

SCANNED

Date No: 350/2021



తెలంగాణ తెలంగాణ TELANGANA

Sl: No 216 Date: 03/02/2021, Rs.100/-
Sold To: GOVIND AGARWAL
S/o RAM KISHAN AGARWAL,
For Whom: SRI BALAJI DEVELOPERS.

Y 722835
P. LAXMI KANTH REDDY
Licenced Stamp Vendor
SVL No:16-09-082 of 2012
R.L. No.16-09-34/2021
H.No.403, Sai Sunder Tower,
LIC Colony, West Marredpally
SECUNDERABAD-500 003.
Phone No.9246371455

SALE DEED

THIS DEED OF SALE IS MADE AND EXECUTED ON THIS THE 3rd DAY OF FEBRUARY 2021, AT SECUNDERABAD, BY AND BETWEEN:

M/s JETHALAL & NANJI BROTHERS, a partnership firm constituted under the India Partnership Act 1932 and evidenced by the latest partnership deed Dt:08-11-2017 and which is amended by erstwhile partnership Deed Dt:01/04/1998 with its office located at Plot.No:9, bearing M.No:6-2-121, New Bhoiguda, Secunderabad represented by its partners i.e.

1) HIMMATLAL PATEL S/o:Late.Shri Nanji Bhai Patel, Aged about: 58 years, Occ: Business, R/o: 6-2-126/3, New Bhoiguda, behind veterinary hospital, Sec-bad, Pan.No:AAQPP2503F, Aadhar.No:XXXX-XXXX-7964, Cell.No:9849001249

2) NARENDER KUMAR PATEL S/o:Late.Nanji Bhai Patel, Aged:50 years, Occ: Business R/o:6-2-126/4, New Bhoiguda, Secunderabad, Pan.No:AAQPP2433E, Aadhar.No:XXXX-XXXX-1797, Cell.No:9849591957

HEREINAFTER collectively referred to as 'THE VENDORS'

AND

SRI BALAJI DEVELOPERS(PAN NO: ADRFS3129C), A Partnership Firm, having its office at 7-2-1017 to 1018, Shop No. 6, second floor, Station Road, Secunderabad – 500003 Represented by its Constituent Partners

Cont...2

For Jethalal & Nanji Bros.

Partner

For Jethalal & Nanji Bros.
Partner

For SRI BALAJI DEVELOPERS

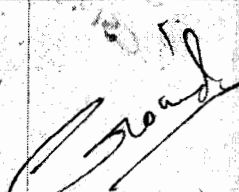
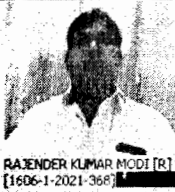
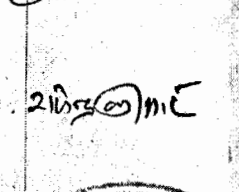
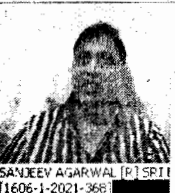
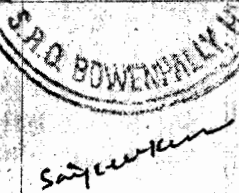
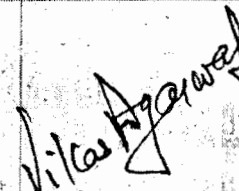
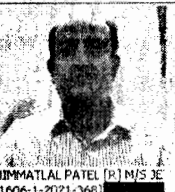
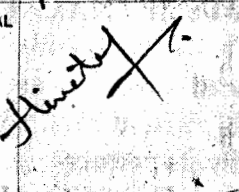
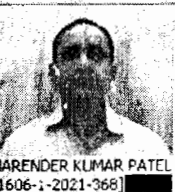
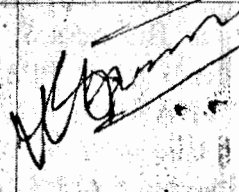
Partner

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Secunderabad along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 76500/- paid between the hours of 5 and 6 on the 03rd day of FEB, 2021 by Sri Himmatlal

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

Signature/Ink Thumb Impression

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 GOVIND AGARWAL [R] SRI B [1606-1-2021-368]	GOVIND AGARWAL[R]SRI BALAJI DEVELOPERS 1-2-593/15 GAGAN MAHAL COLONY DOMALGUDA, HYDERABAD	
2	CL		 RAJENDER KUMAR MODI [R] S [1606-1-2021-368]	RAJENDER KUMAR MODI[R]SRI BALAJI DEVELOPERS 7-2-601 TO 603 TAKAR BASTHI RP ROAD, SECUNDERABAD	
3	CL		 RAHUL RATILAL SANGHOI [R] [1606-1-2021-368]	RAHUL RATILAL SANGHOI[R]SRI BALAJI DEVELOPERS 3-6-361/24/403 HIMAYATHNAGAR HYDERABAD	
4	CL		 SANJEEV AGARWAL [R] SRI I [1606-1-2021-368]	SANJEEV AGARWAL[R]SRI BALAJI DEVELOPERS 2-4-67/5/103 UPPERPALLY, HYDERABAD	
5	CL		 VIKAS AGARWAL [R] SRI B [1606-1-2021-368]	VIKAS AGARWAL[R]SRI BALAJI DEVELOPERS 10-3-3/33 GEETA KUNJ EAST MARREDPALLY, SECUNDERABAD	
6	EX		 HIMMATLAL PATEL [R] M/S JE [1606-1-2021-368]	HIMMATLAL PATEL[R]M/S JETHALAL AND NANJI BROTHERS 6-2-126/3 NEW BHOIGUDA, SECUNDERABAD	
7	EX		 NARENDER KUMAR PATEL [1606-1-2021-368]	NARENDER KUMAR PATEL[R]M/S JETHALAL AND NANJI BROTHERS 6-2-126/3 NEW BHOIGUDA, SECUNDERABAD	

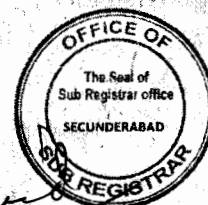
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For SRI BALAJI DEVELOPERS



Partner

Partner

[2]

(1) **SRI. GOVIND AGARWAL** S/o:Ramkishan Agarwal, aged about 51 years, R/o:1-2-593/15, Gagan Mahal Colony, Domalguda, Hyderabad – 500029
(AADHAAR:XXXX-XXXX-4569 PAN: AAYPA9114H)

(2) **SRI. RAJENDER KUMAR MODI** S/o:Makhanlal Modi, aged about 61 years, R/o 7-2-601 to 603, Taker Basthi, R P Road, Secunderabad – 500003
(AADHAAR:XXXX-XXXX-2254 PAN: ACCPA8698J)

(3) **SRI. RAHUL RATILAL SANGHOI** S/o:Ratilal Tejshi Shah, aged about 52 years, R/o:3-6-361/24/403, Himayathnagar, Hyderabad – 500029
(AADHAAR:XXXX-XXXX-9101 PAN: AEYPS0430E)

(4) **SRI SANJEEV AGARWAL** S/o:Mahadev Prashad Agarwal, aged about 54 years, R/o: 2-4-67/5/103 ,Upperpally, Hyderguda, Sunrise Home Township Hyderabad
(AADHAAR:XXXX-XXXX-1577 PAN: ADHPA4859P)

(5) **SRI VIKAS AGARWAL** S/o:Dinesh Agarwal, aged about 37 years, R/o:10-3-3/33, Geeta Kunj, East Marredpally, Secunderabad – 500026
(AADHAAR:XXXX-XXXX-2092 PAN: AEJPA5647N)

HEREINAFTER referred to as '**THE VENDEES**'

(THE terms **THE VENDORS** and **THE VENDEES**, unless repugnant to the context, shall mean and include their Respective Legal Heirs, Nominees, Executors, Administrators, Assignees, Representatives.)

THE VENDORS were the Partners of the firm under the name and style of "M/s. JETHALAL & NANJI BROTHERS" which was established in the Year 1957 and carrying on the Timber and Plywood business then.

The "**VENDORS**" firm constituted in the year 01-04-1998, as per deed the firm will not dissolve in case of retirement or death of any partner, however the Firm will continue by amending the Partnership Deed therefore the said Firm underwent several changes from time to time of composition of its partners and at present, the present partners are Sri HIMMATLAL PATEL and Sri NARENDER KUMAR PATEL as evidenced by the latest Partnership Deed dated 08-11-2017.

ORIGINALLY the First Party was holding all that property bearing H. No. 6-2-121, admeasuring 1244.44 sq.yards (11,200.00 Sq.Feet), at Plot No.9, situated at New Bhoiguda, Secunderabad under the Perpetual Lease by virtue of Registered Lease Deed Registered as Document No.546/ 1974 dated 05-04-1974 in the Office of Sub-Registrar, Secunderabad, Marredpally in the Book No.1, Volume No.289 at Pages 53 to 58.

Cont...3

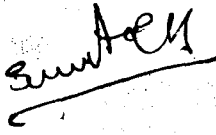
For Jethalal & Nanji Bros.
Partner

For Jethalal & Nanji Bros.
Partner

For SRI BALAJI DEVELOPERS

Partner

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 K SANTOSH KUMAR::03/02/20 [1606-1-2021-368]	K SANTOSH KUMAR MALKAJIRI K.V.RANGAREDDY	
2		 KESHAV RAO CHERUKULA::0 [1606-1-2021-368]	KESHAV RAO CHERUKULA CHARMINAR HYD	

03rd day of February, 2021

Signature of Sub Registrar
Secunderabad

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX7964 Name: Himmatlal Patel	S/O Nanji Patel, Hyderabad, Hyderabad, Andhra Pradesh, 500003	
2	Aadhaar No: XXXXXXXX1797 Name: Narender Kumar Patel	S/O Nanji Bhai Patel, Hyderabad, Hyderabad, Andhra Pradesh, 500003	
3	Aadhaar No: XXXXXXXX1577 Name: Sanjeev Kumar	S/O Mahadev Prasad Agarwal, Attapur, K.v. Rangareddy, Telangana, 500048	
4	Aadhaar No: XXXXXXXX4569 Name: Govind Agarwal	S/O Ramkishan Agarwal, DOMALGUDA, Hyderabad, Andhra Pradesh, 500029	
5	Aadhaar No: XXXXXXXX2254 Name: Rajender Kumar Modi	S/O Makhanlal Modi, Secunderabad, Hyderabad, Telangana, 500003	
6	Aadhaar No: XXXXXXXX2092 Name: Vikas Agarwal	S/O Dinesh Kumar, Maredpalle, Hyderabad, Telangana, 500026	
7	Aadhaar No: XXXXXXXX9101 Name: Rahul Ratilal Sanghoi	S/O Late Ratilal Tejshi Shah, Himayathnagar, Hyderabad, Telangana, 500029	

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Secunderabad

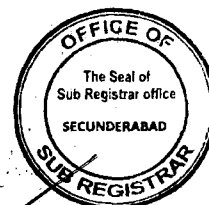
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For SRI BALAJI DEVELOPERS

For SRI BALAJI DEVELOPERS

Partner



[3]

AND WHEREAS subsequently the said Property bearing House.No:6-2-121, land admeasuring 1244.44 sq.yards (11,200.00 Sq. Feet), at Plot No.9, situated at New Bhoiguda, Secunderabad was mutated in favour of the First Party vide Mutation /Substitution Letter recorded as CCLA's Proceeding No. BB1/1885/2002 dated 28-02-2003 and the same was conveyed to the First Party by Virtue of the **CONVEYANCE DEED** Registered as **Document No.476/2003** dated:28-03-2003 in the Office of Sub-Registrar, Secunderabad.

AND WHEREAS Thus the First Party herein as become the absolute owners and possessors of all that property bearing H.No:6-2-121, Land admeasuring 1244.44 sq.yards, at plot No. 9, situated at New Bhoiguda, Secunderabad.

AND WHEREAS, subsequently the Plot Areas of Plot Nos.9, 9A, 9B bearing House No.6-2-121, 6-2-121/1 & 6-2-121/2 situated at New Bhoiguda, Secunderabad to an extent of 3,082.77 Sq.Mtrs., was converted from **Work Centre (Manufacturing Use Zone)** in the Revised Development Plan (Master Plan) of erstwhile Municipal Corporation of Hyderabad of Hyderabad area (HMDA Core Area) of GHMC Circle - XVIII (Old Circle - VII) approved vide G.O. No.363, MA&UD dated 21-08-2010 to **Residential Use Zone** vide G.O.Ms No.92, **Municipal Administration and Urban Development (Plg. I (1))** dated 12th June 2020.

AND WHEREAS the **VENDORS** are in actual, continuous, uninterrupted, peaceful, physical possession and enjoyment of the schedule property since the date of their purchase.

AND WHEREAS the vendors had apportioned the said plot into two equal portions as southern portion and northern portion each portion is comprising of land admeasuring 622.22 Sq.yards or 520.255 Sq.Mts land in total 1244.44 Sq.yards and now the **VENDORS** herein have decided to sell all that the Northern Portion of the property and offered the same to **SRI BALAJI DEVELOPERS**.

AND WHEREAS accordingly the **VENDORS** put forth the said offer of sale with the **VENDEES** **AND WHEREAS** the **VENDEES** agreed for the said offer of sale of the Schedule Property.

AND WHEREAS after due deliberations and discussions among the parties, the parties have mutually arrived at the following terms and conditions;

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

(1) THAT the **VENDORS** have offered to sell all that Northern Portion of House.No.6-2-121, having an built up area of 100 sft (A.C.C) land admeasuring 622.22 sq.yards out of 1244.44 sq.yards, at plot No.9, situated at New Bhoiguda, Secunderabad (for brevity sake hereinafter referred to as '**SCHEDULE PROPERTY**') to the **VENDEES**, for a total and Total Sale Consideration of ₹ 1,53,00,000/- (One Crore and Fifty Three Lakhs Only) **AND WHEREAS** the **VENDEES** agreed to purchase the said **SCHEDULE PROPERTY** at the said rate.

For Jethpal & Nanji Bros.
Partner
For Jethpal & Nanji Bros.
Partner

Cont...4

For SRI BALAJI DEVELOPERS

Partner

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	611900	0	0	0	612000
Transfer Duty	NA	0	229500	0	0	0	229500
Reg. Fee	NA	0	76500	0	0	0	76500
User Charges	NA	0	150	0	0	0	150
Total	100	0	918050	0	0	0	918150

Rs. 841400/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 76500/- towards Registration Fees on the chargeable value of Rs. 15300000/- was paid by the party through E-Challan/BC/Pay Order No. 420XRJ270121 dated 27-JAN-21 of, SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 933350/-, DATE: 27-JAN-21, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 5818834890228, PAYMENT MODE: CASH-1001138, ATRN: 5818834890228, REMITTER NAME: GOVIND AGARWAL, EXECUTANT NAME: JETHALAL AND NANJI BROTHERS, CLAIMANT NAME: SRI BALAJI DEVELOPERS).

Date:

03rd day of February, 2021

Signature of Registering Officer

Secunderabad

Certificate of Registration

Registered as document no. 350 of 2021 of Book-1 and assigned the identification number 1 - 1606 - 350 - 2021 for Scanning on 03-FEB-21.

Registering Officer

Secunderabad

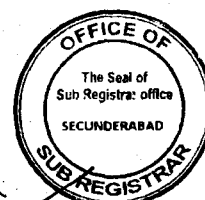
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For SRI BALAJI DEVELOPERS

Govind
Partner



[4]

(2) THAT in pursuance to the above said offer and acceptance, the **VENDEES** paid the aforesaid Total Sale Consideration of ₹ 1,53,00,000/- (One Crore and Fifty-Three Lakhs Only) and the **VENDORS** accepts and acknowledge and convey, transfer and sell the Property Northern Portion of House.No:6-2-121, admeasuring 622.22 sq.yards out of 1244.44 sq.yards, at plot No.9, situated at New Bhoiguda, Secunderabad in unto and in favour of the **VENDEES** herein as per the details hereunder:

a) An amount of ₹ 50,00,000/- (Fifty Lakhs Only) was paid by RTGS UTR No: LAVBR52020100951372715 dated 09-10-2020 from Laxmi Vilas Bank Limited, Mehdiapatnam Branch.

b) An amount of ₹ 12,50,000/- (Twelve Lakhs Fifty Thousand Only) was paid by Cheque.No.000253 dt:10-11-2020, drawn on Laxmi Vilas Bank Ltd, Payable AT PAR

c) An amount of ₹ 1,14,750/- (One Lakh Fourteen Thousand Seven Hundred & Fifty Only) i.e., 0.75% of the Total Sale Consideration will be remitted as TDS Under Section 192-IA of Income Tax Act to Firm's PAN No:AABFJ6744K. And the payment acknowledgment shall be handed over to the Vendors.

d) And the remaining Balance Sale Consideration of ₹ 88,97,000/- (Eighty-Eight Lakhs and Ninety-Seven Thousand Only) by Cheque No.000255 dated 18-01-2021 from Laxmi Vilas Bank Ltd, Mehdiapatnam Branch.

h) A sum of ₹ 38,250/- (Thirty Eight Thousand Two Hundred and Fifty Only) paid vide Cheque.No:000015, dt:3-2-2021 drawn on Laxmi Vilas Bank Ltd, inter se among the Vendors

(3) THAT the **VENDORS** do hereby declare and assure unto the **VENDEES** that they have got absolute, marketable and negotiable right, title and interest in respect of THE SCHEDULE PROPERTY and that there is no legal impediment to convey the same as agreed upon herein.

(4) THAT the **VENDORS** do hereby assure unto the **VENDEES** that the property agreed to be conveyed hereunder is free from all charges, mortgages, family claims and disputes and or any encumbrances of whatsoever nature.

(5) THAT the **VENDORS** shall pay all applicable Taxes, Cess and Demands such as Property Tax, Electricity and Water consumption charges Etc., in respect of the SCHEDULED PROPERTY up to this date of Execution of the Registered Sale Deed.

(6) That the **VENDORS** hereby declare that no Municipal Taxes, Electricity Charges and Water Charges are due and payable as on this date, even otherwise if any amount is found due and payable up to the date of registration in that event the **VENDORS** undertakes to reimburse the same by paying the amounts either to the concerned department or to the **VENDEES**.

Cont...5

For Jethalal & Nanji Bros
Partner
For Jethalal & Nanji Bros
Partner

For SRI BALAJI DEVELOPERS

Partner

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Secunderabad

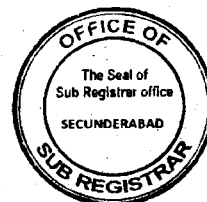
For SRI BALAJI DEVELOPERS

Grand
Partner

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For SRI BALAJI DEVELOPERS



Partner

[5]

(7) That the **VENDORS** hereby hand over the Possession to the **VENDEES** a Vacant and Peaceful Premises without any Interference(s), Hindrance(s) and Objection(s) from Whomsoever concerned and of Whatsoever Nature in respect of the **SCHEDULE PROPERTY**.

(8) That the **VENDORS** hereby transfer all rights enjoyed by them such as easementary rights, upper tenancy, rights of ingress and egress and all common rights in the Schedule property to the **VENDEES** forever and the Vendees may enjoy the same as absolute owner.

(9) The **VENDORS** hereby indemnify the **VENDEES** that, if any defect is found in their title in respect of either in part of the **SCHEDULE PROPERTY** or in the entire property in that event, the **VENDORS** unconditionally undertakes to pay the entire sale consideration amount together with stamp duty, registration charges and damages to the **VENDEES**.

(10) THAT the **VENDORS** had hereby handed over the Original Encumbrance Certificate up to date and Original/Certified Copies pertaining to the **SCHEDULED PROPERTY** to the **VENDEES** along with the Original Payment Proofs of the Property Tax, Water and Electricity Bills till Date.

(11) That the **VENDORS** hereby agree to execute any further deed(s), Representation(s), Affidavit(s), Petition(s), Etc., or assurance in case of necessity in order to perfect the title of the **VENDEES** in respect of the **SCHEDULE PROPERTY** and proper mutation and transfer of Electricity, Water and Sewerage Connections, Etc.

SCHEDULE PROPERTY

ALL that Northern Portion of H.No.6-2-121, having an built up area of 100 sft (A.C.C) land admeasuring 622.22 sq.yards out of 1244.44 sq.yards, at Plot.No:9, situated at New Bhoiguda, Secunderabad (Ptin.No:1180602871)and bounded by:

NORTH : Neighbour's Property (Plot No.22)
SOUTH : Southern Part of H.No.6-2-121 (Plot No.9)
EAST : 30 feet wide road
WEST : Neighbour's Property

IN WITNESSES WHEREOF this Sale Deed is made, executed and signed by the **VENDOR** on the day, month and year with their free will, consent and pleasure and without any undue influence, coercion and pressure, in the presence of the following witnesses.

WITNESSES:

1) Sunil Kumar

2) [Signature]

For SRI BALAJI DEVELOPERS

[Signature]
Partner

3) [Signature]

5) [Signature]

For Jetha **VENDOR**

[Signature]
Partner

VENDEES

Cont...6

21/05/2017

4) [Signature]

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Secunderabad

For SRI BALAJI DEVELOPERS

[Signature]
Partner

For SRI BALAJI DEVELOPERS

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ANNEXURE-IA

1) Description of the Property : ALL that Northern Portion of H.No.6-2-121, having an built up area of 100 sft (A.C.C) land admeasuring 622.22 sq.yards out of 1244.44 sq.yards, at Plot.No:9, situated at New Bhoiguda, Secunderabad (Ptin.No:1180602871)

- 2) Nature of Roof : A.C.C
- 3) Type of Structure : Asbestos Sheets
- 4) Age of Building : 10 YEARS
- 5) Total Extent of site : 622.22 Sq.yards out of 1244.44 Sq.yards
- 6) Built-up Area Particulars : 100 Sft
- 7) Executants estimate of M.V.
of the Schedule Property : ₹ 1,53,00,000/-

IN WITNESSES WHEREOF this Sale Deed is made, executed and signed by the VENDORS on the day, month and year with their free will, consent and pleasure and without any undue influence, coercion and pressure, in the presence of the following witnesses.

WITNESSES:

1) [Signature]

2) [Signature]

VENDORS

For [Signature] Partner
For [Signature] Partner

VENDEES

[Signature]
21/09/2015
[Signature]

For SRI BALAJI DEVELOPERS

[Signature]
Partner

[Signature]

Cont...7

[Signature]

భారత ప్రభుత్వం
హిమమల్ పటేల్
 Himmatlal Patel
 పుట్టిన తేదీ: Year of Birth 1982
 లింగం: Male
7964

భారత ప్రభుత్వం
హిమమల్ పటేల్
 Address: S/O Nany Patel
 8-2-126/3 New Bhoguda,
 Bahadur Veterinary Hospital,
 Secunderabad, Hyderabad,
 Andhra Pradesh, 500003
Handwritten signature

భారత ప్రభుత్వం
హిమమల్ పటేల్
 పుట్టిన తేదీ: Year of Birth 1982
 లింగం: Male
1797

భారత ప్రభుత్వం
హిమమల్ పటేల్
 Address: S/O Nany Patel
 8-2-126/3 New Bhoguda,
 Bahadur Veterinary Hospital,
 Secunderabad, Hyderabad,
 Andhra Pradesh, 500003
Handwritten signature

భారత ప్రభుత్వం
గోవింద ఆగర్వాల
 Govind Agarwal
 పుట్టిన తేదీ: Year of Birth 1988
 లింగం: Male
4569

భారత ప్రభుత్వం
గోవింద ఆగర్వాల
 Address: S/O Rameshan
 8-2-126/3 New Bhoguda,
 Bahadur Veterinary Hospital,
 Secunderabad, Hyderabad,
 Andhra Pradesh, 500003
Handwritten signature

అధికారి - పామానుగ్గని హక్కు

భారత ప్రభుత్వం
రాజేందర్ కుమార్ మోడి
 Rajender Kumar Modi
 పుట్టిన తేదీ: DOB: 11/04/1958
 లింగం: MALE
 Mobile No: 9290444494
2254

భారత ప్రభుత్వం
రాజేందర్ కుమార్ మోడి
 Address: S/O Late Rajender Modi, 7-2-601 to 603, Toler
 Besthi, RP Road, Secunderabad,
 Hyderabad,
 Telangana - 500003
2106541111

భారత ప్రభుత్వం
రాహుల్ బాలాజి సంగ్హ
 Rahul Balaji Sangha
 పుట్టిన తేదీ: DOB: 11/08/1967
 లింగం: MALE
9101
 VID : 9170 5435 3264 6722

భారత ప్రభుత్వం
రాహుల్ బాలాజి సంగ్హ
 Address: S/O Late Rajender Modi, 7-2-601 to 603, Toler
 Besthi, RP Road, Secunderabad,
 Hyderabad,
 Telangana - 500003
9101
 VID : 9170 5435 3264 6722
FOR SRI BALAJI

For SRI BALAJI DEVELOPERS
Handwritten signature
Partner

Bk - 1, CS No 368/2021 & Doct No
350/2021. Sheet 8 of 11 Sub Registrar
Secunderabad



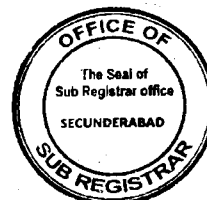
Partner

For SRI BALAJI DEVELOPERS

For SRI BALAJI DEVELOPERS

[Signature]
Partner

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1577

Sajwan



Vikas Agarwal
DOB: 08/06/1983
MALE



S/O Dinesh Kumar, 10-3-3/33, S.No. 478, As
Sec. 478, East Marredpally, Behind Dena
Bank, Secunderabad, Marredpally,
Hyderabad - 500025

Address:
S/O Dinesh Kumar, 10-3-3/33, S.No. 478,
Geeta Kunj, East Marredpally, Behind Dena
Bank, Secunderabad, Marredpally,
Hyderabad - 500025



Vikas Agarwal

2092
VID: 9174 1584 5373 6633

2092
VID: 9174 1584 5373 6633

For SRI BALAJI DEVELOPERS

Partner

For SRI BALAJI DEVELOPERS

Partner

Bk - 1, CS No 368/2021 & Doct No
350/2021. Sheet 9 of 11 Sub Registrar
Secunderabad



[Handwritten signature]

For SRI BALAJI DEVELOPERS

[Handwritten signature]
Partner

For SRI BALAJI DEVELOPERS

Partner

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 Government of India కడం సంతోష్ కుమార్ Kadan Santosh Kumar పుట్టిన తేదీ / DOB : 06/12/1987 పురుషుడు / Male	Unique Identification Authority of India చిరునామా: C/O కడం రాములు, 10-80/1, విఎస్ కాలనీ, వెంకటేశ్వర ఆప్, మల్కాగిరి, మల్కాగిరి, క.వి. రంగారెడ్డి, తెలంగాణ, 500047 Address: C/O Kadan Ramulu, 10-80/1, PVN Colony, Near Venkateshwara Apt, Malkajgiri, Malkajgiri, K.V. Rangareddy, Telangana, 500047
--	--

Signature

 GOVERNMENT OF INDIA కేశవ రావ్ చెరుకుల Keshav Rao Cherukula పుట్టిన తేదీ / DOB: 22/02/1966 పురుషుడు / MALE	భారత ప్రభుత్వం IDENTIFICATION AUTHORITY OF INDIA చిరునామా: యాదల వయ్య యాదల వయ్య / యాదల వయ్య చెరుకుల, 23-5-250, ఇన్ సైడ్ లాల్ దర్వాజా, పుంచముఖి హనుమాన్ దేవాలయం దగ్గర, ఛార్మినార్, హైదరాబాద్, తెలంగాణ - 500065 Address: S/O: Yadalah Cherukula, 23-5- 250, Inside Lal Darwaza, Punchmukhi Hanuman Temple Charminar, Charminar, Hyderabad, Telangana - 500065
--	---

Signature

10 JUL 2019

For SRI BALAJI DEVELOPERS

Partner

Signature
 Partner

Bk - 1, CS No 368/2021 & Doct No
350/2021. Sheet 10 of 11 Sub Registrar
Secunderabad

For SRI BALAJI DEVELOPERS

[Signature]
Partner

TO ILAJABIR

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8
03/12/21

Online Challan Proforma [SRO copy]



Registration & Stamps Department

Telangana

Challan No: 420XRJ270121

Bank Code : SBIN

Payment :
CASH

Remitter Details	
Name	GOVIND AGARWAL
PAN Card No	AAYPA9114H
Aadhar Card No	
Mobile Number	*****198
Address	HYDERABAD
Executant Details	
Name	JETHALAL AND NANJI BROTHERS
Address	HYDERABAD
Claimant Details	
Name	SRI BALAJI DEVELOPERS
Address	HYDERABAD
Document Nature	
Nature of Document	Sale Deed
Property Situated in(District)	HYDERABAD
SRO Name	SECUNDERABAD
Amount Details	
Stamp Duty	611900
Transfer Duty	229500
Registration Fee	76500
User Charges	150
Mutation Charges	15300
TOTAL	933350
Total in Words	Nine Lakh Thirty Three Thousand Three Hundred Fifty Rupees Only
Date(DD-MM-YYYY)	27-01-2021
Transaction Id	5818834890228

Stamp & Signature

Online Challan Proforma[Citizen copy]



Registration & Stamps Department

Telangana

Challan No: 420XRJ270121

Bank Code : SBIN

Payment :
CASH

Remitter Details	
Name	GOVIND AGARWAL
PAN Card No	AAYPA9114H
Aadhar Card No	
Mobile Number	*****198
Address	HYDERABAD
Executant Details	
Name	JETHALAL AND NANJI BROTHERS
Address	HYDERABAD
Claimant Details	
Name	SRI BALAJI DEVELOPERS
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Document Nature	
Nature of Document	Sale Deed
Property Situated in(District)	HYDERABAD
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User Charges	150
Mutation Charges	15300
TOTAL	933350
Total in Words	Nine Lakh Thirty Three Thousand Three Hundred Fifty Rupees Only
Date(DD-MM-YYYY)	27-01-2021
Transaction Id	5818834890228

Stamp & Signature

For SRI BALAJI DEVELOPERS

1901169

For SRI BALAJI DEVELOPERS

Govind
Partner

Bk - 1, CS No 368/2021 & Doct No
350/2021. Sheet 11 of 11 Sub Registrar
Secunderabad

For SRI BALAJI DEVELOPERS

[Signature]
Partner

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For SRI BALAJI DEVE

Partner