

Government of Telangana Registration And Stamps Department

Payment Details - Citizen Copy - Generated on 22/02/2021, 12:40 PM Receipt No: 3714

3474/2021 Receipt Date: 22/02/2021

SRO Name: 1525 Gandipet Name: KHAN AZEEM KHAN

Transaction: Sale Deed

Chargeable Value: 0

Bank Name:

Transfer Duty /TPT

Deficit Stamp Duty

Mutation Charges

Total:

User Charges

E-Challan Bank Name: HDFS

DD No:

DD Dt:

Bank Branch:

Challan Dt:

Challan No:

E-Challan No: 62012E210221

E-Challan Dt: 21-FEB-21

Account Description

Registration Fee

E-Challan Bank Branch;

Cash

Challan Amount Paid By

CS No/Doct No: 3706 / 2021

E-Challan 22500 67500 180000 300 4500 274800

In Words: RUPEES TWO LAKH SEVENTY FOUR THOUSAND EIGHT HUNDRED ONLY

Zanna Reddy Dist

TALAE. RETURNED NAT SUB-REGISTRAR



తెలంగాణ तेलंगाना TELANGANA

S.NO. DATE:22/02/2021, RS.100/-SOLD TO: SRINIVASA REDDYN GADE, SYo. GADE VENKATA REDDY, R/o. R.R. DIST, FOR WHOM: M/s SUNSHINE PROJECTS.

366137 Licenced Stamp Vendor LIC:No:15-25-001/2007 Ren. No:15-25-023/2019 Plot No.2, Manchirevula 'X' Road Gandipet (M), R.R. Dist, Ph:9949944247

DEED SALE

THIS Deed of Sale is made and executed on this the 22nd day of February 2021, at S.R.O., Gandipet, Ranga Reddy District by:

Mr. KHAN AZEEM KHAN, S/o AHMED KHAN, Aged about 73 Years, Occupation: Retired Government Employee, R/o. Flat No. 301, Aryamitra Verbena, Road No. 28, Alakapoor Township, Neknampur, Hyderabad - 500 089, Aadhar No. 2447 5176 5485.

(Hereinafter to be called and referred to as the "VENDOR" which term unless repugnant to the context or meaning thereof shall mean and include all his legal heirs. successors, representatives, executors, administrators and assignees etc.)

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. 22500/- paid between the hours of _____ and ____ on the 22nd day of FEB, 2021 by Sri Khan Azeem Khan

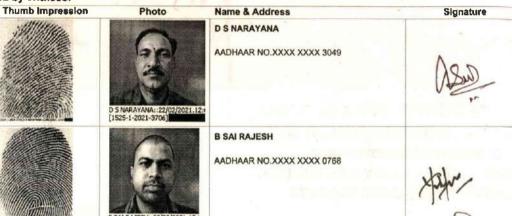
Execution admitted by (Details of all Executants/Claimants under Sec 32A): Signature/lak Thumb SI No Code Thumb Impression Address Impression Photo M/S SUNSHINE PROJECTS (R/P) SRINIVASA REDDY GADE 5/O. GADE VENKATA REDDY 1 CL MANIKONDA, RANGA REDDY KHAN AZEEM KHAN S/O. AHMED KHAN 2 EX NEKNAMPUR, RANG AREDDY KHAN AZEEM KHAN:: [1525-1-2021-3706] Identified by Witness:

of 10 Sub Registrar Gandipet

1

2

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22nd day of February,2021

Signature of Sub Registrar Gandipet

| SI No | Aadhaar Details | E-KYC Details as received from UIDAI: Address: | Photo |
|-------|---|---|-------|
| 1 | Aadhaar No: XXXXXXXXX6487 Name: Gade Srinivasa Reddy | C/O S/o GADE VENKAT REDDY, Manikonda, K.v. Rangareddy, Telangana, 500089 | |





AND

M/s. SUNSHINE PROJECTS, a partnership firm with Registration No:1822 of 2020, having its registered office at Flat No. 403, Abhinandana Jewel, Lancohills Road, Near Sampoorna Super Market, Manikonda, Hyderabad, Pan No. AEEFS6427D, represented by its Managing Partner Sri. SRINIVASA REDDY GADE S/o GADE VENKATA REDDY, Aged about 29 Years, Occupation: Business, R/o. Flat No.203, Sivakriti Wite Field Appr, Secretariat Colony, Manikonda, Gandipet, Ranga Reddy-500 089, Mobile No:9618881444, Aadhar No.3516 9732 6487

(HEREINAFTER to be called and referred as **"VENDEE"** which term unless repugnant to the context or meaning thereof shall mean and include all its successors, representatives, executors, administrators and assignees etc.)

WHEREAS

- A) Vendor is the absolute owner and possessor of all that undivided land admeasuring 450 square yards out of land total admeasuring 9680 square yards in Sy.No.284 situated at Puppalaguda Village, Gandipet Mandal (Earlier Rajendranagar Mandal), Ranga Reddy District, Telangana State, which is more clearly described in the schedule appended hereunder and hereinafter referred to as the 'Schedule Property'
- B) Originally land bearing Sy.No.284 of Puppalaguda village total admeasuring Ac.8-35 Gts was owned and possessed by Fakir Yar Jung. Same was declared as the Evacuee Property and acquired by Government of India vide Notification dated 25-05-1955 issued under Section 12 of the Displaced Persons (Compensation and Rehabilitation) Act, 1954.
- C) Ministry of Rehabilitation through the office of the custodian of evacuee property, Bombay allotted land total admeasuring Ac.85-21 gts. in Sy.Nos.279, 281 to 287 of Puppalaguda village including land admeasuring Ac.8-35 Gts in Sy.No.284 Ravinder Kumar Balwani vide allotment order No.HYD/53/9999 dated 16-09-1967 and HYD/53A/11005 dated 07-10-1967. Thus by virtue of the allotment order No.HYD/53/9999 dated 16-09-1967 and HYD/53A/11005 dated 07-10-1967, Ravinder Kumar Balwani became the pattadar and possessor of land admeasuring Ac.8-35 gts. in Sy.No.284.

For SUNSHINE PROJECTS

| Endorsement: | Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument. | | | |
|--------------|--|--|--|--|
| Description | In the Form of | | | |
| of | in the Form of | | | |

| Description | In the Form of | | | | | | |
|----------------|-----------------|----------------------------|-----------|------|--------------------------------|---------------------|--------|
| of Fee/Duty | Stamp Papers | Challan u/S 41of IS Act | E-Chailan | Cash | Stamp Duty u/S 16 of IS act | DD/BC/ Pay Order | Total |
| Stamp Duty | 100 | 0 | 180000 | 0 | 0 | 0 | 180100 |
| Transfer Duty | NA | 0 | 67500 | 0 | 0 | 0 | 67500 |
| Reg. Fee | NA | 0 | 22500 | 0 | 0 | 0 | 22500 |
| User Charges | NA | 0 | 300 | 0 | 0 | 0 | 300 |
| Mutation Fee | NA | 0 | 4500 | 0 | 0 | 0 | 4500 |
| Total | 100 | 0 | 274800 | 0 | 0 | 0 | 274900 |

Rs. 247500/- towards Stamp Duty including T.D under Section 41 of i.S. Act, 1899 and Rs. 22500/- towards Registration Fees on the chargeable value of Rs. 4500000/- was paid by the party through E-Challan/BC/Pay Order No ,620/2E210221 dated ,21-FEB-21 of ,HDFS/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 274800/-, DATE: 21-FEB-21, BANK NAME: HDf'S, BRANCH NAME: , BANK REFERENCE NO: 3167234174920,PAYMENT MODE:NB-1001138,ATRN:3167234174920,REMITTER NAME: SUNSHINE PROJECTS,EXECUTANT NAME: KHAN AZEEM KHAN,CLAIMANT NAME: SUNSHINE PROJECTS)

Date:

Gandipet

22nd day of February,2021

Signature of Pegistering Officer

Gandipet

Certificate of Registration

Registered as document no. 3474 of 2021 of Book-1 and assigned the identification number 2021 for Scanning on 22-FEB-21.

Registering Officer

Gandipet (S.Sahadev)

1525 - 3474





- D) T.Ravinder Kumar Balwani executed registered GPA bearing document No.1120 of 1966 in favor of P.Mallikarjun Rao authorizing him to sell said land by executing registered deeds of conveyance. Said GPA has been validated vide File No. 5134/G1/98 dated 11-12-1998 by the District Registrar, Ranga Reddy District.
- E) Exercising the authorities granted to him under the registered GPA bearing document No.1120 of 1966 by T.Ravinder Kumar Balwani, P.Mallikarjun Rao executed the following registered sale deed:

| Sale Deed No. | Date | Extent Ac. Gts. | In favour of |
|---------------|------------|--------------------|--------------------|
| 11206 of 2002 | 19-12-2002 | 1-20 | V.L.Shiva Narayana |
| 11207 of 2002 | 19-12-2002 | 1-20 | Smt.V.Nagakumari |
| 5056 of 2003 | 24-04-2003 | 1-23 | Kumari T.Preethi |

- F) V.L.Shiva Narayana and Smt. V.Naga Kumari having purchased Ac.1-20 gts. each in Sy.No.284 total admeasuring Ac.3-00 Gts, inturn jointly sold an extent of Ac.2-00 gts. thereof to Suresh Babu Kondabolu through registered sale deed bearing document No.3645 of 2006 dated 13-03-2006 registered at S.R.O Rajendranagar, Ranga Reddy District. Pursuant to the said registered sale deed, the name of Suresh Babu Kondabolu was mutated in the revenue records vide Proceedings No.B/136/2008 dated 21-04-2008 issued by the Tahsildar, Rajendranagar and accordingly pattedar pass book and title deed vide Khata No.735 was issued in his favor.
- G) Suresh Babu Kondabolu thus being the absolute owner and possessor of the land admeasuring Ac.2-00 gts. having received entire sale consideration executed registered AGPA bearing document No.5069 of 2018 dated 30-05-2018 registered at S.R.O Gandipet, Ranga Reddy District, Telangana State, in favor of SSV Sai Infrastructure LLP and G.Venkateswara Rao authorizing them to deal with said land admeasuring land admeasuring Ac.2-00 gts equivalent to 9680 square yards. Exercising the authorities granted under AGPA bearing document No.5069 of 2018 dated 30-05-2018 registered at S.R.O Gandipet, Ranga Reddy District, Telangana State, the said AGPA holders viz. SSV Sai Infrastructure LLP and G.Venkateswara Rao executed the registered sale deeds dated 21-07-2018 as detailed below:

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For SUNSHINE PROJECTS

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Line

| Sale Deed No. | Extent Sq. yards | In favour of |
|---------------|---------------------|--|
| 6989 of 2018 | 3900 | M/s Ananda Homes |
| | 3780 | Khan Azeem Khan (Vendor) Velagapudi Neeta & 17 others |
| 6992 of 2018 | 300 | Mohammed Shareef |
| 6993 of 2018 | 300 | Fatima Yasmeen |
| 6994 of 2018 | 300 | Abdullah Shareef |
| 6995 of 2018 | 350 | Afsar Begum |
| 6996 of 2018 | 350 | Ibrahim Shareef |
| 6997 of 2018 | 400 | Abdul Rahman Shareef |
| Total | 9680 | |

- H) The Vendor hereto, Velagapudi Neeta and 17 others having thus jointly purchased 3780 square yards, jointly entrusted the same for development to M/s Ananda Homes vide registered DAGPA bearing document No.6990 of 2018 dated 21-07-2018 registered at S.R.O Gandipet, Ranga Reddy District, Telangana State, for construction of multi stories residential apartments complex. Subsequently in view of change in their respective business plans, the Vendor hereto, Velagapudi Neeta & 17 others and M/s Ananda Homes have mutually cancelled the said registered DAGPA No.6990 of 2018 dated 21-07-2018 registered at S.R.O Gandipet, Ranga Reddy District, Telangana State, vide registered Cancellation Deed bearing document No.2408 of 2021 dated 14-07-2020 registered at S.R.O Gandipet, Ranga Reddy District, Telangana State. Consequently, the Vendor hereto remained to be the absolute owner and possessor of undivided land admeasuring 450 square yards out of land total admeasuring 9680 square yards in Sy.No.284 (schedule property hereto).
- I) The Vendor thus being the absolute owner and possessor of the Schedule Property and being desirous of selling the same in order to meet his family legal necessities, offered to sell the same to the Vendee hereto and the Vendee being interested in purchasing the same accepted the said offer.
- J) The Vendor thus agreed to sell the schedule Property viz. all that undivided land admeasuring 450 square yards out of land total admeasuring 9680 square yards in Sy.No.284 situated at Puppalaguda Village, Gandipet Mandal (Earlier Rajendranagar Mandal), RR.District, Telangana State to the Vendee for a total sale consideration of Rs.45,00,000/- (Rupees Forty Five Lakh only) @ Rs.10,000/- (Rupees Ten Thousand only) per square yard and the Vendee agreed to purchase the Schedule Property for the said sale consideration.

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For SUNSHINE PROJECTS

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K) The parties hereto having agreed upon the terms of this Sale Deed have further agreed to reduce the following terms of Agreements of Sale between them into writing.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

- 1. The VENDOR hereby sells, conveys & transfers the schedule Property viz. all that undivided land admeasuring 450 square yards out of land total admeasuring 9680 square yards in Sy.No.284 situated at Puppalaguda Village, Gandipet Mandal (Earlier Rajendranagar Mandal), Ranga Reddy District, Telangana State to the VENDEE for a total sale consideration of **Rs.45,00,000/- (Rupees Forty Five Lakh only)** @ Rs.10,000/- (Rupees Ten Thousand only) per square yard.
- 2. That the VENDEE paid the entire sale consideration of **Rs.45,00,000/-** (**Rupees Forty Five Lakhs only**) to the VENDOR through cheque No 000083 dated 22-02-2021 drawn on HDFC bank, Manikonda Branch, Hyderabad. The VENDOR hereby admits and acknowledges the receipt of entire sale consideration.
- 3. That in consideration of payment of entire sale consideration by the VENDEE, the VENDOR hereby grants by way of absolute sale the Schedule Property unto the VENDEE by conveying the right, title and interest in and over the Schedule Property unto the VENDEE enabling it and its successors-in-interest to hold and to have the same for all times to come and to convert and utilize the same for the purposes of its choice.
- 4. VENDOR hereby puts the VENDEE into vacant peaceful physical possession of the Schedule Property and the VENDEE hereby acknowledges and admits the receipt of the possession of the Schedule Property.
- 5. VENDOR hereby declares that the VENDOR is the absolute owner and possessor of the Schedule Property conveyed hereunder and that the conveyances unto him are perfect, legal and valid and are not defective, as such the VENDOR is invested with a perfect right of conveyance to be made unto the VENDEE.
- 6. VENDOR hereby grants, transfers and conveys by way of absolute sale unto the VENDEE forever and for all times to come the Schedule Property more fully described in the schedule annexed to this Deed together with all easements belonging to or in any way enjoined to or that the same or part thereof, usually held, used, occupied and enjoined and all estate, right title interest, use, inheritance, possession, benefit, claim and demand whatsoever of the VENDOR unto the VENDEE "TO HOLD" and "TO HAVE" the Schedule Property hereby sold with the rights and easements UNTO the use and benefit of the VENDEE for ever to be held as heritable and transferable immoveable property within the meaning of any law for the time being in force.

For SUNSHINE PROJECTS

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- 7. VENDOR hereby for himself and on behalf of his legal heirs, successors, executors and administrators, covenants with the VENDEE that:
 - VENDOR has good right and absolute authority to convey the Schedule Property hereby sold to the use of the VENDEE in the manner aforesaid;
 - b) The VENDEE shall and may at all times hereinafter peacefully and quietly enter upon, hold and occupy, possess and enjoy exclusively the Schedule Property without any interruption, claim or demand whatsoever from or by the VENDOR or any person or persons lawfully claiming or claim by, from, in or IN TRUST from the VENDOR and all persons having or lawfully claiming any right or interest whatsoever at law in the Schedule Property hereby sold.
 - VENDOR hereby covenants that the Schedule Property is free from all encumbrances and liens and if this statement is found to be untrue, the VENDOR hereby unequivocally undertakes to indemnify the VENDEE for all expenditure so incurred by the VENDEE in perfecting its title unto the Schedule Property.
 - d) VENDOR undertakes that the VENDOR shall and will from time to time and at all times hereinafter at the costs and expense of the VENDEE, do execute or cause to be done other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in the law, whatsoever for the better and more perfectly and absolutely hereby sold UNTO the use of the VENDEE in the manner aforesaid by the VENDEE or its Counsel in law shall be reasonably required.
- 8. VENDOR hereby declares that he has paid all the taxes, cess dues etc., in respect of the Schedule Property.
- 9. VENDOR hereby declares that the Schedule Property is neither affected by the provisions of Agricultural Land (Ceiling & Regulation) Holdings Act nor by the provisions of the ULC Act.
- 10. VENDOR hereby declares that the Schedule Property is free from litigation and there is no legal impediment for it to transfer the schedule property to the VENDEE.
- 11. VENDOR declares that there are no protected tenants as defined under Tenancy Act, 1950, over the Schedule Property.

For SUNSHINE PROJECTS

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- 12. VENDOR hereby further assures the VENDEE and undertakes to indemnify the VENDEE from all losses and demands if any caused at any time in future on account of any defect in the title of the VENDOR herein in any way or due to any third party claim for title or persons claiming through it over the Schedule Property.
- 13. VENDOR hereby states that it has not entered into any Agreement of Sale whatsoever in respect of the Schedule Property nor there was any *consensus ad idem inter se* with third parties except with VENDEE, if this statement is found to be untrue, the VENDOR hereby undertakes to indemnify the VENDEE for all expenses that may be incurred by the VENDEE in perfecting its title unto the Schedule Property.
- 14. VENDOR hereby declares that there are no gardens, trees, machinery, structures, mines and minerals in the Schedule Property, if so found, the VENDOR undertakes to pay deficit stamp duty and the VENDOR be prosecuted under Section 27 & 64 of the Indian Stamp Act.
- 15. That the VENDOR further declares that the land on which the Schedule Property is constructed is not an assigned land as defined under Act IX of 1977.
- 16. This document has been executed on Rs.100/- stamp paper and a deficit stamp duty of Rs.1,80,000/- along with Transfer duty of Rs.67,500/- and registration fee of Rs.22,500/- and user charges of Rs.300/- and mutation charges Rs.4,500/- has been remitted/paid through E-Payment vide Challan No. 620I2E210221 dated 21-02-2021.

SCHEDULE OF PROPERTY

All that undivided land admeasuring 450 square yards out of land total admeasuring 9680 square yards in Sy.No.284 situated at Puppalaguda Village, Gandipet Mandal (Earlier Rajendranagar Mandal), RR.District, Telangana State:

Boundaries of 9680 Square Yards:

NORTH

Land in Sy. No. 281 & Sy. No. 284/P

SOUTH

Nala

EAST

Land in Sy. No. 280 & Sy. No. 281

WEST :

Land in Sy. No. 284 belongs to Smt. V Naga Kumar

& Sri V.L. Shivanarayana and 40' common Road.

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For SUNSHINE PROJECTS

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IN WITNESS WHEREOF the Parties hereto have put their hands and signed on this Sale Deed on the day, month and year hereinabove mentioned.

WITNESSES:

1. Adm

2. Jahr

VENDOR

For SUNSHINE PROJECTS

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SOVERNMENT OF IND



Khan Azeem Khan పుట్లిన తేది/ DOB: 10/08/1944

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ఆధార్-సామాన్యమానపుడి హక్కు





బారత ప్రభుత్వం Government of India



ారే శ్రీనికాప రేడ్డి Gade Srinivasa Reddy పట్టిన శేడి/DOB: 04/04/1992 ప్రభుష్యం/ MALE



3516 9732 6487

VID 9174 5607 4324 852 1

నా ఆధార్, నా గుర్తింపు









భారత ప్రభుత్వం Identification Auth

ಂತ್ರಾಎನ್/Enrolment No.: 1012/60040/01163

To బర్ల పాయి రాజీప Barla Sai Rajesh ఆ/O Barla Srinivasu

Keshava Nagar Colony, Road No 3 Champapet

n Near Padmaja Hospital Saroornagar

K.v. Rangareddy Vaishalinager Telangana - 500079

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మ్ ఆధార్ సంఖ్య / Your Aadhaar No. :

7400 6793 0768 నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం Government of India

හල් సాయి రాజేష్

Barla Sai Rajesh වල්ස මිජි/ DOB: 14/11/1992

SOCIOLO / MALE

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Bk - 1, CS No 3706/2021 & Doct No 3474/2021. Sheet 9 of 10 Sub Registrar Gandipet







Online Challan Proforma [SRO copy]



Registration & Stamps Department



Registration & Stamps Department

Challan No: 620I2E210221

Bank Code : HDFS

Payment:

NB

Challan No: 620I2E210221

Bank Code : HDFS

Payment:

NB

Name PAN Card No.

Address

Remitter Details SUNSHINE PROJECTS AEEFS6427D

Aadhar Card No. Mobile Number

******444

NO. 403, ABHINANDANA JEWEL, LANCOHILLS ROAD, NEAR SAMPOORNA SUPER MARKET,

MANIKONDA, HYD **Executant Details**

Name KHAN AZEEM KHAN

FLAT NO. 301, ARYAMITRA VERBENA, ROAD NO. 28,

Address ALAKAPOOR TOWNSHIP.

NEKNAMPUR, HYDERABAD 500089

Claimant Details

Name SUNSHINE PROJECTS

NO. 403, ABHINANDANA JEWEL, LANCOHILLS ROAD, NEAR

Address SAMPOORNA SUPER MARKET.

MANIKONDA, HYD **Document Nature**

Nature of Document Sale Deed

Property Situated in(District)

SRO Name

Total in Words

Stamp & Signature

RANGAREDDY **GANDIPET**

Amount Details

Stamp Duty 180000 Transfer Duty 67500 Registration Fee 22500 **User Charges** 300 **Mutation Charges** 4500 TOTAL 274800

Two Lakh Seventy Four Thousand

Date(DD-MM-YYYY) 21-02-2021

Transaction Id

Eight Hundred Rupees Only

3167234174920

Remitter Details Name SUNSHINE PROJECTS

PAN Card No. Aadhar Card No

Address

Address

******444 Mobile Number

NO. 403, ABHINANDANA JEWEL, LANCOHILLS ROAD, NEAR

SAMPOORNA SUPER MARKET, , MANIKONDA, HYD

Executant Details

AEEF\$6427D

Name KHAN AZEEM KHAN

> FLAT NO. 301, ARYAMITRA VERBENA, ROAD NO. 28. ALAKAPOOR TOWNSHIP.

NEKNAMPUR, HYDERABAD 500089

Claimant Details

Name SUNSHINE PROJECTS

NO. 403, ABHINANDANA JEWEL.

LANCOHILLS ROAD, NEAR Address SAMPOORNA SUPER MARKET.

MANIKONDA, HYD

Document Nature

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

GANDIPET Amount Details

Stamp Duty 180000 Transfer Duty 67500 Registration Fee 22500 **User Charges** 300 Mutation Charges 4500 TOTAL 274800

Two Lakh Seventy Four Thousand Total in Words Eight Hundred Rupees Only

Date(DD-MM-YYYY) 21-02-2021

Transaction Id 3167234174920

Stamp & Signature

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