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BN 839414

Tran Id: 251122135340029349
Date: 22 NOV 2025, 01:54 PM
Purchased By:
SHAIK ADAM BAJI
S/o SHAIK JOHN PEER
R/o HYDERABAD
For Whom
** SELF **

MOHAMMED MUSTAFA
LICENSED STAMP VENDOR
Lic. No. 15-23-006/2020
Ren. No. 15-23-084/2023
14-1-129/54/P PADMAVATHI
NAGAR ALLAPUR VILLAGE
KUKATPALLY MANDAL
MEDCHAL-MALKAJGIRI
DISTRICT
Ph 9700758454

AGREEMENT OF SALE

This Deed of Agreement of Sale is made and executed on this the 30th day of November 2025 at Hyderabad, Telangana, by:

Sri. KATPALLY SAYAREDDY Son of Sri. SAYULU, aged about 46 years, Occupation: Pvt. Employee, residing at House No. 4-22/69, Laxmi Nagar, Bodhan Mandal, Erajpalle, Nizamabad District – 503180, T.G. PAN No. ANUPK4782G, Aadhaar No. 7858 9375 8777

(Hereinafter called as the “VENDOR” of the first part which term shall mean and include all his heirs, executors, administrators, legal representatives, nominees and assignees etc).

IN FAVOUR OF

Sri. SHAIK ADAM BAJI Son of Sri. SHAIK JOHN PEER, aged about 36 years, Occupation: Pvt. Employee, residing at House No. 15-3-26/1, Old Bus Stand, Sattenapalle, Guntur District – 522403, A.P. PAN No. EYPPS1598E, Aadhaar No. 5066 4724 3471, Cell No. 7702206587

(Hereinafter called as the “VENDEE” of the second part which term shall mean and include all his heirs, executors, administrators, legal representatives, nominees and assignees etc).

SK. Adam Baji

SK. Sai

WHEREAS the Vendor is the absolute owner and possessor of the Flat No. 104 in First Floor of "SRI SRINIVASA'S SOUDAGHAR", GHMC No. 12-4-129/7&8/F-104 (PTIN No. 1141207519), with a built up area of 1010 square feet (including common area), and car parking area of 80 square feet, along with an undivided share of land admeasuring 30 square yards (Out of 534 square yards), constructed in House No. 12-4-129/8 and 12-4-129/7 (Old Nos. 4-96/22 & 4-96/25), on Plot Nos. 3 & 10, in Survey No. 330 ABC, Situated at Pragathi Nagar, MOOSAPET VILLAGE, Under GHMC Moosapet Circle, Kukatpally Mandal (formerly Balanagar), Medchal-Malkajgiri District (formerly Ranga Reddy), Telangana State, having purchased the same by virtue of registered Sale Deed vide Document No. 3239/2006 of Book - I, dated: 28-03-2006 registered at S.R.O., Balanagar.

NOW WHEREAS the Vendor is due to personal and family needs has offered and agreed to sell the Flat No. 104 in First Floor of "SRI SRINIVASA'S SOUDAGHAR", GHMC No. 12-4-129/7&8/F-104 (PTIN No. 1141207519), with a built up area of 1010 square feet (including common area), and car parking area of 80 square feet, along with an undivided share of land admeasuring 30 square yards (Out of 534 square yards), constructed in House No. 12-4-129/8 and 12-4-129/7 (Old Nos. 4-96/22 & 4-96/25), on Plot Nos. 3 & 10, in Survey No. 330 ABC, Situated at Pragathi Nagar, MOOSAPET VILLAGE, Under GHMC Moosapet Circle, Kukatpally Mandal, Medchal-Malkajgiri District, Telangana State to the Vendee for a sale consideration amount of Rs.31,50,000/- (Rupees Thirty One Lakhs and Fifty Thousand Only) and the Vendee has agreed to purchase the same for all the terms and conditions of the Agreement of Sale are as follows:

NOW THEREFORE This Deed of Agreement witnesseth that in pursuance of the said deed and in consideration of Rs.31,50,000/- (Rupees Thirty One Lakhs and Fifty Thousand Only) out of which the Vendee has paid a sum of Rs.3,25,000/- (Rupees Three Lakhs and Twenty Five Thousand Only) as advance to the Vendor on the day of execution of this agreement as follows:

1. Rs.25,000/- (Rupees Twenty Five Thousand Only) through UPI Ref. No. 530758553348, dated: 03-11-2025 from ICICI Bank
2. Rs.3,00,000/- (Rupees Three Lakhs Only) through Cheque No. 010766, dated: 24-11-2025 drawn on ICICI Bank and the remaining balance amount of Rs.28,25,000/- (Rupees Twenty Eight Lakhs and Twenty Five Thousand Only) have agreed to pay within (90) ninety days i.e., at the time of registering Sale Deed and as accepted by Vendor and Vendee subject to the conditions hereinafter mentioned., 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, title, interest and claim whatsoever of the Vendor in the or to the schedule property hereby conveyed.

SK. Adam Baji

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THE VENDOR HEREBY CONVEYANTS WITH THE VENDEE
AS FOLLOWS:

1. That the Vendor promises to pay all the taxes, charges, etc., in respect of the above said property and there shall be no dues of any kind whatsoever to the schedule property at the time of handing over the said premises.
2. That the Vendor has agree to keep indemnified the purchaser from and against all losses, damages, costs expenses which the purchaser may be purr to or sustain in future by reasons of any claims being made by anybody whatsoever to the said property and in the event of any claim etc., the Vendor is liable for such payments and hereby undertakes to act upon such demands from the GHMC/Municipality or any other person or persons claiming under him.
3. That the Vendor or his legal heirs hereby further agrees to get the said assigned property mutated in favour of the Vendee or his nominee or nominees and when called upon by the Vendee.
4. The sale shall be executed by the Vendor in favour of the Vendee or his nominee or nominees.
5. That the Vendee shall bear all expenses of sale i.e., stamp duty, registration fees, drafting charges etc., in respect of the sale deed.
6. That if the Vendee may deprive of whole or any part of the schedule property hereby sold due to defect in Vendor title or for any such other reasons, the Vendor shall indemnify and keep the purchaser indemnified against the entire consideration together with cost and damages thereof paid.
7. That the Vendor hereby declare and confirm that he has not entered into any agreement of sale for the sale of the schedule property earlier and further undertake that he shall not enter into any agreement of sale for the sale of the schedule property with any third party in future, this agreement supersedes all earlier agreements if any.
8. That the land comprised in the scheduled mentioned property on which the schedule property now stands is not assigned land within the meaning of Telangana Assigned land prohibition of Transfer Act to Government or their agencies/ under takings.

SK. Adaim Bañ;



SCHEDULE OF THE PROPERTY

ALL THAT the Flat No. 104 in First Floor of "SRI SRINIVASA'S SOUDAGHAR", GHMC No. 12-4-129/7&8/F-104 (PTIN No. 1141207519), with a built up area of 1010 square feet (including common area), and car parking area of 80 square feet, along with an undivided share of land admeasuring 30 square yards (Out of 534 square yards), constructed in House No. 12-4-129/8 and 12-4-129/7 (Old Nos. 4-96/22 & 4-96/25), on Plot Nos. 3 & 10, in Survey No. 330 ABC, Situated at Pragathi Nagar, MOOSAPET VILLAGE, Under GHMC Moosapet Circle, Kukatpally Mandal, Medchal-Malkajgiri District, Telangana State and bounded as follows:

BOUNDARIES FOR ENTIRE LAND/BUILDING

| | | |
|-------|---|---|
| NORTH | : | 30'-0" WIDE ROAD |
| SOUTH | : | 30'-0" WIDE ROAD |
| EAST | : | Y.R. SARMA'S HOUSE & HOUSE OF A. SAKKUBAI |
| WEST | : | NEIGHBOUR'S HOUSE & G. BHEEM REDDY HOUSE |

BOUNDARIES FOR FLAT NO. 104

| | | |
|-------|---|--------------------------------|
| NORTH | : | OPEN TO SKY |
| SOUTH | : | CORRIDOR/STAIRCASE/OPEN TO SKY |
| EAST | : | OPEN TO SKY |
| WEST | : | OPEN TO SKY |

IN WITNESSES WHEREOF the Vendor and Vendee have hereto signed on this Deed of Agreement of Sale with their own free will and consent on this day, month and year first above mentioned in the presence of the following witnesses.

WITNESSES:

1. S/L. Raji Vali


VENDOR

2. Sb. Khaj

Sh. Adam Bai
VENDEE