

ORIGINAL

నెం. 10880 దస్తావేజులు మరియు రుసుములు రశీదు

దస్తావేజు స్వభావము	5000	DOCUMENT RETURNED
దస్తావేజు విలువ	600000	102 NOV 2019
స్థాంపు విలువ రూ.	280915	320, MARREDPALLY
దస్తావేజు నెంబరు	3000	
రిజిస్ట్రేషన్ రుసుము	100	
లోటు స్థాంపు (D.S.D.)	100	
GHMC (T.D.)	003805	
యూజర్ ఛార్జీలు	3100	
అదనపు షీట్లు	360000	
5 x .....	90000	
మొత్తం	360000	

(అక్షరాల) 26/10/19

తేది 26/10/19 JOINT SUB REGISTRAR-5 MARREDPALLY

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.

GHOUSE M.OOSMAN, aged about 76 years, Occupation: Advocate, Resident Oosman Villa, H.No.12-7-112, Mettuguda, Secunderabad, (PAN -AAPO4988C)

Hereinafter referred to as the VENDOR.

IN FAVOUR OF

Mr. AMIT BANSAL S/o. SATYENDER KUMAR GUPTA, aged about 42, Occupation: Chief Executive Officer at KVR Rail Infra Projects, Secunderabad, Resident of Flat No.101, Oosmans, SMR Vinay Heights, Mettuguda, Secunderabad. (PAN - ACFB7608E).

Hereinafter referred to as the VENDEE.

*(Signature)*

Contd..2.

Document No

2809/2015

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE  
HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

Sl.No

3088 26/10/2015 100 L

No.

Amit Bansal

S/o

Satyender Kumar Gupta

For

Satyender Kumar Gupta

S. SAICHANDRA

License No. 15-15-013 of 2016

6-6-410/3, Secunderabad Nagar,

Secunderabad.

Mobile No. 9052143143

B 674826

### SALE DEED

This Deed of Sale is made and executed on this the 26<sup>th</sup> of October, 2015 at Sub-Registrar Office, Marredpally, by:

**Mr. DOST M.OOSMAN** S/o GHOUSE M.OOSMAN, aged about 76 years, Occupation: Advocate, Resident Oosman Villa, H.No.12-7-112, Mettuguda, Secunderabad, (PAN -AAAPO4988C)

Hereinafter referred to as the **VENDOR**.

### IN FAVOUR OF

**Mr. AMIT BANSAL** S/o. SATYENDER KUMAR GUPTA, aged about 42, Occupation: Chief Executive Officer at KVR Rail Infra Projects, Secunderabad, Resident of Flat No.101, Oosmans, SMR Vinay Heights, Mettuguda, Secunderabad. (PAN - ACFB7608E).

Hereinafter referred to as the **VENDEE**.







Contd..2.








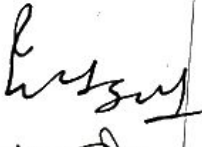
**Presentation Endorsement:**

Presented in the Office of the Joint Sub-Registrar, Maredpally along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. \_\_\_\_\_ paid between the hours of \_\_\_\_\_ and \_\_\_\_\_ on the \_\_\_\_\_ by Sri \_\_\_\_\_

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Thumb Impression
1	CL		 AMIT BANSAL::26/10 [1605-1-2015-3006]	AMIT BANSAL S/O. SATYENDER KUMAR GUPTA 101, OOSMANS SMR-VINAY HEIGHTS, METTUGUDA, SECUNDERABAD	
2	EX		 DOST M. OOSMAN::2 [1605-1-2015-3006]	DOST M. OOSMAN S/O. GHOIUSE M. OOSMAN 12-7-112, METTUGUDA, SECUNDERABAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 VAMSHI KRISHNA::2 [1605-1-2015-3006]	VAMSHI KRISHNA SECBAD	
2		 AFZAL::26/10/2015. [1605-1-2015-3006]	AFZAL SECBAD	

26th day of October, 2015

Signature of Joint SubRegistrar5  
Maredpally

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(The terms Vendor and Vendee shall mean and include wherever and whenever the context may require all their respective heirs, executors, administrators, legal representatives and assignees).

WHEREAS, the Vendor is the absolute owner of **Flat bearing No.209, on Second Floor, in the building known as "OOSMAN'S EVEREST", admeasuring 2025 Square Feets, of Built-up Area (including common areas), along with two car parkings area, together with Undivided Share of Land 91 Square Yards or 76.07 Square Meters, in Premises bearing No.12-7-112, situated at Mettuguda, Secunderabad,** (more fully described in the schedule below and delineated in the plan as marked in **RED** colour, annexed hereto, hereinafter referred to as the **SCHEDULE PROPERTY**).

WHEREAS originally the land on which the building stands belonged to Mr. Mohamed Oosman, (Paternal Grand Father of the Vendor herein) who purchased the property from Mr. Mallaiah and Mr. Ramanna sons of Late Mr. Raj Lingham, through a Registered Sale Deed on 20<sup>th</sup> Teer 1324 Fasli bearing Document No.112 of 1324 Fasli on the File of the Sub-Registrar, District Atraf Balda, Hyderabad and since then Mr. Mohamed Oosman was in peaceful possession and enjoyment of the same.

WHEREAS Mr. Mohamed Oosman, expired in the year 1936. After which his only child Mr. Ghouse Mohamed Oosman inherited the property.

WHEREAS the said Mr. Ghouse Mohamed Oosman S/o. Mr. Mohamed Oosman, (Father of the Vendor herein) was shown as Pattedar and Possessor in Khasra Pahani 1954-55 and the subsequent Pahanis in respect of land admeasuring Acres 8-09 Guntas, in Survey No.84 (Old) corresponding to New Survey No.785 of Malkajgiri Village and several structures were raised therein, which was assessed to property tax with Door Nos.12-7-110, 12-7-111 & 12-7-112, with Sub-Division thereof.

WHEREAS Mr. Ghouse Mohamed Oosman, expired on 23-12-1973, leaving behind his wife Mrs. Waheedunissa Begum, three sons namely (1) Mr. Dost Mohamed Oosman, (2) Mr. Ali Mohamed Oosman, (3) Mr. Iqbal Mohamed Oosman; and two daughters namely (1) Mrs. Shama Taher, (2) Mrs. Mahboob Nasiruddin, as his only legal heirs and successors.



Contd..3.



**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					
	Stamp Papers	Challan u/S 41 of IS Act	Cash	Stamp Duty u/S 16 of IS Act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	0	0	239900	240,000
Transfer Duty	NA	0	0	0	90,000	90,000
Reg. Fee	NA	0	0	0	30,000	30,000
User Charges	NA	0	0	0	100	100
<b>Total</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>360,000</b>	<b>360,100</b>

Date  
26th day of October, 2015

MV. 60,00,000  
 DD NO. 003825  
 5/10/2015  
 IDBI Bank  
 Signature of Registering Officer  
 Maredpally

Registered Document No: 2809  
 of 2015 (1937 SE of Book/  
 the Identification Number  
 1605) 2809 for Scanning

Date 26-10-2015 Registered Officer

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 Maredpally



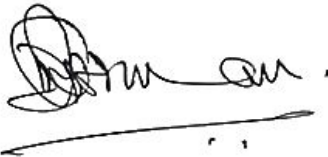
WHEREAS the legal heirs of Late Mr. Ghouse Mohamed Oosman, filed declaration before the Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad, under the provisions of Urban Land (Ceiling and Regulation) Act, 1976 vide C.C.No.F2/12564/76 and batch, declaring the following properties:

Premises No.	T.S.No	Block/Ward No.	Extent in Sq.meters
12-7-110	2/Part	D/126	2,366
12-7-110/2 & 3	2/Part	D/126	4,539
12-7-111	49	C/126	701
12-7-112	49	C/126	6,737.53

WHEREAS, the Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad, vide his order dated 08-03-1982, in C.C. No.F2/12563/1976 and batch, declared the surplus land in the premises to the extent of 13.13 Square Meters in the holding of Mrs. Waheedunnissa Begum and 22.98 Square Meters each in the holdings of (1) Mr. Dost Mohamed Oosman, (2) Mr. Ali Mohamed Oosman and (3) Dr. Iqbal Mohamed Oosman and 11.49 Square Meters each in the holdings of (1) Mrs. Shama Taher and (2) Mrs. Mahboob Nasiruddin.

WHEREAS, the Government of Andhra Pradesh exempted the aforesaid small extents of surplus land ranging from 11.49 Square Meters to 22.98 Square Meters under Section 20 of Urban Land Ceiling Act, by separate orders viz., G.O. Ms. Nos.1076, Dated 31-07-1982; 1077, Dated 31-07-1982; 1078, Dated 31-07-1982; G.O. Ms. No.597, Dated 03-04-1984, G.O. Ms. No.1223, Dated 25-08-1982 and 1224, Dated 25-08-1982, in favour of Mrs. Shama Taher, Mrs. Mahboob Nasiruddin, Mr. Dost Mohamed Oosman, Mr. Ali Mohamed Oosman and Mr. Iqbal Mohamed Oosman, respectively.

WHEREAS, the Vendor along with (1) Mr. Ali Mohamed Oosman, (2) Mr. Iqbal Mohamed Oosman, (3) Mrs. Shama Taher @ Sayeedunnissa Begum, and (4) Mrs. Mahboob Nasiruddin, entered into a registered Family Partition Deed, Dated 04-05-2009, bearing Document No.833 of 2009, registered in the office of the Sub-Registrar, Marredpally.



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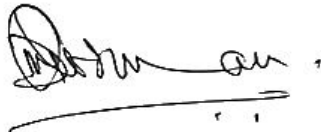


WHEREAS, the Vendor along with (1) Mr. Ali Mohamed Oosman, (2) Mr. Iqbal Mohamed Oosman, (3) Mrs. Shama Taher @ Sayeedunnissa Begum, and (4) Mrs. Mahboob Nasiruddin, entered into Development Agreement cum Irrevocable General Power of Attorney with Developer M/s. APARNA CONSTRUCTIONS AND ESTATES PRIVATE LIMITED, a Company registered under the Companies Act 1956, having its registered office at #802, Astral Heights, 6-3-352/2 & 3, Road No.1, Banjara Hills, Hyderabad, Represented by its Managing Director Mr. S.Subrahmanyam Reddy S/o. Late S.Krishna Reddy, vide registered Document No.897 of 2012, Book I, registered in the office of the Sub-Registrar, Marredpally.

WHEREAS, the Developer obtained construction Permission from G.H.M.C. vide File No.78126/16/11/2012, thereafter for the construction of a Residential Apartment Complex, consisting of Cellar + Stilt + Five Upper Floors thereon, and the said Apartment Complex was named as "OOSMAN'S EVEREST".

WHEREAS, per the Supplementary Agreement, the Flat bearing No.209, on Second Floor, in the building known as "OOSMAN'S EVEREST", admeasuring 2025 Square Feets, of Built-up Area (including common areas), along with two car parkings area together with Undivided Share of Land 91 Square Yards or 76.07 Square Meters, in Premises bearing No.12-7-112, situated at Mettuguda, Secunderabad, has fallen to the share of the Vendor herein, which is allotted by the Developer under Supplementary Agreement, duly registered as Document No.3090 of 2013, Book I, registered in the office of the Sub-Registrar, Marredpally.

AND WHEREAS, the Vendor has agreed and offered to sell all that Flat bearing No.209, on Second Floor, in the building known as "OOSMAN'S EVEREST", admeasuring 2025 Square Feets, of Built-up Area (including common areas), along with Two Car Parking Areas, together with Undivided Share of Land 91 Square Yards or 76.07 Square Meters, in Premises bearing No.12-7-112, situated at Mettuguda, Secunderabad, for a total sale consideration of Rs.60,00,000/- (Rupees Sixty Lakhs only) to the Vendee and the Vendee has agreed to purchase the same for the said sale consideration.



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**NOW THIS SALE DEED WITNESSETH AS FOLLOWS:**

1. That in pursuance of the above said agreement and in consideration of Rs.60,00,000/- (Rupees Sixty Lakhs only) paid by the Vendee to the Vendor in the following manner:

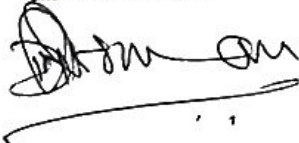
- i) Rs.6,00,000/- (Rupees Six Lakhs only) through Cheque No.543401 of Axis Bank, Tarnaka Branch, Dated 24-02-2015.
- ii) Rs.44,00,000/- (Rupees Forty Four Lakhs only) through Demand Draft No.003898 of IDBI Bank, Hasibuguda Branch, Dated 26-10-2015.
- iii) Rs.10,00,000/- (Rupees Ten Lakhs only) through Demand Draft No.053888 of Axis Bank, Tarnaka Branch, Dated 21-10-2015.

the receipt of which a sum of Rs.60,00,000/- (Rupees Sixty Lakhs only) the Vendor hereby admits, accepts and acknowledges to have received the same towards full and final sale consideration of the schedule property, the Vendor hereby sells, conveys, transfers, grants, assigns and alienates/transfer unto and to the use of the Vendee **TO HAVE TO HOLD AND TO ENJOY** the same together with all rights, titles and interest absolutely forever.

2. The Vendor hereby assures and covenants with the Vendee that the Vendor is the absolute owner of the schedule property and is solely entitled to convey the same to the Vendee and further assures that nobody else has any right, title or interest in the Schedule Property and is free from all kinds of encumbrances, mortgages, charges, dues, demands, liens and court attachments whatsoever in favour of any one and the sale is an out and out and absolute sale. In case of any rival claim or defect in the Vendor title, the Vendor shall indemnify the Vendee and shall make the loss good.

3. The Vendor further declares that the Vendor is the absolute owner and possessor of the schedule property and nobody has got any rights, title or interest over the schedule property and the Vendor has got absolute right and authority to sell the Schedule Property to the Vendee.

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4. The Vendor hereby agrees and declares that the Vendor shall indemnify and keep the Vendee indemnified at all times from and against all the losses, costs, expenses, damages, sustained if any to the Vendee on account of any defect in the title of the Vendor or from any third parties claim or if the Vendee is deprived from the part or whole of the Schedule Property, the Vendor shall compensate against the same.

5. The Vendor further declares that the Vendee shall enjoy the Schedule Property as sole and absolute owners without any disturbances, let or hindrance either from the Vendor or anyone else claiming through or under the Vendor.

6. The rights, titles, interest, easements, privileges, liberties, enjoyments and possessions are hereby transferred and subsist in favour of the Vendee absolutely and forever. The Vendor declares that the sale of the Schedule Property is not at all prohibited under any law.


7. The Vendor assure the Vendee that there are no legal impediments in executing this Sale Deed in favour of the Vendee herein.

8. The Vendor assures the Vendee that he has not created any charge, lien or mortgage over the Schedule Property being conveyed under this deed and further assured the Vendee that the same is free from all encumbrances and that the property agreed to be conveyed exclusively belongs to the Vendor and that no other person is having any title over the same.

9. The Vendor has this day handed over/delivered the vacant, physical and peaceful possession of the Schedule Property to the Vendee **TO HAVE AND TO HOLD** the same absolutely forever. That the Vendor has paid all the taxes, charges, payable in respect of the Schedule Property up to date of registration and the Vendee shall pay the same in future.

10. The Vendor has this day handed over all the xerox copies of link documents, title deeds and other relevant document, papers etc., pertaining to the schedule property to the Vendee.

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11. The Vendor assures the Vendee that he shall co-operate to sign all such documents applications, statements, affidavits and verifications etc., for mutation of Vendee name in the Municipal Records and other departments of State or Central Government for assessment of taxes in the name of the Vendee, at the expenses of the Vendee.

12. The Vendor hereby indemnify the Vendee and shall always keep the Vendee indemnified against all such losses, expenses and costs that may be incurred by the Vendee on account of any defect in title of Vendee's right to enjoy the Schedule Property or right to sell the same.

13. The interest hereby transfers subsist and the Vendor has the power to sell the same.

14. The Vendee herein agrees to use and enjoy with the other owners that occupies all the common amenities existing in the building as per the plan, which includes usages of stair-case, two car parking areas, club house, gym, swimming pool, library, water, drainage, electricity, D.G. Set, WSP, common areas, lobbies, lifts of the complex.

15. The Vendee shall become the member of the Society or Association formed for the purpose of maintenance of the common areas and benefits in the said apartment complex along with the other owners and occupants and shall pay the charges, whatsoever levies by the association for the above purpose and the VENDEE shall abide by the rules, regulations and byelaws of the society or association.

16. The Vendee hereby undertakes to share the expenditure for renovation or for provision of any other amenities in the said building/apartment complex, if required in future or for any common passage, drainage, repairs along with the other co-owners of the flats in the said building/apartment proportionately.

17. The Vendee shall maintain the said flat in a neat and tidy manner and shall co-operate with other co-owners and not cause any disturbance to the other co-owners of the flats or damage the property of the building/apartment complex.

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Maredpally



18. The Vendor declares that the Vendee shall enjoy the benefits in respect of the Schedule Property and have absolute right to alienate, mortgage, gift or sell the same.

19. The Vendor herein further covenants, declares and assures that this day he has transferred all his rights and interest in the Schedule Property which is possessed by him absolutely in favour of the Vendee herein and has received the complete promised value of sale consideration.

**SCHEDULE PROPERTY**

All that Flat bearing No.209, on Second Floor, in the building known as "OOSMAN'S EVEREST", admeasuring 2025 Square Feet, of Built-up Area (including common areas), along with Two Car Parking Areas, together with Undivided Share of Land 91 Square Yards or 76.07 Square Meters, in Premises bearing No.12-7-112, situated at Mettuguda, Secunderabad, and bounded on:

**BOUNDARIES OF THE SAID FLAT No.209**

NORTH : Open to Sky  
SOUTH : Open to Sky  
EAST : Corridor  
WEST : Open to Sky

**BOUNDARIES OF THE ENTIRE PROPERTY**

NORTH : Oosman's SMR Heights Apartment Complex  
SOUTH : Part of H.No.12-7-112, Municipal No.12-7-110/B  
Belonging to Shama Taher & Devi Jayana Apts.,  
EAST : 40' Road  
WEST : Neigh's Houses located in Keshav Nagar Colony



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ANNEXURE - IA

Nature of Structure	R.C.C.
Type of Structure	Pillars & Bricks
Age of Building	New
Extent of Site	UDS of Land 91 Sq.yards
Built-up Area of Site	2025 Sq.feets
Annual Rental Value	Rs.24,000/-
Value of the Property	Rs.60,00,000/-

IN WITNESS WHEREOF the Vendor signed and executed this Sale Deed in favour of the Vendee, with free will and consent on the day, month and year first above mentioned in the presence of the following witnesses.

WITNESS:

1.



2.



  
VENDOR

  
VENDEE



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Maredpally



REGISTRATION PLAN OF FLAT No.209, ON SECOND FLOOR, OF  
"OOSMAN'S EVEREST" IN HOUSE No.12-7-112, SITUATED AT  
METTUGUDA, SECUNDERABAD.

VENDOR : Mr. DOST M.OOSMAN S/o GHOUSE M.OOSMAN

VENDEE : Mr. AMIT BANSAL S/o. SATYENDER KUMAR GUPTA

BOUNDARIES:

NORTH : OPEN TO SKY

SOUTH : OPEN TO SKY

EAST : CORRIDOR

WEST : OPEN TO SKY

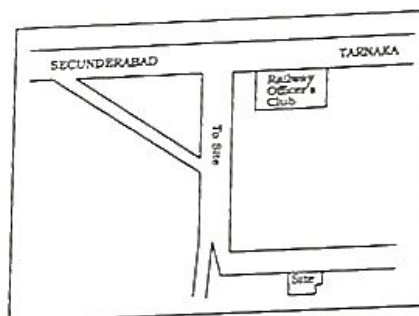
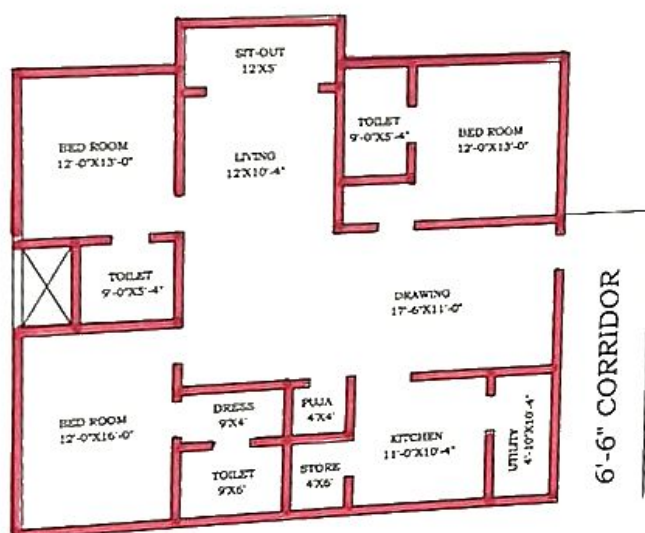
REFERENCE:

INCLUDED

EXCLUDED

EXCLUDED  
UDS OF LAND 91 SQ.YARDS

BUILT-UP AREA 2025 SQ.FEETS  
ALONG WITH 2 CAR PARKINGS



WITNESSES:

1) J. Q. L.

2) Erasmus

SIGNATURE OF THE VENDOR

  
SIGNATURE OF THE VENDEE





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Maredpally



INDIAN UNION  
TELANGANA STATE

AP01G20120009460

AMIT BANSAL  
SATYENDRA KUMAR GUPTA  
12-7-110, #301, SMR  
VINAY HEIGHTS, KESHAVA  
NAGAR COLONY METTUGUDA  
METTUGUDA  
HYDERABAD - 500017

Issued On: 08/12/2014

RTA-HYDERABAD

Transport Light Motor Vehicle Non Transport

Date of Validity 10/08/2022

Date of Validity  
Badge No.

Reference No. DLDT50101396514

Original LA. RTA-HYDERABAD-CZ

Date of First Issue 30/05/2012

Date of Birth 11/08/1972

Blood Group

DD0359582/14

INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH

8874819980D

DOST M QOSMAN  
GHOUSE MOHD QOSMAN  
12-7-112  
METTUGUDA  
SECUNDRABAD  
HYDERABAD - 500017

Issued On: 24/10/2013

RTA-HYDERABAD-NZ

Non Transport Light Motor Vehicle Non Transport, Motor Cycle With Gear

Date of Validity 15/11/2018

Date of Validity  
Badge No.

Reference No. DLRAP0102342513

Original LA. HYD CEN

Date of First Issue 17/11/1998

Date of Birth 26/07/1938

Blood Group -1

DD770748/12

ATTESTED

*[Signature]*



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Maredpally





INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH  
AP01020120009409  
VAMSHIKRISHNA JULURI  
RAMESH JULURI  
PLOT NO 1ST KAMAL PRIY  
A RADDF GARDENS KALYAN  
NAGAR EAST ANAND BAGH  
SECUNDRABAD  
HYDERABAD - 500040  
Signature  
Issued On: 23/05/2012  
Licensing Authority  
RTA-HYDERABAD-CZ

Non Transport  
Light Motor Vehicle Non Transport, Motor Cycle  
With Gear  
Date of Validity  
Transport 09/11/2030  
Date of Validity  
Badge No.  
Reference No. AP01020120009409  
Original LA. RTA-HYDERABAD-CZ  
Date of First Issue 23/05/2012  
Date of Birth 10/11/1980  
Blood Group

JUL

INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH  
DRIVING LICENCE  
DLRAP008355282007  
MOHD AFZAL  
MOHD SHAFI  
H NO-17-12/195/212/A  
NEHRU NAGAR  
RAIN BAZAR  
HYDERABAD  
Signature  
Issued On: 03/09/2007  
Licensing Authority  
RTA-HYDERABAD-CZ

M1432084/07  
Class Of Vehicle  
Validity  
Non-Transport LMV,MCWG 02/09/2012  
Transport  
Hazardous Validity  
Badge No.  
Reference No. 43482000  
Original LA. RTA HYDERABAD - CENTRAL  
DOB 16/01/1947  
Blood Gr.  
Date of 1st Issue 13/03/2000

K. S. S. S.



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