

Plot-2A

SCANNED

12/21/2020



తెలంగాణ తెలంగాణ TELANGANA

No. 4265 Date 15/6/2020 Rs. 100/-

old to Md Abdul Shakeer s/o M-A Vakeel

is Warangal

in whom self

A. Madhavi 457071

ANUMANDLA MADHAVI

Licence Stamp Vendor

License No. 11-A, No. 25-1-352019

4th Floor, 11-A, P. N. Nagar, Warangal District

11-A, P. N. Nagar, Warangal District

SALE DEED

THIS DEED OF SALE IS EXECUTED ON THIS 17th DAY OF JUNE, 2020 AT WARANGAL CITY & DISTRICT BY:

MOHAMMED ABDUL HAKEEM, S/o. MOHAMMED ABDUL AZEEM, Aged: 52 yrs, Occu: Business, R/o. Flat No. 402, Umbrella Classic Apartments, St-18, Himayath Nagar, Hyderabad [Aadhar Card No. 6050 8144 9069]

[Hereinafter called the "VENDOR", which terms and expressions shall include wherever the context may so require all his heirs, executors, administrators, successors-in-interest and assignees etc.]

IN FAVOUR OF

MOHAMMED ABDUL SHAKEER, S/o. MOHAMMED ABDUL VAKEEL, Aged: 37 yrs, Occu: Business, R/o. H.No. 11-1-145, Labour Colony, Warangal Urban [Aadhar Card No. 6073 6285 5434]

(Hereinafter called the "PURCHASER/VENDEE", which terms and expressions shall include wherever the context may so require all his heirs, executors, administrators, successors-in-interest and assignees etc.)

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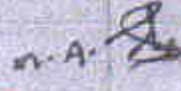
M.A. 8

Authorized Signature

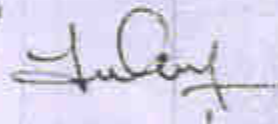
Presentation Endorsement

Presented in the Office of the Joint SubRegistrar, Warangal (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 1500/- paid between the hours of 4 and 5 on the 17th day of JUN, 2020 by SRI M A Hakeem.

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			MOHAMMED ABDUL SHAKEER S/O. MOHAMMED ABDUL VAKEEL 11-1-145 LABOUR COLONY WARANGAL.	
2	EX			MOHAMMED ABDUL HAKEEM S/O. MOHAMMED ABDUL AZEEM FLAT 402 UMBRELLA CLASSIC APTS ST-18 HIMAYATH NAGAR, HYDERABAD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			MD ABDUL RAWOOF SAYEED S/O ABDUL AZEEM R/O NAMPALLY HYD	
2			MD IMADUDDIN ZUBER S/O MD FAZAL U RAHMAN R/O CHARBLOULI	

17th day of June, 2020

Signature of Joint SubRegistrar
Warangal (R.O)

Sl No	Aadhaar Details	E-KYC Details as received from UIDAI:	Address:
1	Aadhaar No: XXXXXXXX5434 Name: Mohammed Abdul Shakeer	S/O Mohammed Abdul Vakeel, Warangal, Warangal, Andhra Pradesh, 506013	



Handwritten signature/initials

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Bk-1, CS No 11979/2020 & Doc No 18241/2020
Joint SubRegistrar
Warangal (R.O)
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WHEREAS the vendor is the absolute owner, possessor and enjoyer of 4357.44 sq. yards in Sy.No. 877 (old), 830/A (new) (as per Revenue Pahanl 830/A/3) of Waddepally Revenue Village, Hanamkonda Mandal, Warangal Urban District.

WHEREAS the vendor purchased 3993.00 sq. yards [i.e. 1765.00 sq. yards + 2228.00 sq. yards] vide Doc.No. 8932/2017 and 8933/2017 respectively and subsequently also purchased 364.44 sq. yards vide Doc.No. 7003/2018. Thus the vendor is the absolute owner and possessor of total land to an extent of 4357.44 sq. yards. The vendor converted the above total land into house plots by laying 30 feet Road in between plot Nos. 2A, 3, 4, 5, 6, 7, 8, 9 and Plot Nos.10,11,12,13,14,15,16,17 and 18 to approach the Government Road. The vendor purchased through three separate sale deeds in following manner:

- 1) The Open land property, admeasuring to an extent of **1765.00 sq. yards** purchased from Munni Begum Gulam, W/o. Gulam Samdhany through her GPA Holder Gulam Samdhany, S/o. Abdulla [vide GPA doc.No. 7143/2017 of Book No. 1, dt 02-08-2017 at R.O. Warangal (U)] through Regd. Sale Deed No. **8932/2017** dt 29-08-2017 of R.O., Warangal (U); with a linked document Nos. 7764/2010 of R.O., Warangal (U), Document No. 17/2011 of R.O. Warangal (U), Document No. 10569/2015 R.O., Warangal (U) and Document No. 7040/2017 R.O. Warangal (U).
- 2) The Open land property, admeasuring to an extent of **2228.00 sq. yards** purchased from Munni Begum Gulam, W/o. Gulam Samdhany through her GPA Holder Gulam Samdhany, S/o. Abdulla [vide GPA doc.No. 7143/2017 of Book No. 1, dt 02-08-2017 at R.O. Warangal (U)] through Regd. Sale Deed No. **8933/2017** dt 29-08-2017 of R.O., Warangal (U); with a linked document Nos. 7764/2010 of R.O., Warangal (U), Document No. 17/2011 of R.O. Warangal (U), Document No. 10569/2015 R.O., Warangal (U) and Document No. 7040/2017 R.O. Warangal (U).
- 3) The Open Plot property admeasuring to an extent of **364.44 sq. yards** equivalent to 304.71 sq. mtrs out of Sy.No. 830/A (new), 877 (old) of Waddepally Revenue Village, Hanamkonda Mandal, Warangal City & (Urban)

Contd. page 3.

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M.A. S.

Authorized Signature

Dist. purchased from Ameena Bee, Mohammed Osman Ali, Kareema and Mohammed Babu Miya through Regd. Sale Deed No. 7003/2018 dt. 02-04-2015 of R.O., Warangal (U).

WHEREAS the Vendor to meet his family and financial requirements has offered and agreed to sell the Open Plot No. 2A to an extent of 156.00 sq. yards [or] 130.43 sq. mtrs, i.e. schedule property and the same is clearly described in the schedule annexed hereto and more particularly delineated in the enclosed plan hereto to the purchaser for a sale consideration of Rs.3,12,000/- (Rupees Three lakhs twelve thousand only), i.e. Rs.2,000/- per sq. yard and the purchaser has also agreed to purchase the same at that rate.

The vendor has enjoying the same with peaceful possession without any interruption and disputes, as such the vendor has every right in the schedule property and he is entitled to sell the same.

NOW THIS INDENTURE WITNESSETH THAT:

01. That the total sale consideration of the schedule property of Rs.3,12,000/- (Rupees Three lakhs twelve thousand only), i.e. Rs.2,000/- per sq. yard has already been paid by the purchaser to the vendor. The vendor hereby acknowledges the receipt of the total sale consideration of Rs.3,12,000/-.
02. THE PURCHASER has paid entire sale consideration as mentioned above and the VENDOR has sold away the schedule property with specified boundaries and the PURCHASER hereby inducted into the possession of the schedule property today by the VENDOR and the PURCHASER hereafter shall have hold and enjoy the same as absolute owner thereof together with all attendants and rights of ownership.
03. THE VENDOR assure the Vendee/Purchaser that the schedule property is free from all sorts of charges, encumbrances, claims, disputes, liens and mortgages etc., and the vendor undertake to indemnify and keep indemnified

Contd. page 4.

[Signature]

For Civil Constructors & Developers

M.A. *[Signature]*

M.A. *[Signature]*

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

Description of Particulars	Stamp Duty	In the Form of					Total
		Cheque	E-Cheque	Cash	Stamp Duty and 18 of 18 set	DORCO Pay Order	
Stamp Duty	100	0	12480	0	0	0	12580
Transfer Duty	NA	0	4680	0	0	0	4680
Reg. Fee	NA	0	1560	0	0	0	1560
User Charges	NA	0	100	0	0	0	100
Total	100	0	18820	0	0	0	18920

Rs. 17160/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1500/- towards Registration Fee on the chargeable value of Rs. 312000/- was paid by the party through E-Cheque/BC/Pay Order No. 772PA0060620 dated 05-JUN-20 of 8894.

Online Payment Details Received from SBI e-P

(1) AMOUNT PAID- Rs. 18920/-, DATE: 05-JUN-20, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 1340002196718, PAYMENT MODE: CASH-1000200, ATRN: 1340086196716, REMITTER NAME: MOHD ABUL SHAKEER, EXECUTANT NAME: MOHD ABUL NAKHEEM, CLAIMANT NAME: MOHD ABUL SHAKEER.

Date:

17th day of June, 2020

Signature of Registering Officer
Warangal (R.O)

Registered as No: 19101 of 2020
of Book 1 1st Part of June 2020
1942 Jainath

Registering Officer
(P. RAMA MURTHY)

Bk-1, CS No 11979/2020 & Doct No
1811/2020 Sheet 2 of 8
Joint Sub Registrar
Warangal (R.O)

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the vendee/purchaser that in the event of any litigation or for any loss sustained on account of any defect in his title in respect of his possession or whatsoever disputes pertaining to the property hereby sold and the vendor further assures that no court litigations are pending in any court in respect of the schedule property.

04. THE VENDOR hereby assure the Vendee/Purchaser that he has not sold the schedule property to any other person or persons prior to this Sale Deed and it is not encumbered in any manner either by way of sale, mortgage, pledge, gift etc., and that there are no legal impediments, whatsoever for the Vendor in conveying the schedule property in favour of the Vendee herein.

05. THE VENDEE/PURCHASER hereafter shall have heritable and transferable rights over the schedule property, which exclusively belongs to the Vendee as absolute owner and possessor.

06. THE VENDOR undertakes to perform his part of duty in causing mutations in the name of the purchaser in the Revenue/Municipal records or in any other Government records.

07. THE VENDOR agrees and assures the purchaser to execute further documents or affidavits for effective and proper conveyance of title to the purchaser without any objections of whatsoever.

08. THE VENDOR today delivered all title deeds in respect of the schedule property to the purchaser.

09. The registration expenses shall be borne by the purchaser only.

10. Hereafter the VENDOR shall not have any right, title or interest over the aforesaid property and the possession of the schedule property has been delivered to the PURCHASER in pursuance of this sale deed.

Contd...page 5.



For Elite Constructions & Developers



Authorized Signature

SCHEDULE OF THE PROPERTY

Open Plot No. 2A to an extent of **156.00 sq. yards** [or] 130.43 sq. mtrs in Sy.No. 877 [old], 830/A [new] (as per Revenue Pahani 830/A/3) of Waddepally Revenue Village, Hanamkonda Mandal, Warangal Urban District, within the limits of Greater Warangal Municipal Corporation and within the limits of Registration District and Joint Sub-Registrar, Warangal R.O. (U) and bounded by:

East : Plot No.2
 West : 30'-0" Wide Road
 North : Land of others
 South : Plot No.3

Rule-3 Statement

Sy.No.	Extent	Classification	Value per Sq. yd	Total Value
Sy.No. 877 [old], 830/A [new] (as per Revenue Pahani 830/A/3)	156.00 sq. yards	Open Plot	2,000/-	Rs.3,12,000/-

- The schedule property is not an assigned land under A.P.P.O.T. Act 9/77.
- There is no house or structures is constructed in the existing site mentioned in the schedule of property.
- The schedule property does not belongs to Government or its Agencies.
- The property is not mortgaged to Government or its Agencies or even private financial institutions.

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[Handwritten signature]

For: Head Construction & Development

m-a *[Signature]*

Authorized Signature

m-a *[Signature]*

DECLARATION

We hereby declare that there are no Mango Trees, Coconut Trees, Betel leaves garden, orange grooves or any such other gardens and that there are no quarries or mines or granites or such other valuable stones and that there are no machinery, no fish ponds etc in the land now being transferred to the purchaser.

The parties hereto have affixed their true latest passport size photographs in a separate sheet as per Sec.32-A of Registration Act, 1908 and also fixed their Left Thumb Impressions and signatures thereon in the presence of witnesses and the same is annexed to this deed.

The parties hereto have enclosed true Xerox copies of their residence proof duly attested by them.

"The purchaser has agreed and declared that, if any deficit stamp duty or Registration Fee detected by the authorities in future, he will be liable to pay the same".

D.S.D of Rs.12,480/-, T.D. of Rs.4,680/-, Regn. Fee of Rs.1,560/-, U/c. of Rs.100/- In all Total Rs.18,820/- has been remitted through eChallan No. 722FAG080620, dt. 08.06.2020 and the same is enclosed herewith.

IN WITNESS WHEREOF THE VENDOR AND PURCHASER HAVE SUBSCRIBED THEIR SIGNATURES ON THIS CONVEYANCE DEED WITH FREE WILL AND FULL CONSENT ON THE DAY, MONTH AND YEAR AS MENTIONED ABOVE.

WITNESSES:

- 1) 
- 2) 


SIGN. OF THE VENDOR


SIGN. OF THE PURCHASER

Eco. Elite Constructions & Developments


Authorized Person

PLAN SHOWING THE OPEN PLOT NO.2A, IN Sy .NO.877 (OLD),830/A (NEW),

as per Revenue Pahani 830/A/3, OF WADDEPALLY Revenue village, HANAMKONDA Mandal,WARANGAL City& (Urban) District.

VENDOR /FIRST PARTY : MOHAMMED ABDUL HAKEEM, S/O. MOHAMMED ABDUL AZEEM.

PURCHASER/SECOND PARTY : MOHAMMED ABDUL SHAKEER, S/O. MOHAMMED ABDUL VAKEEL.

TOTAL AREA : 156.00Sq.yds

(OR) : 130.43Sq.Mts

 : INCLUDED



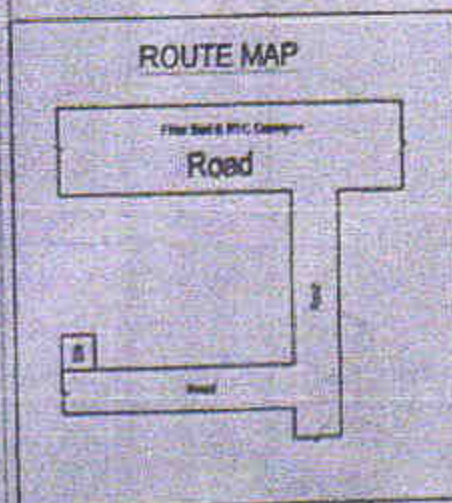

SIG. OF THE VENDOR


SIG. OF THE PURCHASER

WITNESSES

1. 

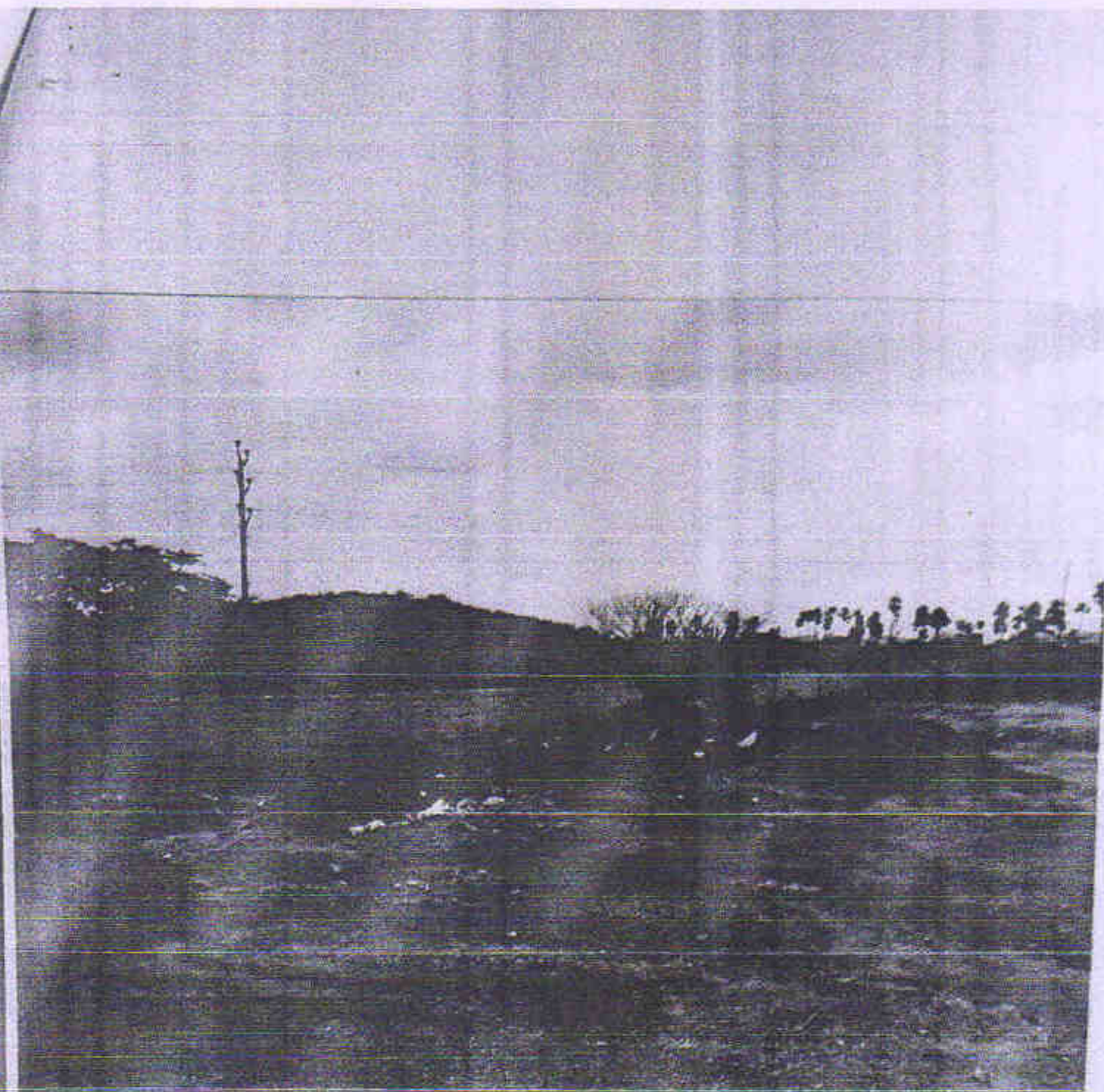
2. 



For: Elite Constructors & Developers



Authorized Signature



witnesses:

1. Hayer

2. Fulhal

Hayer
VENDOR

M.A. Jy
PURCHASER

For: Elite Constructions & Developers

M.A. Jy

Authorized Signature

GOVERNMENT OF TELANGANA LAYOUT REGULARISATION SCHEME - 2020 - GWMC

Application Number	: C/GWMC/065399/2020
Application Date	: 12-OCT-20
Name	: Mohammed abdul shakeer
Mobile Number	: 9985699362
Bank Reference Number	: pay_Fo2O07FgmPaupt
Receipt Date	: 12-10-2020
Paid at	: Online
Amount Paid	: 1000 Rs/-
Plot Number	: 2A
Survey Number	: 830/A
Area/Extent of the plot in Sq.Yards	: 156.00
District Name	: Warangal Urban
Mandal Name	: Hanamkonda
Village Name	: Waddepally
Ward Name	: Ward - 54
Email Id	: gsm_mw@yahoo.com
Transaction Status	: SUCCESS

*It is a computerized Receipt, signature not required.

Note:

- Please print this receipt for further reference
- The receipt of Layout Regularisation (LR) charges is subject to approval of LR application and final computation of LR charges. This receipt does not give any right for Regularisation.

For: E-Plan Constructions & Developers

m a

Authorized Signature

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