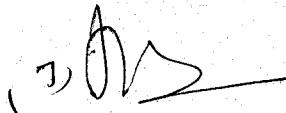
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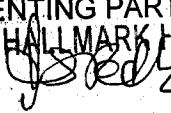
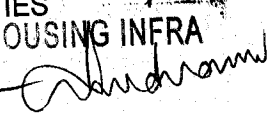
4 

5 

6 

7 

CONSENTING PARTIES
For HALL MARK HOUSING INFRA

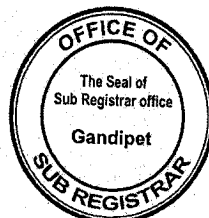
Partners

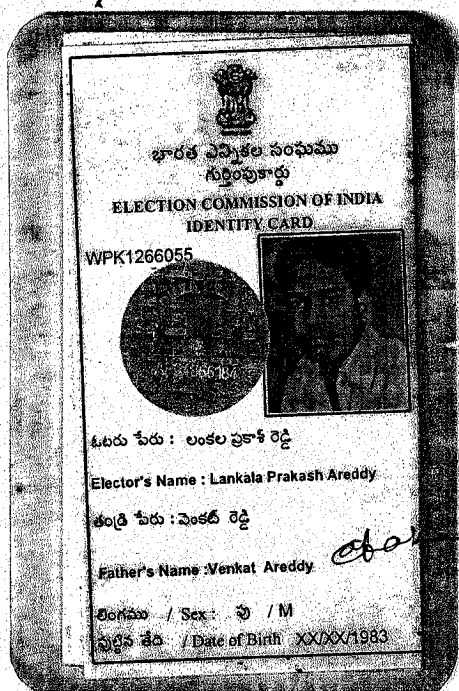
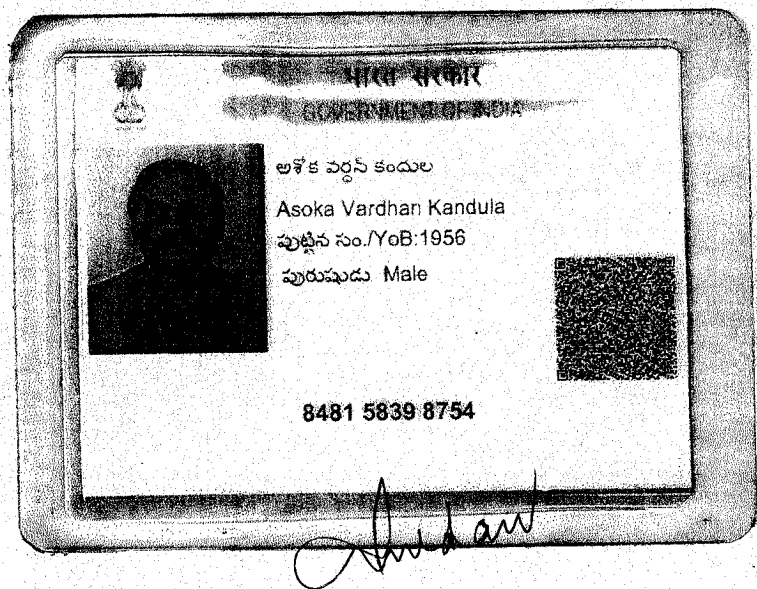
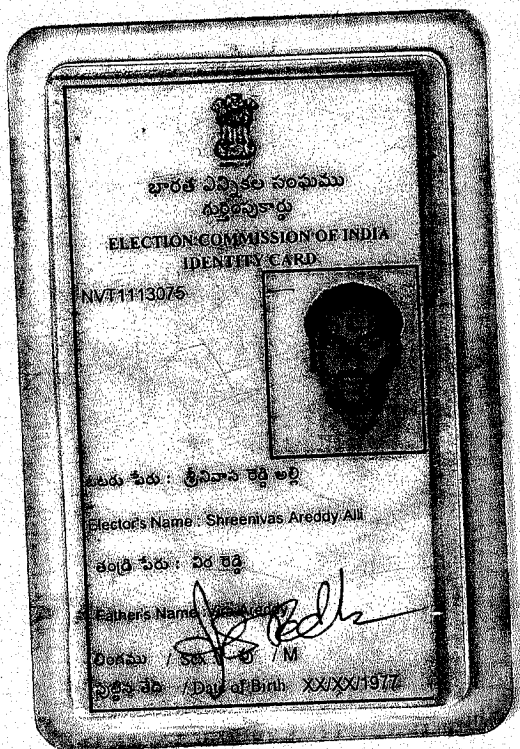
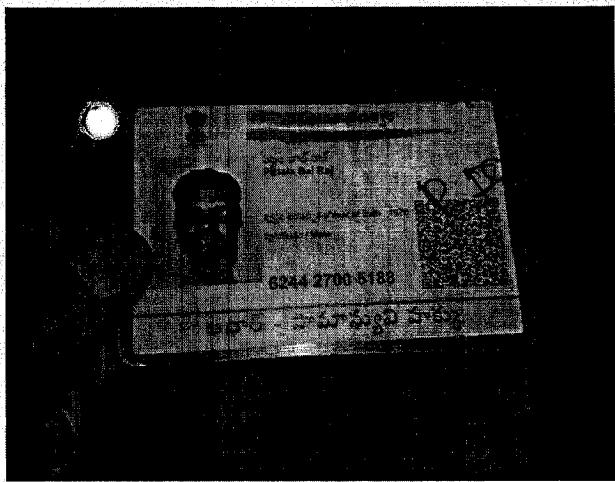
SIG. OF THE PURCHASER

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మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

4812 2723 3564

నా ఆధార్, నా గుర్తింపు



Shaik Abdul Khaleel
Shaik Abdul Khaleel
పుట్టిన తేదీ/DOB: 01/01/1963
పురుషుడు/ MALE

4812 2723 3564

నా ఆధార్, నా గుర్తింపు

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

6299 3671 0709

ఆధార్ - సామాన్యుని హక్కు



గొండి లక్ష్మన్న చంద్రాశేఖర్ రెడ్డి
Gondi Laxmanna Chandrashekar Reddy

పుట్టిన సంవత్సరం/Year of Birth : 1988
పురుషుడు / Male

6299 3671 0709

ఆధార్ - సామాన్యుని హక్కు



గొండి లక్ష్మన్న శ్రీనివాస్ రెడ్డి
Gondi Laxmanna Srinivas Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1982
పురుషుడు / Male

8367 9150 6041

ఆధార్ - సామాన్యుని హక్కు



లింగా జయ రెడ్డి
Linga Jaya Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1954
పురుషుడు / Male

6519 0707 4348

ఆధార్ - సామాన్యుని హక్కు



మీర్ మామూద్
Mir Mahmood

పుట్టిన సంవత్సరం / Year of Birth : 1964
పురుషుడు / Male

4267 6988 7196

ఆధార్ - సామాన్యుని హక్కు



Abdul Sattar
Abdul Sattar

పుట్టిన సంవత్సరం / Year of Birth : 1977
పురుషుడు / Male

5051 0816 5887

ఆధార్ - సామాన్యుని హక్కు

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7838-12017 Sheet 7 of 9 Sub Registrar
Gandipet



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Online Challan Proforma[SRO copy] Online Challan Proforma[Citizen copy]

Challan No:5964DY151117	
 Registration & Stamps Department, Telangana	
Bank Code :SBIN	
I Remitter Details	
Name	ALLU SRINIVASA REDDY
Address	NEKNAMPUR VILLAGE, GANDIPET MANDAL, R.R.DIST
PAN Card Number	AAJFH5769E
Aadhar Card Number	
Mobile Number	*****699
II Executant Details	
Name	SHAIK ABDUL KHALEEL AND OTHERS
Address	HOUSE NO.1-61/2/3/A, GACHIBOWLI, NEW PJR NAGAR, SERILINGAMAPLLY, RANGA REDDY DISTRICT.
III Claimant details	
Name	HALLMARK HOUSING INFRA
Address	NEKNAMPUR VILLAGE, GANDIPET MANDAL, R.R.DIST
IV Document Nature	
Nature of Document	SALE DEED
Property Situated in(District)	RANGAREDDY
V Amount Details	
Stamp Duty	299900
Transfer Duty	112500
Registration Fee	37500
User Charges	100
TOTAL	450000
Total in Words	FOUR LAKH FIFTY THOUSAND RUPEES ONLY
Date(DD-MM-YYYY)	15-11-2017
Transaction Id	7644092360503
Signature of remitter	

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