



తెలంగాణ తెలంగాణA TELANGANA

AN 905591

K. Rajeswari

K. RAJESWARI

LICENSED STAMP VENDOR

L.No. 16-11-043/2017

R.L.No 16-11-016/2020

H.No.6-3-582

NEAR HIMALAYA BOOK WORLD

BESIDE IOC PETROL PUMP

PUNJABI GULI CAFE

MOBILE PHONE NO. 8636669973

తెలంగాణ ప్రభుత్వం
ధరణి



GOVERNMENT OF TELANGANA
DHARANI

(SALE DEED)

THIS DEED OF SALE is made and executed on 15th July 2022 by and between:

SRI. MOHAMMED ABDUL WAHED JAWEEED, S/O **MOHAMMED ABDUL MAJEED**, aged about 52 years, PAN No. ADQPJ4759A, Occ: Business, Residing at 8-1-399/8, JANAKINAGAR COLONY, TOLICHOWKI, GOLCONDA, Hyderabad, Telangana, 500008. (Hereinafter called the "VENDOR" of the first part)

IN FAVOR OF

M/s. **GAMBHEERAM PROPERTIES** (CIN/ Firm/ Society/Trust No. - 491/2015) Represented by **KUNAPAREDDY UMESH**, aged about 65 years, Residing at VILLA NO 19, PALMCOUNTY HS DARGAH, SHAIKPET, Hyderabad, Telangana, 500008. (Hereinafter called the "VENDEE - Authorized Person" of the second part).

(The terms "VENDOR" and "VENDEE" herein used shall wherever the context so admits/mean and include their respective heirs, executors, successors, legal representatives, Administrators and assignees etc.,

For GAMBHEERAM PROPERTIES

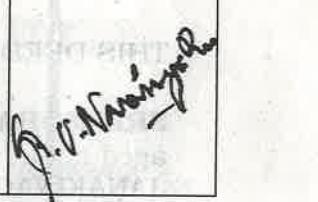
Presentation Endorsement

Presented in the Office of the Tahsildar & Jt Sub Registrar, Chevella along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs.2671422.00/- paid between the hours of _____ and _____ on the 12th day of July, 2022 by Sri .

Execution admitted by (Details of all Seller/Buyer under Sec 32A):

S. No.	Code	Thumb Impression	Photo	Address	Signature
1	SE:INDIVIDUAL	Aadhaar Verified		MOHAMMED ABDUL WAHED JAWEED, Address: 8-1-399/8, JANAKI NAGAR COLONY, TOLICHOWKI, GOLCONDA, Hyderabad, India	
2	BU: Authorized Person	Aadhaar Verified		KUNAPAREDDY UMESH Authorized by GAMBEERAM PROPERTIES, Address: Hyderabad, India	

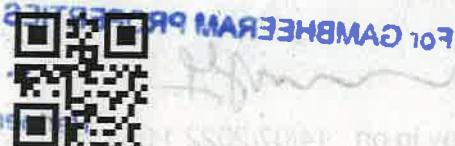
Identified by Witness:

S. No.	Code	Thumb Impression	Photo	Address	Signature
1	WIT.	Aadhaar Verified		MOHAMMED KHURRAM, Address: CHEVELLA,	
2	WIT.	Aadhaar Verified		BEZAWADA VENKATA NARSINGA RAO, Address: CHEVELLA,	

Date
15 July 2022

Signature Of Registering Officer
Chevella

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WHEREAS the Vendor is the absolute owner and possessor of agricultural land bearing Sy.No.679/ 9 1/2 adm Ac.1.19 gts, Sy.No.679/ 9 1/2 adm Ac.1.18 gts & Ac.0.25 gts in Sy.No.679/ 9 2/2/1, total adm Ac.3.22 gts, situated at Kandawada Village, Chevella Mandal, R.R. District, Telangana State, which is more fully described in the schedule annexed to this Deed and hereinafter referred to as schedule property, having E- Pattadar Passbook bearing No.T05040351225 with Khata No.2257.

WHEREAS originally Devulapally Chandra Reddy was the absolute owner, pattadar and possessor of agricultural land bearing Sy.No.679/ 9 adm Ac.5.35 gts and Devulapally Venkat Reddy was the absolute owner and possessor of Sy.No.679/ 9 adm Ac.5.35 gts, both situated at Kandawada Village, Chevella Mandal, R.R. District. On the demise of Devulapally Chandra Reddy, his above mentioned Ac.5.35 gts was succeeded by his two sons namely Devulapally Srinivas Reddy & Devulapally Sanjeeva Reddy. Accordingly mutation was effected in their names to the extent of Ac.2.37gts and Ac.2.38 gts by assigning sub-division numbers as 679/ 9 1 & 679/ 9 2 respectively. Further on the demise of Devulapally Venkat Reddy, his above mentioned Ac.5.35 gts was succeeded by his two sons namely Devulapally Narsimha Reddy & Devulapally Narayan Reddy to the extent of Ac.2.37 gts & Ac.2.38 gts respectively and accordingly mutation was effected in their names by assigning sub-division numbers as 679/ 9 1 & 679/ 9 2 respectively. Thus Devulapally Srinivas Reddy became the absolute owner, pattadar and possessor of land bearing Sy.No.679/ 9 1 adm Ac.2.37 gts. Similarly Devulapally Narsimha Reddy became absolute owner of Sy.No.679/ 9 1 adm Ac.2.37 gts and his brother Devulapally Narayan Reddy became absolute owner of Sy.No.679/ 9 2 adm Ac.2.38 gts. Thereafter on the demise of Devulapally Narsimha Reddy, his above mentioned entitlement of Ac.2.37 gts bearing Sy.No.679/ 9 1 was succeeded by his son Devulapally Sudhakar Reddy and mutation was effected in his name with Pattta No.545. Thereafter the said Devulapally Srinivas Reddy, Devulapally Sudhakar Reddy & Devulapally Narayan Reddy jointly conveyed their respective above mentioned extents of land in Sy.No.679 total adm Ac.8.32 gts in favour of the Vendor herein & his brother Mohd. Abdul Hameed Khalid under Sale Deed dt.19.01.2004 bearing doc.No.272 of 2004 and inducted them into possession. Ever since then the Vendor & his above mentioned brother have been in continuous possession and enjoyment of their respective half share i.e. Ac.4.16 gts each separately from and out of said Ac.8.32 gts. Accordingly the said half share of Vendor was duly mutated in his name by assigning sub-division numbers as 679/ 9 1/2 adm Ac.1.19 gts, Sy.No.679/ 9 1/2 adm Ac.1.18 gts & Sy.No.679/ 9 2/2 adm Ac.1.19 gts respectively and has been issued with E- Pattadar Passbook bearing No.T05040351225 with Khata No.2257.

WHEREAS the Vendor thus being the absolute owner and possessor of Ac.4.16 gts comprising Sy.No.679/ 9 1/2 adm Ac.1.19 gts, Sy.No.679/ 9 1/2 adm Ac.1.18 gts & Sy.No.679/ 9 2/2 adm Ac.1.19 gts, has already sold and conveyed land in an extent of Ac.0.34 gts from and out of above mentioned Sy.No.679/ 9 2/2 in favour of Vendee herein under registered Sale Deed dt.16.06.2022 bearing doc.No.4487 of 2022.

WHEREAS after said conveyance, the Vendor now being the absolute owner and possessor of the above mentioned schedule described agricultural land Ac.3.22 gts comprising Sy.No.679/ 9 1/2 adm Ac.1.19 gts, Sy.No.679/ 9 1/2 adm Ac.1.18 gts & Ac.0.25 gts in Sy.No.679/ 9 2/2/1 situated at Kandawada Village and further being in need of money for his family necessities, offered to sell entire said Ac.3.22 gts of land to the Vendee herein for a total consideration of Rs.3,55,00,000/- (Rupees Three Crore Fifty Five Lakhs only) and the Vendee has agreed to purchase the same. The consideration of Rs.3,55,00,000/- (Rupees Three Crore Fifty Five Lakhs only) has already been paid to the Vendor by the Vendee through GAMBHEERAM PROPERTIES

E-KYC Details as received from UIDAI:

S. No.	Aadhar Details	Address	Photo
1	Aadhaar No: XXXXXXXX5152 K Umesh	K Umesh, Address: S/O Late K N Rao, NA, NA, NA, Hyderabad, INDIA	
2	Aadhaar No: XXXXXXXX3500 Mohammed Abdul Wahed Jaweed	Mohammed Abdul Wahed Jaweed, Address: S/O: Mohammed Abdul Majeed, 8-1-399/8, Janaki Nagar Colony, NA, Hyderabad, INDIA	
3	Aadhaar No: XXXXXXXX4225 Bezawada Venkata Narsinga Rao	Bezawada Venkata Narsinga Rao, Address: S/O Late Bezawada Uma Maheshwar Rao, 2-2- 647/135 F-301 Sri Bhashya Nilayam, Central Excise Colony, NA, Hyderabad, INDIA	
4	Aadhaar No: XXXXXXXX1907 Mohammed Khurram	Mohammed Khurram, Address: S/O Mohammed Mahmood Ali, 9-2- 410/C/8, AHMED COLONY, NA, Hyderabad, INDIA	



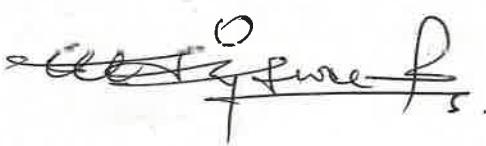
- (1) Sum of Rs: **1, 00,000/-** (Rupees One Lakh Only) vide D D No: 000010 dated 15-07-2022, drawn on Bank of Baroda, Jubilee Hills Branch, and Hyderabad.
- (2) Sum of **Rs: 74,00,000/-** (Rupees Seventy Four Lakhs Only) vide Cheque bearing No.001304 dated 06-06-2022, drawn on Bank of Baroda, Jubilee Hills Branch, Hyderabad,
- (3) Sum of **Rs: 50,00,000/-** (Rupees Fifty Lakhs Only) vide Cheque No: 001143 dated 15/06/2022, drawn on Bank of Baroda, Jubilee Hills Branch, Hyderabad.
- (4) Sum of **Rs: 60,00,000/-** (Rupees Sixty Lakhs Only) vide Cheque No: 001144 dated 15/06/2022, drawn on Bank of Baroda, Jubilee Hills Branch, Hyderabad.
- (5) Sum of **Rs: 10,00,000/-** (Rupees Ten Lakhs Only) vide RTGS UTR NO: BARBR 52022062000986719 dated 20/06/2022, drawn on Bank of Baroda, Jubilee Hills Branch, Hyderabad.
- (6) Sum of **Rs: 1,56,45,000/-** (Rupees One Crore Fifty Six Lakhs Forty Five Thousand Only) vide NEFT UTR NO: BARBZ22195279121 dated 14.07.2022, drawn on Bank Of Baroda, Jubilee Hills Branch, Hyderabad and drawn in favour of the Vendor and the Vendor acknowledges the receipt of the same. And also paid **TDS 1%** of sale consideration **Rs.3,55,000/-** (Rupees Three Lakh Fifty Five Thousand Only).

Now therefore this deed of sale witnesseth as follows: In consideration of the sum of Rs. **3,55,00,000/-** (Rupees **Three Crore Fifty Five Lakhs only**) already received by the Vendor from the Vendee, the said Vendor as absolute owner of the said property described in the schedule hereto does hereby transfer, convey and assign, free from encumbrances, all the said property to hold the same to the said Vendee as absolute owner together with appurtenances belonging hereto and all the estate, right, title, interest and claim whatsoever of the Vendor in or to the said property is hereby conveyed.

The Vendee shall hold and enjoy the same as absolute owner.

The Vendor hereby covenants with the Vendee as follows:

- 1) The Vendor declares that the schedule property is free from all kinds of liens, charges, mortgages, litigations, court cases, encumbrances, prior agreements, acquisitions, attorneys, etc. The Vendor hereby agrees to indemnify and keep indemnified the Vendee from all kinds of losses, damages, demands & third party claims etc., which the Vendee is put to by the reason of any defect in the title of the Vendor or any act or omission on Vendor's part.
- 2) The Vendor having received sale consideration from the Vendee has delivered the physical and vacant possession of the schedule property to the Vendee today.
- 3) The Vendor assures that the land is not an assigned land as defined in Telangana Assigned Lands (Prohibition of Transfers) Act, 9 of 1977. The Vendor further declares that the schedule land is not attracted by the provisions of Telangana Land Reforms (Ceiling on Agricultural Lands Holding) Act No.1 of 1973. This land is not falling under any category of land prohibited under section 22A of Registration Act, 1908.




For GAMBHEERAM PROPERTIES
Partner

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of the instruments.

In the form of								
Description of Fee/Duty	Stamp Paper	Challan u/S 41 of Is Act	E-challan	Cash	T-App	Stamp duty u/S 16 of Is Act	DD/BC/Pay Order	Total
Stamp Duty	0.00	0	1952500	0	0	0.00	0	1952500
Transfer Duty	0	0	532500	0	0	0	0	532500
Reg Fee	0	0	177500	0	0	0	0	177500
User Charges	0	0	0	0	0	0	0	0
PPB Charges	0	0	0	0	0	0	0	0
Mutation Charges	0	0	8872	0	0	0	0	8872
Haritha Nidhi	0	0	50	0	0	0	0	50
Total	0.00	0	2671422	0	0	0.00	0	2671422

Total Deficit amount for document is Rs. 0/-.

Rs. 2485000 towards Stamp Duty including T.D Under Section 41 of I.S Act,1899 and Rs 177500/- towards Registration Fees on the chargeable value of Rs 35500000/- was Paid by the party through E-Challan/BC/Pay Order No. REG2200701208 dated 13-07-2022 of SBIN/.

Online Payment Details received from SBI e-PAY

(1).AMOUNT PAID Rs: 2671422.00/- DATE: 13-07-2022, BANK NAME:SBIN, BRANCH NAME: , BANK REFERENCE NO: SBIEP06130202207144160030, PAYMENT CODE: , ATRN: 6699842556326, REMMITER NAME: KUNAPAREDDY UMESH Authorized by GAMBHEERAM PROPERTIES, EXECUTANT NAME: MOHAMMED ABDUL WAHED JAWEED, CLAIMANT NAME: GAMBEERAM PROPERTIES.

Date
15 July 2022

Signature Of Registering Officer
Chevella

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SCHEDULE OF PROPERTY

All that piece and parcel of agricultural land in an extent of Ac.3.22 gts comprising Sy.No.679/ 9 1/2 adm Ac.1.19 gts, Sy.No.679/ 9 1/2 adm Ac.1.18 gts & Ac.0.25 gts in Sy.No.679/ 9 2/2/1, situated at Kandawada Village, Chevella Mandal, R.R. District having E-pattadar passbook bearing No. T05040351225 within the limits of local body and bounded by:

Sl. No	Survey number	Extent Transferred (Ac.Gts)	North	South	East	West
1.	679/ 9 1/2 679/ 9 1/2 679/ 9 2/2/1	1.19 1.18 0.25 3.22	Sy.No.680 & 681 Part land of vendor	Chevella to Kandawada village Road	Sy.No.679 (part) belonging to Khalid	Sy.No.679 (part) belonging to K Umesh

EXECUTION DETAILS

IN WITNESS WHEREOF, the Vendor and Vendee - Authorized Person hereunto have set hand to this Deed of Sale with their free will and sound mind on the day, month and year first above mentioned in the presence of the following witnesses.

VENDOR

Signature

Name

Aadhar Number

Address
Hyderabad,


MOHAMMED ABDUL WAHED JAWEED

xxxxxxxx3500

8-1-399/8, JANAKI NAGAR COLONY, TOLICHOWKI, GOLCONDA,
Telangana, 500008

VENDEE - Authorized Person

Signature

Name

Aadhar Number

Address


GAMBHEERAM PROPERTIES (CIN/ Firm/ Society/Trust No. -

491/2015) Represented by KUNAPAREDDY UMESH

xxxxxxxx5152

VILLA NO 19, PALMCOUNTY HS DARGAH, SHAIKPET, Hyderabad,
Telangana, 500008.

Certificate of Registration

Registered as document no. 5249 of 2022 of Book1 and assigned the identification number -
6080-5249-2022 for Scanning on 15 July 2022.

Signature Of Registering Officer
(Chevella)
T Rajashaker



REGISTRATION PLAN OF AGRICULTURE LAND
IN SY. NO. 679 (P), SITUATED AT KANDWADA VILLAGE,
CHEVELLA MANDAL, RANGA REDDY DISTRICT, TELANGANA.

VENDOR : MOHAMMED ABDUL WAHED JAWEED
S/O MOHAMMED ABDUL MAJEED
VENDEE : M/S GAMBHEERAM PROPERTIES
REPRESENTED BY KUNAPAREDDY UMESH



Land of
Mr. K. Umesh
Sy. No. 679 (P)

Sy. No.

681

Sy. No.
680

Sy. No. 679 (P)
Ac 3 - 22 Gu

Land of
Mr. Khalid
Sy. No. 679 (P)

LAND
EXTENT
AC 3 - 22 GU

INCLUDED
EXCLUDED

CHEVELLA TO KANDWADA ROAD

VENDOR:

VENDEE:

WITNESSES:

1.
Partner

2.

10 GAMMABEAM BODENHIEB

1000

GAMBHEERAM PROPERTIES

Plot No. 283, Opp. Gemini Colour Lab, R. No. 78, Jubilee hills, HYDERABAD – 500 033
Reg. No. 491/2015

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF PARTNERS OF
GAMBHEERAM PROPERTIES HELD AT REGISTERED OFFICE OF THE FIRM AT PLOT NO. 283,
ROAD NO. 78, JUBILEE HILLS, HYDERABAD – 500 033 ON 03.06.2022**

"RESOLVED THAT the consent of Partners be and is hereby accorded to purchase land at in
Sy No. 678/A/2/1 in Kandada Village, Chevella Mandal, Ranga Reddy District.

"FURTHER RESOLVED THAT the consent of Partners be and is hereby authorized
Shri K. Umesh (Aadhar No. 370749031142), S/o. Late K.N. Rao, Partner of the firm to sign,
register and authorizing the representative to present the documents for registration in
favour of firm with Registering Officer, Chevella, Ranga Reddy District."

//CERTIFIED TRUE COPY//

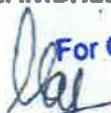
For GAMBHEERAM PROPERTIES

For GAMBHEERAM PROPERTIES


(K. UMESH)
PARTNER

For GAMBHEERAM PROPERTIES

For GAMBHEERAM PROPERTIES

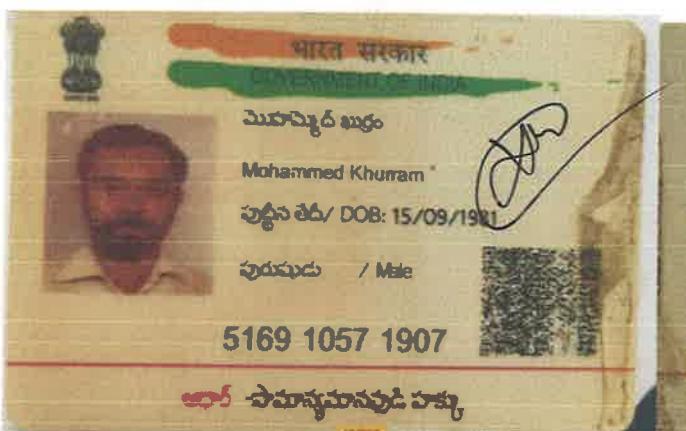
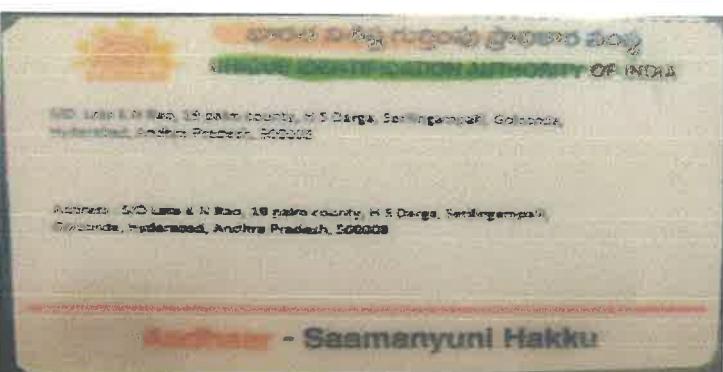

(K. LAKSHMI)
PARTNER



ભારત વિશેષ ગુદ્ધિંબુ પ્રાધિકાર સંસ્કૃત
Unique Identification Authority of India

નિર્ણયની/ Enrolment No.: 2017/91189/56286

TO
મહેમ્મેદ અલ્લુલ ખાન
Mohammed Abdul Wahed Jaweed
સર્વ્યક ઈડી/DOB: 27/08/1970
લિંગ/ MALE
ceest grace
Janaki Nagar Colony
Tolichowki
Golconda
Hyderabad Telangana - 500008
8977000777



THE GAMES OF THE FIVE RINGS



తెలంగాణ ప్రభుత్వం
తుశ్శిల్హార్ & జాయింట్ సభ రిజిస్టర్ కార్యాలయం, Chevella, రంగారెడ్డి

రిజిస్టర్ నామం

పాఠించి బాధించిన భాషా యొక్క వివరాలు

సామానీ రకం: Sale

వీచి నెం	T05040351225	డాక్యుమెంట్ నెం	5249/2022
చీల్స్	Rangareddy	మండలం	Chevella
రాము	Kanduwada	భాగ నెం	2257

క్రింది	పర్మ నెం	మొత్తం కెచ్చడి (వీ గుల్లా)	పాఠించి బాధించిన మొత్తం (వీ గుల్లా)	ధర (ఒకసారి రూపాలో)	ముత్తం లాచెస్ అయిత (రూపాలో)
1	679/అ2/2/1	0.2500	0.2500	1200000	35500000
2	679/అ1/2	1.1800	1.1800	1200000	35500000
3	679/అ1/2	1.1900	1.1900	1200000	35500000

వీచి వివరాలు

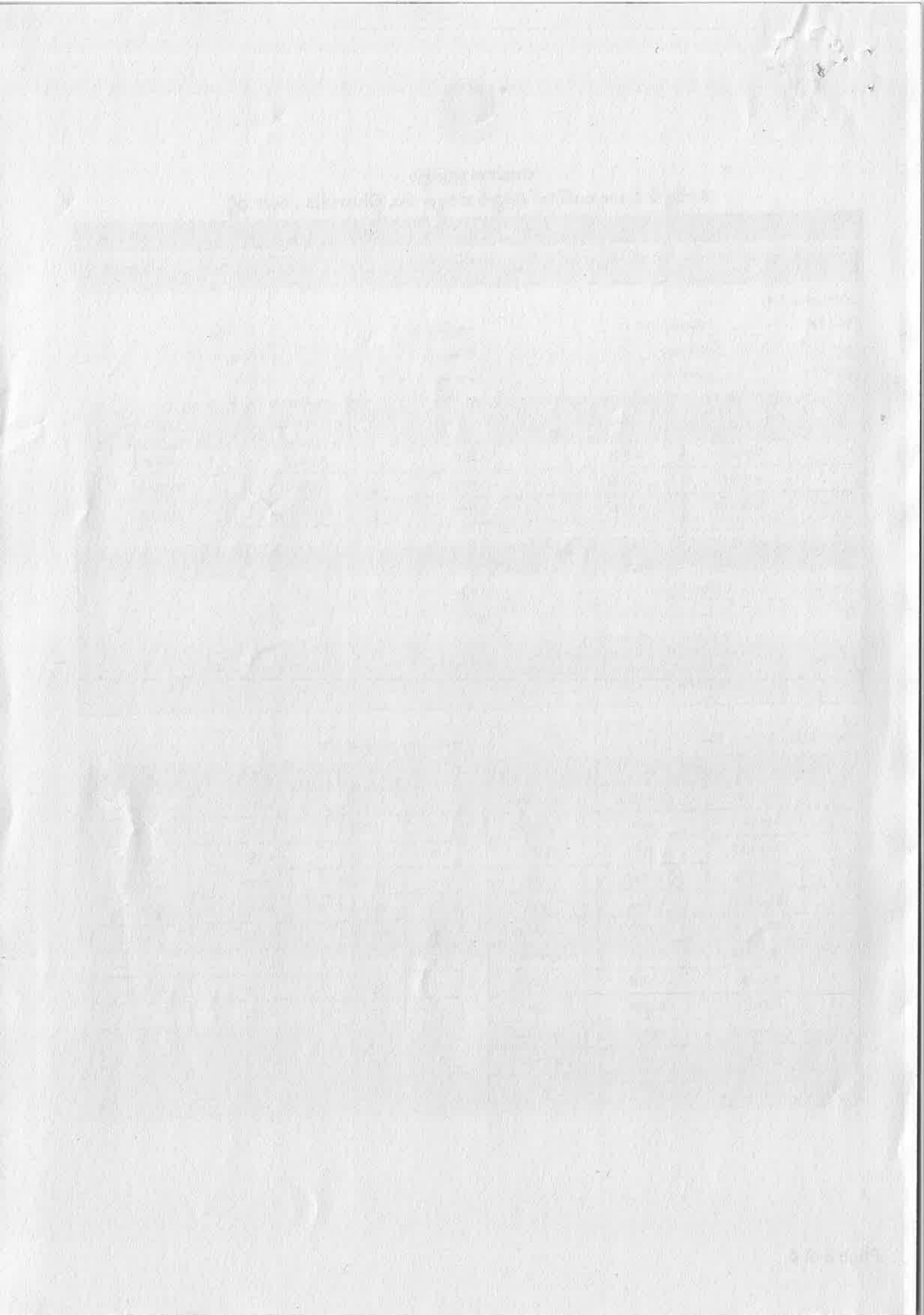
పేపర్ నెం	T05040351225	భాగ నెం	2257
పెదు	మహామృత అబ్బాల వీచి జావీద్	అధిక నెం	xxxxxxxxx3500
అధునాము	8-1-399/8, JANAKI NAGAR COLONY, TOLICHOWKI, GOLCONDA, Hyderabad, Telangana, Pincode - 500008, Mobile No - 8977000777	ఠండి / భద్ర వెండు	మహామృత అబ్బాల మాజిద్

సామానీ ముందు వక్తె యొక్క వీచి

క్రింది	పర్మ నెం	మొత్తం (వీ గుల్లా)	పాంచిన రకం
1	650/అ/17	0.1800	వణ్ణదారుడు
2	651/అ	0.2200	వణ్ణదారుడు
3	679/అ1/2	1.1900	కొనుగోలు
4	679/అ1/2	1.1800	ఇతర
5	679/అ2/2/1	0.2500	ఇతర
6	680/అ1/2	0.1100	వణ్ణదారుడు
7	680/అ2/2	0.1100	వణ్ణదారుడు
8	680/అ3/2	0.1100	వణ్ణదారుడు
9	680/అ4/2	0.1100	ఇతర
10	680/అ5/2	0.3200	వణ్ణదారుడు
11	680/అ/2	1.1300	వణ్ణదారుడు
12	755/అ/2	1.1900	ఇతర

సామానీ తర్వాత వక్తె యొక్క వీచి

క్రింది	పర్మ నెం	మొత్తం (వీ గుల్లా)	పాంచిన రకం
1	650/అ/17	0.1800	వణ్ణదారుడు
2	651/అ	0.2200	వణ్ణదారుడు
3	680/అ1/2	0.1100	వణ్ణదారుడు
4	680/అ2/2	0.1100	వణ్ణదారుడు
5	680/అ3/2	0.1100	వణ్ణదారుడు
6	680/అ4/2	0.1100	ఇతర
7	680/అ5/2	0.3200	వణ్ణదారుడు
8	680/అ/2	1.1300	వణ్ణదారుడు
9	755/అ/2	1.1900	ఇతర



కొనుగోలుదారు వివరాలు

వెంట నెం : T05040352690
 పెదు : గంభీరం ప్లాట్ హిల్స్
 విమూలు : PLOT NO 283, LANSUM HOUSE, ROAD NO 78, JUBILEE HILLS, Hyderabad, Telangana, Pincode - 500033, Mobile No - 9346038219

ఫాక్ట్రా నెం : 61030
 అధికార్ నెం :
 తండ్రి / భర్త పేరు :

రాష్ట్రాధీక్ష ముందు కొనుగోలుదారు యొక్క వివిధ

క్రింది	సంఖ్య నెం	విస్తరం (ఏ గుండా)	పాండిత రుట
1	681/3/2/1/1	1.2600	కొనుగోలు
2	681/2/2	0.3900	కొనుగోలు
3	678/అ/2/1	0.1200	కొనుగోలు

రాష్ట్రాధీక్ష తరువాత కొనుగోలుదారు యొక్క వివిధ

క్రింది	సంఖ్య నెం	విస్తరం (ఏ గుండా)	పాండిత రుట
1	681/3/2/1/1	1.2600	కొనుగోలు
2	681/2/2	0.3900	కొనుగోలు
3	679/అ/2/1	0.2500	కొనుగోలు
4	679/అ/1/2	1.1800	కొనుగోలు
5	679/అ/1/2	1.1900	కొనుగోలు
6	678/అ/2/1	0.1200	కొనుగోలు

అప్పటిల్లార్ & జాతీయ నీటి రిస్టోర్చుల కార్యాలయం,
Chevella, రాణా రెడ్డి

