

8328/2021

7834/2021

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

AF 366500

SI NO. 500, Date: 17/06/2021, Rs. 100/-

SOLD TO: SRUJANA SAMBARI

W/O. VENKATESH SAMBARI R/O. HYD

FOR WHOM: M/S SR BUILDERS

Pallavi

M. PALLAVI

LICENCED STAMP VENDOR

LIC. No. 15-20-016/2021

H.No: 7-6, Choudarguda Village

Shamshabad Mandal, R.R.Dist, 1

Cell: 9949979990

SALE DEED

THIS DEED OF SALE is made and executed on this the 18th day of JUNE, 2021, at S.R.O., Gandipet, Ranga Reddy District, Telangana State., by:-

1. **Mr. TEJAS HINDOCHA, S/O. Mr. RAMESH D.HINDOCHA**, aged about 44 years, Occupation: Fashion Designer, (Aadhaar No.7606 0070 6613, PAN No.ABRPH1760L).
2. **Mr. HARISH KUMAR HINDOCHA, S/O. Mr. RAMESH D.HINDOCHA**, aged about 37 years, Occupation: Fashion Designer, (Aadhaar No.4768 5932 7754, PAN No.ACJPH2934B).

Both are residing at 5, Lake Castle, Beside Leela Garden, RTC Colony, Tirumalagiri, Hyderabad., Telangana State.

(Hereinafter called "**VENDORS**" which term shall mean and include all their heirs, successors, executors, administrators, legal representatives, nominees and legal assignees of the first part).

Contd..2..

[Signature]

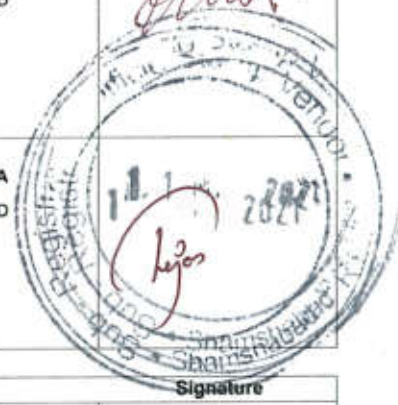
[Signature]

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. 11865/- paid between the hours of _____ and _____ on the 18th day of JUN, 2021 by Sri Tejas Hindocha

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

Sl No	Code	Thumb Impression	Photo	Address
1	CL			M/S SR BUILDERS (R/P) SRUJANA SAMBARI W/O. VENKATESH SAMBARI SHAIKPET, HYDERABAD
2	EX			HARISH KUMAR HINDOCHA S/O. RAMESH D.HINDOCHA RTC COLONY, HYDERABAD
3	EX			TEJAS HINDOCHA S/O. RAMESH D.HINDOCHA RTC COLONY, HYDERABAD

**Identified by Witness:**

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			P NARSIMULU AADHAAR NO XXXX XXXX 6450	
2			K RAGHAV REDDY AADHAAR NO XXXX XXXX 9685	

18th day of June, 2021

Signature of Sub Registrar
Gandipet**E-KYC Details as received from UIDAI:**

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX6613 Name: Tejas Hindocha	S/O Ramesh Hindocha, Tirumalagiri, Hyderabad, Telangana, 500015	
2	Aadhaar No: XXXXXXXX7754 Name: Harish Kumar Hindocha	S/O Ramesh Dungarshi Hindocha, Khalratabad, Hyderabad, Telangana, 500034	

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IN FAVOUR OF

M/s. SR BUILDERS, having its office at Flat No:305, Green Space The Hive, Road No:13, Alkapuri Township, Puppallaguda, Manikonda, Gandipet Mandal, Ranga Reddy District., Represented by its Chairman & Managing Director :- **Mrs. SRUJANA SAMBARI W/O. Mr. VENKATESH SAMBARI**, aged about 39 years, Occupation: Business, Plot No:167, OU Colony, Near Bheemas Hotel, Shaikpet, Golconda, Hyderabad, Telangana State, PIN-500089., Pan No:**BIQPS9610B**, Aadhar No: **2197 6932 2604**.

(Hereinafter called the "**VENDEE/PURCHASER**" which term shall mean and include all his heirs, executors, administrators, legal representatives, nominees and assignees Second Part).UI

WHEREAS the Vendors herein are the sole and absolute owners and peaceful possessors of the **Open Land**, admeasuring **339.00** Square yards or equivalent to 280.40 Square Meters., in **Survey No.14/Part**, Situated at **BANDLAGUDA JAGIR VILLAGE**, Rajendranagar Mandal, (Now in Gandipet Mandal), Ranga Reddy District., Telangana State., having acquired the same vide registered **GIFT DEED Document No.8246/2018**, dated:28-07-2018, registered at Sub-Registrar, Gandipet, Ranga Reddy District., Telangana State.

WHEREAS the Vendors have agreed and offered to sell the **Open Land**, admeasuring **339.00** Square yards or equivalent to 280.40 Square Meters., in **Survey No.14/Part**, Situated at **BANDLAGUDA JAGIR VILLAGE & MUNICIPAL CORPORATION**, Gandipet Mandal, Ranga Reddy District., Telangana State., and more fully described in the Scheduled of property annexed hereto, to the Vendee of the Second Part, for a total sale consideration of **Rs.23,73,000/-** (Rupees Twenty three Lakhs Seventy three thousand Only), and the Vendee has agreed to purchase the same for the said sale consideration.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

THAT in pursuance of the above said offer of the Vendors to sell the schedule property and acceptance of the same by the Vendee, the Vendee has already paid the entire sale consideration of **Rs.23,73,000/-** (Rupees Twenty three Lakhs Seventy three thousand Only), through Online Transfer, and the Vendors hereby admits and acknowledges the receipts of the entire sale amount having received from the Vendee.

1. THAT the Vendors have this day delivered the vacant, physical and peaceful possession of the Schedule property to the Vendee "TO HAVE AND TO HOLD" the same absolutely and forever.
2. THAT the Vendors have paid all the taxes and dues etc., in respect of the schedule property upto the date of this sale Deed.



Contd..3..

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
3	Aadhaar No: XXXXXXXX2604 Name: Srujana Sambari	C/O., Golconda, Hyderabad, Telangana, 500008	

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	94820	0	0	0	94920
Transfer Duty	NA	0	35595	0	0	0	35595
Reg. Fee	NA	0	11865	0	0	0	11865
User Charges	NA	0	100	0	0	0	100
Mutation Fee	NA	0	3000	0	0	0	3000
Total	100	0	145380	0	0	0	145480

Rs. 130415/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 11865/- towards Registration Fees on the chargeable value of Rs. 2373000/- was paid by the party through E-Challan/BC/Pay Order No .845AT4160621 dated .16-JUN-21 of .ICICIC/

Online Payment Details Received from SBI e-P

1). AMOUNT PAID: Rs. 145380/-, DATE: 16-JUN-21, BANK NAME: ICICIC, BRANCH NAME: , BANK REFERENCE NO: 3218351038516, PAYMENT MODE: NB-1001138, ATRN: 3218351038516, REMITTER NAME: SRUJANA SAMBARI, EXECUTANT NAME: TEJAS HINDOCHA AND OTHER, CLAIMANT NAME: MS SR BUILDERS)

Date:

18th day of June, 2021

Signature of Registering Officer

Gandipet

Certificate of Registration

Registered as document no. 7834 of 2021 of Book-1 and assigned the identification number 1 - 15-5 - 7834 - 2021 for Scanning on 18-JUN-21 .

Registering Officer

Gandipet

(S.Sahadev)

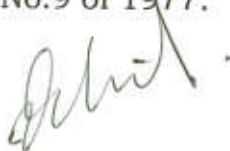
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3. THAT the Vendors have handed over the concerned papers of schedule mentioned property to the Vendee on this day.
4. THAT the Vendee shall hold and enjoy the scheduled property as an absolute owner as Vendee likes without any let or hindrance either from the Vendors or any other person or persons whomsoever.
5. THAT the Vendors further covenant with the Vendee, that if the Vendee is deprived of whole or any part on account of any defect in the Vendors title, the Vendors shall indemnify and compensate the Vendee against the same.
6. THAT the Scheduled Property hereby sold is free from all encumbrances, charges, prior sales, gifts, will, sureties, lien court attachments, family disputes, litigations, prior agreements, mortgages, leases, AGPA's, GPA's, etc., the Vendors have full power and absolute authority to sell the same to the Vendee.
7. THAT the Vendors hereby indemnify and keep the Vendee indemnified from against all the losses, costs, expenses, damages, sustain, if any due to the defect in the title of the Vendors or from any third party's claim or if the Vendee has deprived from the part or whole of the schedule property. The Vendors shall compensate against the same at all times from their personal and other property.
8. THAT, the Vendors, hereby declare that We are owning vacant land admeasuring **339.00** Sq. yards, in peripheral area of Hyderabad Urban Agglomeration, that after issue of the G.O.Ms.No.733, Rev. (UCI) Dept., dated 31-10-1988 and availing of the exemption granted therein and through this document We are transferring **339.00** Square Yards, If the transfer of the land is subsequently found to be in violation of any of the provision of the Urban Land (C & R) Act of 1976 of the G.O., referred to above, the Vendors will be liable for prosecution.
9. THAT the document to effect that no house or structure is constructed or existing in the house site/land mentioned in the schedule of the property. If there is any structure that may be prosecuted in a court of law U/S 27 and 64 of Indian Stamp Act.
10. THAT the Vendors hereby declare that we are the owners of the schedule mentioned property. The said property is assessed by the Municipal/Gram Panchayat authorities and not allotted any PTI/VLTA Number.
11. THAT the land affected by this document is not an assigned land as defined in section 2(1) Act No.9 of 1977.

Contd..4..



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Sub Registrar
Gandipet



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STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY FILED:

UNDER RULE 3 OF THE ANDHRA PRADESH PREVENTION OF UNDER
PRESENTATION OF UNDER VALUATION INSTRUMENT RULE, 1975.

Do hereby declare that and state to the best of my knowledge the belief
the market value of the property entered is as follows:

Place	Sy.Nos.	Area	Value Per Sq. yard	Total Market Value
BANDLAGUDA JAGIR VILLAGE & MUNICIPAL CORPORATION, Gandipet Mandal, Ranga Reddy District., Telangana State.,	14/Part	339.00 Sq.yards	Rs.7,000/-	Rs. 23,73,000/-

SCHEDULE OF PROPERTY

All that the **Open Land**, admeasuring **339.00** Square yards or
equivalent to 280.40 Square Meters., in **Survey No.14/Part**, Situated at
BANDLAGUDA JAGIR VILLAGE & MUNICIPAL CORPORATION,
Gandipet Mandal, Ranga Reddy District., Telangana State., and bounded
as follows:

NORTH : Existing 40'-0" Wide Road.
SOUTH : Land of Sri. Burra Raghuraj.
EAST : Land of Sri. Kota Butchanna.
WEST : Land of Sri. Burra Raghuraj.

And more clearly delineated in the plan annexed hereto, and marked in
RED Colour.

IN WITNESSES WHEREOF, the Vendors and Vendee have signed on
this SALE DEED with their own free will and consent on this the day,
month and year first above mentioned, before the following:-

WITNESSES:

1. P. narsi

2. K. R

1.

2.

SIG. OF THE VENDORS

For SE BUILDERS

SIG. OF THE VENDEE

Proprietor

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Gandipet



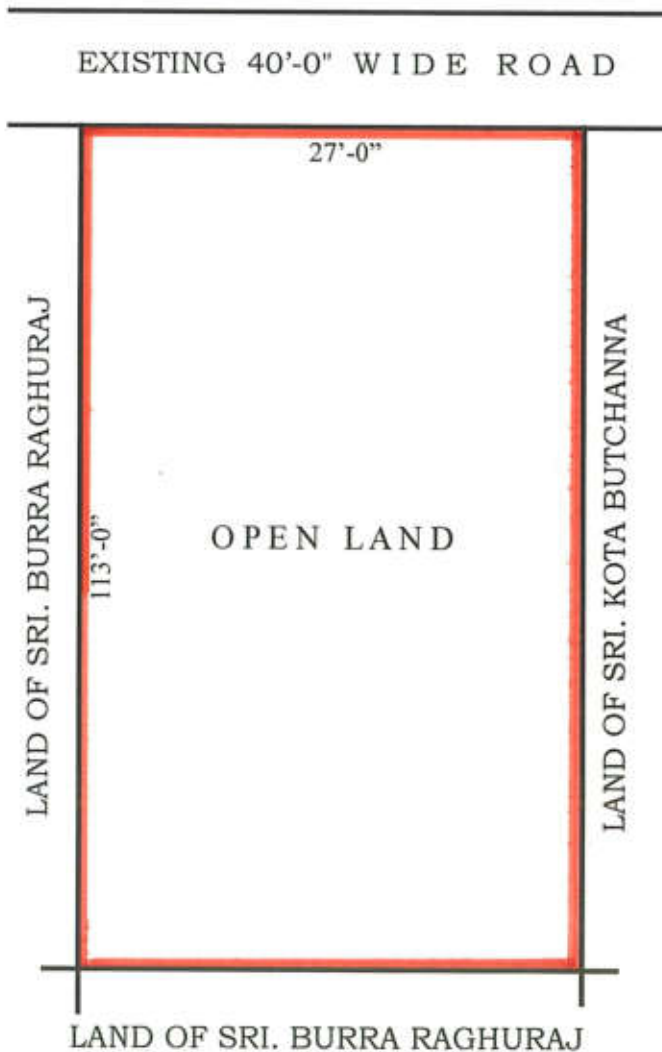
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REGN. PLAN SHOWING THE **OPEN LAND**, ADMEASURING **339.00** SQUARE YARDS OR EQUIVALENT TO 280.40 SQUARE METERS., IN **SURVEY NO.14/PART**, SITUATED AT **BANDLAGUDA JAGIR VILLAGE** & MUNICIPAL CORPORATION, GANDIPET MANDAL, RANGA REDDY DISTRICT., TELANGANA STATE.,

VENDORS : 1. Mr. TEJAS HINDOCHA, S/O. Mr. RAMESH D.HINDOCHA
2. Mr. HARISH KUMAR HINDOCHA, S/O. Mr. RAMESH D.HINDOCHA

VENDEE : M/s. SR BUILDERS, Represented by its Chairman & Managing Director :-
Mrs. SRUJANA SAMBARI W/O. Mr. VENKATESH SAMBARI

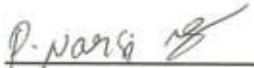


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NOT SCALE :

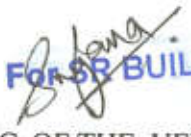
INCL : 
EXCL : 



WITNESSES :-

1. 

2. 


For SR BUILDERS

SIG. OF THE VENDEE/S
Proprietor


SIG. OF THE VENDOR/S

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Gandipet



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భారత ప్రభుత్వం
Government of India



కోలన్ రాఘవ రెడ్డి
Kolan Raghav Reddy
పుట్టిన తేదీ/DOB: 26/06/1970
పురుషుడు/ MALE



8319 5026 9685
VID: 9167 4558 5962 4741

ఆధార్ - సామాన్యుని హక్కు
1౯౯౪

భారత ప్రభుత్వం
Government of India



తేజస్ హిందోచా
Tejas Hindocha
పుట్టిన తేదీ / DOB: 07/12/1977
పురుషుడు / Male



7606 0070 6613

నా ఆధార్, నా గుర్తింపు
1౩

భారత ప్రభుత్వం
GOVERNMENT OF INDIA



పెద్దాపురం నరసిమలు
Peddapuram Narasimulu
పుట్టిన సంవత్సరం / Year of Birth : 1981
పురుషుడు / Male



4384 9530 6450

ఆధార్ - సామాన్యుని హక్కు
P. Narasimulu

భారత ప్రభుత్వం
Government of India



హరిష్ కుమార్ హిందోచా
Harish Kumar Hindocha
పుట్టిన తేదీ/DOB: 21/09/1984
పురుషుడు/ MALE



4768 5932 7754
VID: 9185 4409 5277 3940

నా ఆధార్, నా గుర్తింపు
Harish Kumar Hindocha

భారత ప్రభుత్వం
Government of India



స్రుజనా సాంబారి
Srujana Sambari
పుట్టిన తేదీ / DOB : 19/08/1982
స్త్రీ / Female



2197 6932 2604

ఆధార్ - సామాన్యుని హక్కు
Srujana Sambari

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Gandipet



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Online Challan Proforma [SRO copy]



Registration & Stamps Department
Telangana

Challan No: 845AT4160621

Bank Code : ICICIC

Payment :
NB

Remitter Details	
Name	SRUJANA SAMBARI
PAN Card No	BIQPS9610B
Aadhar Card No	
Mobile Number	*****511
Address	HYDERABAD
Executant Details	
Name	TEJAS HINDOCHA AND OTHER
Address	HYDERABAD
Claimant Details	
Name	MS SR BUILDERS
Address	HYDERABAD
Document Nature	
Nature of Document	Sale Deed
Property Situated in(District)	RANGAREDDY
SRO Name	GANDIPET
Amount Details	
Stamp Duty	94820
Transfer Duty	35595
Registration Fee	11865
User Charges	100
Mutation Charges	3000
TOTAL	145380
Total in Words	One Lakh Forty Five Thousand Three Hundred Eighty Rupees Only
Date(DD-MM-YYYY)	16-06-2021
Transaction Id	3218351038516
Stamp & Signature	

7

Online Challan Proforma[Citizen copy]



Registration & Stamps Department
Telangana

Challan No: 845AT4160621

Bank Code : ICICIC

Payment :
NB

Remitter Details	
Name	SRUJANA SAMBARI
PAN Card No	BIQPS9610B
Aadhar Card No	
Mobile Number	*****511
Address	HYDERABAD
Executant Details	
Name	TEJAS HINDOCHA AND OTHER
Address	HYDERABAD
Claimant Details	
Name	MS SR BUILDERS
Address	HYDERABAD
Document Nature	
Nature of Document	Sale Deed
Property Situated in(District)	RANGAREDDY
SRO Name	GANDIPET
Amount Details	
Stamp Duty	94820
Transfer Duty	35595
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User Charges	100
Mutation Charges	3000
TOTAL	145380
Total in Words	One Lakh Forty Five Thousand Three Hundred Eighty Rupees Only
Date(DD-MM-YYYY)	16-06-2021
Transaction Id	3218351038516
Stamp & Signature	

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Gandipet



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Government of Telangana
Registration And Stamps Department

7834/21

Payment Details - Citizen Copy - Generated on 18/06/2021, 12:44 PM

RO Name: 1525 Gandipet

Receipt No: 8356

Receipt Date: 18/06/2021

Name: TEJAS HINDOCHA

CS No/Doct No: 8328 / 2021

Transaction: Sale Deed

Challan No:

E-Challan No: 845AT4160621

Chargeable Value: 0

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 16-JUN-21

Bank Name:

Bank Branch:

E-Challan Bank Name: ICICIC

E-Challan Bank Branch:

Account Description

Amount Paid By

	Cash	Challan	DD	E-Challan
Registration Fee				11865
Transfer Duty /TPT				35595
Deficit Stamp Duty				94820
User Charges				100
Mutation Charges				3000
Total:				145380

In Words: RUPEES ONE LAKH FORTY FIVE THOUSAND THREE HUNDRED EIGHTY ONLY

RETURNED

JOINT SUB-REGISTRAR - 5
Gandipet, R.R. Dist.

SUB-REGISTRAR
Gandipet Range Reddy Dist

O.T.P. 702798