



Government of Telangana
Registration And Stamps Department

4

1901/2017

Payment Details - Citizen Copy - Generated on 15/02/2017, 02:56 PM

SRO Name: 1527 L.B.Nagar

Receipt No: 2125

Receipt Date: 15/02/2017

Name: ISHRAT UNNISA

Transaction: Sale Deed

Chargeable Value: 0

DD No:

DD Dt:

Bank Name:

Bank Branch:

E-Challan Bank Name: SBH

E-Challan Bank Branch: LB NAGAR-HYDERABAD

CS No/Doc No: 2039 / 2017

Challan No:

E-Challan No: 317FXN140217

Challan Dt:

E-Challan Dt: 15-FEB-17

Account Description

Registration Fee

Transfer Duty /TPT

Deficit Stamp Duty

User Charges

Cash

Challan

DD

E-Challan

38450

115350

307500

100

461400

Total:

In Words: RUPEES FOUR LAKH SIXTY ONE THOUSAND FOUR HUNDRED ONLY

Prepared By: NIRMALA

Sub Registrar
LB. Nagar, Ranga Reddy District.
Signature by SR

JANNA 2059

1901/2012



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J. RAMA RAO YADAV

8 731396

Licensed Stamp Vendor
L.No. 15-27-005/2010, R.L. No. 15-27-001/2016
R/o. H.No. 8-5-52/1, Karmanghat (V),
Saroornagar (M), R.R. Dist-500 079,
Phone: 9441618924

5504 14/2/2016 100/-
Shaik Khadar Basha
Vali Sahab R/o Prakasam Dist. A.P.
For Whom: Self

S A L E D E E D

THIS DEED OF SALE is made and executed on the 15th day of February 2016, by:-

1. FATIMA ANWAR HUSSAIN, W/o. ANWAR HUSSAIN, D/o. Late JAMSHEED ALI, aged about 37 years, Occupation : House hold, R/o. Samaskal dargah, Ghylkala Ward, Chandrapur, Maharashtra.
2. AZIZA FATIMA, W/o. WAJID ALI, D/o. Late JAMSHEED ALI, aged about 35 years, Occupation : House hold, R/o. H.No. 20-2-404, Kabutar Khana, Hussaini Alam, Hyderabad.
3. NILOUFER FATIMA, W/o. SHABBIR HUSSAIN, D/o. Late JAMSHEED ALI, aged about 33 years, Occupation : House hold, R/o. H.No. 20-2-476/6, Fatima Colony, Baragally, Hyderabad.
4. BILQEES FATIMA, W/o. ALI AKBAR, D/o. Late JAMSHEED ALI, aged about 27 years, Occupation : House hold, R/o. H.No. 20-1-371/2, Koka Bazar, Hussaini Alam, Hyderabad.

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Represented by their G.P.A. Holder:-

Smt ISHRAT UNNISA, W/o. Late JAMSHEED ALI, aged about 60 years, Occupation : House hold, R/o. H.No. 21-4-722, Koka Bazar, Hussaini Alam, Hyderabad.

Vide General Power of Attorney Document No. 3461/2016, of Book-I, dated : 15-02-2016, registered in the Office of the Joint Sub-Registrar : L.B. Nagar, Ranga Reddy (East).

(HEREINAFTER called the "V E N D O R S");

IN FAVOUR OF

Shri SHAIK KHADAR BASHA, S/o. VALI SAHEB, aged about 31 years, Occupation : Service in Abroad, R/o. House No. 8-87, Mandla Vari Street, Bestavaripeta, Prakasam District, A.P.

(HEREINAFTER called the "V E N D E E");

(The expressions of the "Vendors" and the "Vendee" herein used shall mean and include their respective heirs, executors, successors, administrators, legal representatives, nominees and assignees etc.,)

WHEREAS the Vendors are the sole and absolute owners and peaceful possessors of Plot numbers and area mentioned below:

Vendor No.	Plot No.	Area Sq.Yards
1	4	150
	5	155
	6	160
2	10	150
	11	150
	12	150
3	13	150
	14	150
	15	150
4	8	107.5
	9	150
	16	212
Total :		1,834.5

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

Description of Fee/Duty	Stamp Papers	Challan u/s 47 of IS Act	In the Form of			Stamp Duty u/s 15 of IS Act	DD/BDO Pay Order	Total
			E-Challan	Cash				
Stamp Duty	100	0	307500	0		0	0	307500
Transfer Duty	NA	0	115350	0		0	0	115350
Reg. Fee	NA	0	38450	0		0	0	38450
User Charges	NA	0	100	0		0	0	100
Total	100	0	461400	0		0	0	461400

Rs. 422850/- towards Stamp Duty including T.D under Section 41 of IS Act, 1899 and Rs. 38450/- towards Registration Fees on the chargeable value of Rs. 7690000/- was paid by the party through E-Challan/BDO Pay Order No. 3179XN140217 dated 15-FEB-17 of SBH-LB NAGAR, HYDERABAD

E-Challan Details Received from Bank :

(1) AMOUNT PAID: Rs. 461400/-, DATE: 15-FEB-17, BANK NAME: SBH, BRANCH NAME: LB NAGAR, HYDERABAD, BANK REFERENCE NO. 002221718, REMITTER NAME: SHAK KHADAR BASHA, EXECUTANT NAME: SHAKHAT UNNISA AND OTHERS, CLAIMANT NAME: SHAK KHADAR BASHA

Date:

15th day of February, 2017

Signature of Registering Officer
L.B. Nagar

CERTIFICATE OF REGISTRATION

Registered on 15/02/2017
of 2017 1038
assigned
1527-1-1901

Signature

Dated:

15/02/2017

Sub-Registrar, L.B. Nagar

Rayachoti District

V. Hanumanth Rao

Sub-Registrar



Blk - 1, CS No 2039/2017 & Doc No 1701/2017
Sheet 2 of 10
Sub Registrar
L.B. Nagar

totally admeasuring 1,834.5 Sq. Yards, in the premises bearing Municipal Nos. 5-5-915, 5-5-916, and 5-5-917 (Since Collapsed), in Survey No. 75, situated at JAMSHEED ENCLAVE, JAHANGIR NAGAR COLONY, SAHEBNAGAR KHURD Village, Hayathnagar Revenue Mandal, Ranga Reddy District, under L.B. Nagar Circle, Greater Hyderabad Municipal Corporation.

WHEREAS the Vendors acquired the above said plots to their shares through a Deed of Partition bearing document No. 3468/2816, of Book-I, dated : 15-02-2016, registered in the Office of the Joint Sub-Registrar : L.B. Nagar, Ranga Reddy (East).

AND WHEREAS the Vendor Nos. 2, 3, and 4, represented by their G.P.A. Holder being in need of money for their family and financial necessities has offered to sell their Plot Numbers and area mentioned below:

Vendor No.	Plot No.	Area Sq.Yards
2	10	150
3	15	150
4	8	107
	9	150
	16	212
Total :		769

totally admeasuring 769 Sq. Yards, equivalent to 642.96 Sq. Meters, in the premises bearing Municipal Nos. 5-5-915, and 5-5-916 (Since Collapsed), in Survey No. 75, situated at JAMSHEED ENCLAVE, JAHANGIR NAGAR COLONY, SAHEBNAGAR KHURD Village, Hayathnagar Revenue Mandal, Ranga Reddy District, under L.B. Nagar Circle, Greater Hyderabad Municipal Corporation, (hereinafter referred to as the "Scheduled Property", which is morefully described in the Schedule hereunder), free from all encumbrances to the said Vendee, for a total sale consideration of Rs. 76,90,000/- (Rupees Seventy Six Lakh Ninety Thousand only), and the Vendee has agreed to purchase the same for the said consideration, from the Vendors.

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NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

IN PURSUANCE of the said offer and acceptance by the Vendors and the Vendee respectively, and in consideration of the sum of Rs.76,90,000/- (Rupees Seventy Six Lakh Ninety Thousand only), which has been already paid by the Vendee to Vendors as under:

1. Rs.10,00,000/- (Rupees Ten Lakh only) by way of D.D. No. 024707, dated : 08-02-2017, drawn on S.B.I. Yousufguda Branch, and Rs. 5,00,000/- (Rupees Five Lakh only) by way of cash, total Rs.15,00,000/- (Rupees Fifteen Lakh only), to Vendor No. 2, towards the sale of her Plot No. 10, admeasuring 150 Sq. Yards,
2. Rs.9,99,999/- (Rupees Nine Lakh Ninety Nine Thousand Nine Hundred and Ninety Nine only) by way of D.D. No. 187793, dated : 08-02-2017, drawn on Andhra Bank, Madhura Nagar, and Rs. 5,00,001/- (Rupees Five Lakh and one only) by way of cash, total Rs.15,00,000/- (Rupees Fifteen Lakh only), to Vendor No. 3, towards the sale of her Plot No. 15, admeasuring 150 Sq. Yards,
3. i) Rs.18,00,000/- (Rupees Eighteen Lakh only) by way of D.D. No. 006719, dated : 13-02-2017, drawn on HDFC Bank, Banjara Hills Road No. 12, ii) Rs.6,00,000/- (Rupees Six Lakh only) by way of D.D. No. 820784, dated : 13-02-2017, drawn on Andhra Bank, Specialized NRI Branch, Hyderabad, iii) Rs.6,00,000/- (Rupees Six Lakh only) by way of D.D. No. 820785, dated : 13-02-2017, drawn on Andhra Bank, Specialized NRI Branch, Hyderabad, and Rs.16,90,000/- (Rupees Sixteen Lakh Ninety Thousand only), by way of cash, total Rs.46,90,00,000/- (Rupees Forty Six Lakh Ninety Thousand only), to Vendor No. 4, towards the sale of her Plot Nos. 8 (107), 9 (150), and 16 (212), totally admeasuring 469 Sq. Yards,

and the Vendors having received the total sale consideration of Rs.76,90,000/- (Rupees Seventy Six Lakh Ninety Thousand only) from the Vendee, hereby admits and acknowledges the receipt of the same. The Vendors as absolute owners hereby transfers, conveys and delivers by way of sale, all the Scheduled Property to the Vendee TO HAVE and TO HOLD the same as owner absolutely and forever.

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The Vendors hereby covenants with the Vendee as follows:-

1. That the Vendors have subsisting propreitory rights, marketable title, and interest over the Scheduled Property and hereby transfers the same in favour of the Vendee.
2. The Vendors have put the Vendee this day in vacant peaceful and physical possession of the Scheduled Property and the Vendee hereby confirms the same.
3. That the Scheduled Property is free from all encumbrances, charges, liens, sale, gift, mortgages and court attachments and legal impediments etc.
4. That the Vendee shall hold and enjoy the Scheduled Property as absolute owner as the Vendee likes with all proprietary and hereditary rights, without any let or interruption either from the Vendors or any other person or persons whosoever claiming under the Vendors.
5. That the Vendors covenants with the Vendee that if the Vendee is deprived of whole or any part of the Scheduled Property on account of any defect in the Vendor's title, the Vendors shall indemnify and compensate the Vendee against the same.
6. The Vendors further covenants with the Vendee that, there are no dues of taxes, cesses etc., payable on the Scheduled Property and the Vendee will have to pay such taxes etc., payable hereafter.
7. THAT copies of all the original documents relating to the Scheduled Property are hereby handedover to the said Vendee.
8. THAT the Scheduled Property is neither Govt. land nor an assigned land as defined in Section 2 (1) Act No. 9 of 1977. There is no house or any construction in the Scheduled Property.
9. THE Vendors hereby agrees to co-operate with the Vendee to get the title of the Scheduled Property mutated in the name of the Vendee in any of the Office records.

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SCHEDULE OF THE PROPERTY

ALL THAT PIECE AND PARCEL OF Land bearing Plot No. 8, admeasuring 107 Sq. Yards, Plot No. 9, admeasuring 150 Sq. Yards, Plot No. 10, admeasuring 150 Sq. Yards, Plot No. 15, admeasuring 150 Sq. Yards, and Plot No. 16, admeasuring 212 Sq. Yards, totally admeasuring 769 Sq. Yards, equivalent to 642.96 Sq. Meters, in the premises bearing Municipal Nos. 5-5-915, and 5-5-916 (Since Collapsed), in Survey No. 75, situated at JAMSHED ENCLAVE, JAHANGIR NAGAR COLONY, SAHEBNAGAR KHURD Village, Hayathnagar Revenue Mandal, Ranga Reddy District, under L.B. Nagar Circle, Greater Hyderabad Municipal Corporation, within the Registration District : Ranga Reddy (East), and bounded by:

N O R T H : Plot Nos. 11, and 14;

S O U T H : Neighbour's Property;

E A S T : 30' Wide Road;

W E S T : 30' Wide Road;

As clearly shown in RED colour in the Plan annexed hereto;

STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY

Filed Under Rule 3 of Under Valuation of
Instrument Rules 1975.

Place	Sy. No.	Area Sq.Yards	Value per Sq. Yard	Total Market Value.
Jahangir Nagar Colony, Sahebnagar Khurd Village,	75,	769	Rs.10,000/-	Rs.76,90,000/-
Plot Nos. 8, 9, 10, 15, and 16,				

عمرت الراج

-:7:-

IN WITNESS WHEREOF the Vendors represented by G.P.A Holder and the Vendee have signed on this Deed of Sale with their own free will and consent, on the day, month and year first above mentioned, in presence of the following witnesses.

[Handwritten signature]

SIG. OF THE VENDORS.
REP. BY G.P.A. HOLDER.

[Handwritten signature]

SIG. OF THE VENDEE.

WITNESSES:

1. *[Handwritten signature]*
2. *[Handwritten signature]*

