

857/2024

GOVERNMENT OF TELANGANA
DHARANI

Sale Deed
(SALE DEED)

THIS DEED OF SALE Is made and executed on 19 May 2024 by and between:
Sri/Smt./Kumari MOHAMMED ABDUL RAHMAN, S/o MOHAMMED PASHA, aged about 30 years, PAN No. CWPPM1393F, Occ: Business, Residing at H NO. 17-T-92/6, CHARMINAR, Hyderabad, Telangana, 500023.
(Hereinafter called the "VENDOR" of the first party).

IN FAVOR OF

Sri/Smt./Kumari MOHAMMED MOGEESUDEEN, S/o MOHD. SAMIUDDIN, aged about 63 years, PAN No. AJKPM8167H, Occ: Business, Residing at VILLAT NO. 53, APARNA, KHAJAGUDA, Khajaguda, Serilingampalle, Rangareddy, Telangana, 500104.
(Hereinafter called the "VENDEE" of the second party).

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

WHEREAS the Vendor is the sole and absolute owner of the agricultural land having extent of 1.0000 Ac.Gts in Survey No. 31e/1/2, Kondurg(West) (V), Kondurg, Rangareddy District having TD-cum-Pass Book Number: T05130171994.

WHEREAS the Vendor has offered to sell the said scheduled property for a consideration of Rs. 468812/- (RUPEES FOUR LAKH SIXTY EIGHT THOUSAND EIGHT HUNDRED TWELVE ONLY) and the Vendee has agreed to purchase the same. The consideration of Rs. 468812/- has already been paid to the Vendor by the Vendee and the Vendor acknowledges the receipt of the same.

Now therefore this Deed of Sale witnesses as follows: In consideration of the sum of Rs. 468812/- already received by the Vendor from the Vendee, the said Vendor shall be the owner of the said property described in the Schedule hereto does hereby transfer, convey and assign, free from all encumbrances, all the said property to hold the same to the said Vendee as absolute owner together with all encumbrances belonging hereto and all the estate, right, title, interest and claim whatsoever of the Vendor in or relating to the 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 has also delivered to the Vendee the original documents pertaining and relating to the schedule property including the deed under which the Vendor acquired the schedule property, the link documents, tax bills and receipts, etc., and other papers thereof.
4. 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 declared that the schedule land is not attracted by the provisions of Telangana Land Reforms (Ceiling on Agricultural Holding) Act. No. 1 of 1973. This land is not falling under any category of land prohibited under Section 22A of Registration Act, 1908.

Additional Covenants

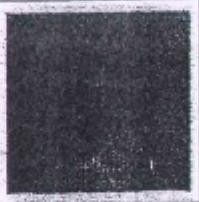
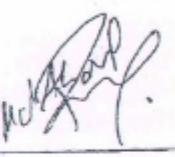
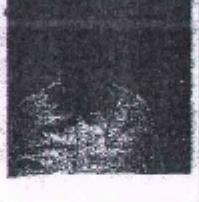
Original Link document is handed over to Vendee by the Vendor before witnesses.

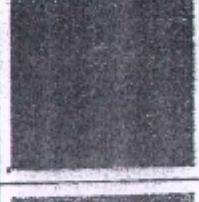
SCHEDULE OF PROPERTY

Presentation Endorsement

Presented in the Office of the Tahsildar & Jt Sub Registrar, Kondurg along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs.38024.00/- paid between the hours of ___ and ___ on the 19th day of May, 2024 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 RAHMAN, Address: H NO 17-1-92/6, CHARMINAR, Hyderabad, India	
2	BU:INDIVIDUAL	Aadhaar Verified		MOHAMMED MOGEESUDDIN, Address: VILLA NO 53, APARNA, KHAJAGUDA, Khajaguda, Serilingampalle, Rangareddy, India	

Identified by Witness:					
S. No.	Code	Thumb Impression	Photo	Address	Signature
1	WIT.	Aadhaar Verified		MD IFTHEKAR, Address: GOLCONDA,	
2	WIT.	Aadhaar Verified		SYED MOHIUDDIN QADRI WASEEM, Address: RAJENDRANAGAR,	

Signature Of Registering Officer
Kondurg

Date
20 May 2024

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All that the piece and parcel of Agricultural land, cooinguring 1.0000 Ac.Gts in Kondurg(West) (V), Kondurg (M), Rangareddy District having TD-cum-Pass Book Number T05130171994 within the limits of local body and bounded by:

S.No.	Survey No.	Extent Transferred (Ac.Gts)	NORTH	SOUTH	EAST	WEST
1	31e/1/2	1.0000	OTHERS:OTHERS LAND	SURVEY NUMBER:SURVEY NO 33	OTHERS:LAND BELONGS TO AHMED	SURVEY NUMBER:SURVEY NO 32

EXECUTION DETAILS

IN WITNESS WHEREOF, the Vendor and Vendee hereto 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.

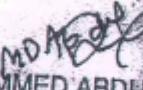
VENDOR

Signature

Name

Aadhar Number

Address


MOHAMMED ABDUL RAHMAN

xxxxxxxx8977

H NO 17-1-92/6, CHARNARU, Hyderabad, Telangana, 500023

VENDEE

Signature

Name

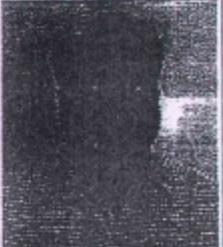
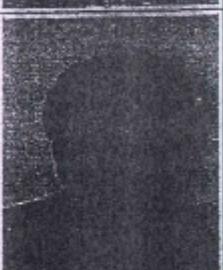
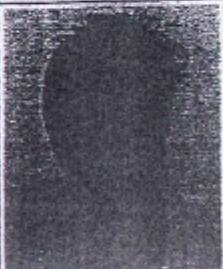
Aadhar Number

Address


MOHAMMED MOGEESUDDIN

xxxxxxxx9974

VILLA NO 53, APARNA, KHAJAGUDA, Khajaguda, Serilingampalle, Rangareddy, Telangana, 500104

E-KYC Details as received from UIDAI:			
S. No.	Aadhar Details	Address	Photo
1	Aadhaar No: XXXXXXXX9974 Mohammed Mogeesuddin	Mohammed Mogeesuddin, Address: C/O: Mohd Samiuddin, Villa No- 53, Aparna Ellxlr, NA, Gandipet, K.v. Rangareddy, INDIA	
2	Aadhaar No: XXXXXXXX8977 Mohammed Abdul Rahman	Mohammed Abdul Rahman, Address: MOHAMMED PASHA, FLAT NO.102, GREEN PARK RESIDENCY, Road No.11, NA, K.v. Rangareddy, INDIA	
3	Aadhaar No: XXXXXXXX9615 Md Ifthekar	Md Ifthekar, Address: C/O: Md Wali Uddin, 9-1- 20/A/1/7, Dècent Colony, Golconda, Hyderabad, INDIA	
4	Aadhaar No: XXXXXXXX4155 Syed Mohiuddin Qadri Waseem	Syed Mohiuddin Qadri Waseem, Address: S/O Syed Ghouse Ali Qadri, Plot no 98,99 Flot No 501, Green Park Residency, Rajendranagar, K.v. Rangareddy, INDIA	



Government of Telangana

Tahsildar & Jt. Sub Registrar Office, Kondurg, Rangareddy

Undertaking to be filled by Transferee

I do hereby solemnly affirm and state as follows:

I/We intend to purchase from Shri/Smt./Kumari MOHAMMED ABDUL RAHMAN the following land(s):

Village : Kondurg(West)

S. No.	PPB No.	Survey Number and Sub Division No.	Extent of land
1	T05130171994	31a/12	1.0000
Total			1.0000

1 I/We have verified and satisfied myself with enclosures and particulars to the land and possession and extent on ground.

2 I/We have verified the records and satisfied with the title deeds to the land.

3 The said land is not Forest, Endowment, Wakf or Government land. The transfer of the land is not prohibited under Section 22A of Registration Act, 1908.

4 There is no court order or injunction restraining transfer of the said land.

5 The proposed land transfer is not in contravention of the following laws:

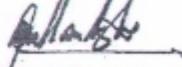
- The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973.
- The Telangana Scheduled Area Land Transfer Act, 1970.
- The Telangana Assigned Lands (Prohibition of Acquisition) Act, 1977.

Declaration

I/We have carefully read and understood / clearly been made aware of the above contents and. I/We declare that the particulars furnished above are true. I/We will be liable for criminal and civil action, if it is proved otherwise at any point of time.

Place Khajaguda

Date 19/05/2024


Name MOHAMMED MOGEESUDDIN
S/O MOHD SAMIUDDIN
R/o Village Khajaguda
Mandal Serilingampalle
PPB No.