

SCANNED

D No: 2910/17

19/5

3046/17



తెలంగాణ తెలంగాణ TELANGANA

No. 2038 19/5/17
 old Smt. Afsar Unnisa Begum
 W/o. Late M.A. Khadeer
 for Whom *[Signature]* H/o *[Signature]*

K 0980757
 A. TULJA PRASAD
 LICENCED STAMP VENDOR
 Lic. No. 16-08-21/2016
 H.No. 20-1-43, Chandrikapuram
 Purana Pool, Doodh Khana, Hyd-5
 Cell No. 9394814003

SALE DEED

This DEED OF SALE is made and executed on this the 19th day of May, 2017, at Hyderabad, State of Telangana by and between.

SRI. D.BASWARAJU, S/O. SRI. SHANKARAIAH, aged about 73 years, Occupation: Retd. O.U Employee, Resident of C-III, O.U. Campus, Osmania University, Hyderabad District, Telangana State.

Hereinafter called 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

Smt. AFSAR UNNISA BEGUM, W/O. LATE M.A.KHADEER, aged about 62 years, Occupation: Family Pensioner, Resident of H.No.8-1-284/OU/55, O.U. Colony, Shaikpet, Hyderabad District, Telangana State.

Hereinafter called the "**VENDEE**" of the Second Part which term shall mean and include all her heirs, executors, administrators, legal representatives, nominees and assignees etc.

[Signature]

Presentation Endorsement:

Presented in the Office of the Joint Subregistrar 1, Banjara Hills (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 1540/-, between the hours of 12 and 1 on the 19th day of MAY, 2017 by Sri D. Baswaraju

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

Sl No	Code	Thumb Impression	Photo	Address
1	CL		 AFSAR UNNISA BEGUM [1604-1-2017-3046]	AFSAR UNNISA BEGUM W/O. LATE M.A. KHADER B-1-28AQUISS OU COLONY, HYD
2	EX		 D. BASWARAJU::19 [1604-1-2017-3046]	D. BASWARAJU S/O. SHANKARAIAH C-III OU CAMPUS OSMANIA UNIVERSITY, HYD



Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 DARUR GANGADHAR [1604-1-2017-3046]	DARUR GANGADHAR 12-5-32/16 VIJAYA PURI COLONY TARNAKA SECUNDERABAD	
2		 J SRINIVASA RAO::11 [1604-1-2017-3046]	J SRINIVASA RAO 1-7-205/1/505 KAMALA NAGAR ECIL R R DIST	

19th day of May, 2017

Signature of Joint Subregistrar 1
Banjara Hills (R.O)

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WHEREAS, the Vendor is the sole and absolute owner and possessor of the **Plot No.494**, admeasuring **179.0 Sq.yards** equivalent to **150 Sq.Meters**, in **Survey No.320/1/A, 320/1/AA, 320/2, 324, 326/1&2**, Situated at O.U Colony, Ward No.8, Block No.1, **Shaikpet Village, Hyderabad District**, having purchased the same from : The Osmania University Employees Co-Operative Housing Society Ltd., through a Regd. **Sale Deed** vide **Document No.324 of 1997**, Book-I, Dated 21st day February, 1997, Registered in the office of the Sub-Registrar, Khairathabad, Hyderabad, and the same has been rectified the Regd. **Rectification** vide **Document No.4570/2012**, Book-I, Dated:18.092012, Regd. At Joint sub Registrar-1, Banjara Hills, R.O. Hyderabad (South). and which is more fully described in the schedule and plan annexed hereto and marked in RED Colour and the same hereinafter referred as "**SCHEDULE MENTIONED PROPERTY / SAID PROPERTY**".

AND WHEREAS subsequent to purchase of the above said plot, the above named Vendor herein has constructed a small dwelling unit thereon, and got the same assessed to Municipal tax., and the same was assigned as House No.8-1-284/OU/494 by the Municipal authorities.

AND WHEREAS now the above named vendor for his personal necessities herein have offered to sell the property being **House bearing Municipal No.8-1-284/OU/494**, on **Plot No.494**, admeasuring **179.0 Sq.yards** equivalent to **150 Sq.Meters**, in **Survey No.320/1/A, 320/1/AA, 320/2, 324, 326/1&2**, Situated at **O.U COLONY, WARD NO.8, BLOCK NO.1, SHAIKPET VILLAGE, HYDERABAD DISTRICT, TELANGANA STATE**, herein for total sale consideration of Rs.30,81,000/- (Rupees Thirty Lakhs Eighty One Thousand only) and the above named Vendee hereby agreed to purchase the same.

Dec 2012

Endorsement Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this instrument.

Description of Fee/Duty	Stamp Papers	Challan u/s 41 of IS Act	In the Form of			Stamp Duty u/s 16 of IS Act	DD/BC/ Pay Order	Total
			E-Challan	Cash				
Stamp Duty	100	0	123140	0	0	0	0	123240
Transfer Duty	NA	0	46215	0	0	0	0	46215
Reg. Fee	NA	0	15405	0	0	0	0	15405
User Charges	NA	0	140	0	0	0	0	140
Total	100	0	184900	0	0	0	0	185000

Rs. 169355/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 15405/- towards Registration Fees on the chargeable value of Rs. 3081000/- was paid by the party through E-Challan/BC/Pay Order No. 532RQK150517 dated 16-MAY-17 of SBH KAKATIYANAGAR HYDERABAD.

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 184900/-, DATE: 16-MAY-17, BANK NAME: SBH, BRANCH NAME: KAKATIYANAGAR HYDERABAD, BANK REFERENCE NO: 000760291, REMITTER NAME: AFSAR UNNISA BEGUM, EXECUTANT NAME: D BASWARAJU, CLAIMANT NAME: AFSAR UNNISA BEGUM).

Date:
19th day of May, 2017

Signature of Registering Officer
Banjarahills (R.O)

REGISTERED AS DOCUMENT No....2910.....
OF 2017/1939SE OF BOOK I AND ASSIGNED
THE IDENTIFICATION NUMBER 1604..2910..
2017 FOR SCANNING

DATE 19/05/2017

REGISTERING OFFICER
M.A. BASITH KHAN
Joint Sub-Registrar-I

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In pursuance of the above said offer and acceptance the above name VENDOR has received the total sale consideration Rs.30,81,000/- (Rupees Thirty Lakhs Eighty One Thousand only) from Vendee mentioned as under:

1. Rs.7,00,000/- (Rupees Seven Lakhs Only), by way of Cheque No.536213, Dated:16-02-2017, drawn on SBH, Tolichowki branch, Hyderabad.
2. Rs.3,00,000/- (Rupees Three Lakhs Only), by way of Cheque No.536214, Dated:03-03-2017, drawn on SBH, Tolichowki branch, Hyderabad.
3. Rs.10,81,000/- (Rupees Ten Lakhs Eighty One Thousand Only), by way of Cheque No.407606, Dated:13-05-2017, drawn on SBH, Kakatiya Nagar branch, Hyderabad.
4. Rs.10,00,000/- (Rupees Ten Lakhs Only), by way of Cheque No.536218, Dated:19-05-2017, drawn on SBH, Tolichowki branch, Hyderabad.

And herein delivered the vacant and peaceful position of the scheduled mentioned property to the VENDEE, TODAY TO HAVE AND HOLD THE SANME ABSOLUTELY FOR EVER.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS

1. That the above named Vendor herein is the absolute owner and peaceful possessor of the scheduled mentioned property hereby conveyed and except the above said Vendor, there are no other person or persons have any manner of rights, or interests in the same, and the above named Vendor have full authority to convey the same.
2. The VENDOR hereby conveys all the rights, title and Interest in the Schedule property, in favour of the VENDEE, with an absolute sale together, TO HAVE AND TO HOLD the same and absolute use of the VENDEE forever.
3. That the above named Vendor herein put the Vendee in vacant and peaceful possession of the schedule mentioned property hereby sold by the Vendor to the Vendee.



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4. That the above named Vendor has paid all the taxes and dues, etc., in respect of the scheduled of property to the Government or any other authority upto the date of this sale Deed.
5. That the above named Vendor herein handed over all original link documents / title deeds and the relevant papers and documents pertaining to the schedule mentioned property to the Vendee for her records.
6. That the D.Baswaraju has purchased the said Plot vide Doct No.324 of 1997 in the said document the boundaries were wrongly mentioned as North : Plot No.490, South : Plot No.492, East : Plot No.504, West : Road 33'-0" Wide and the same was corrected and rectified as North : Plot No.493, South : Plot No.495, East : Plot No.501, West : Road 33'-0" Wide, through a Regd. Rectification Deed vide document No.4570 of 2012, Book 1, dated 18.09.2012, Registered in the Joint Sub Registrar 1, Banjarahills, R.O. Hyderabad (South).
7. THAT the Schedule of property hereby sold is free from all encumbrance charges, prior sales, mortgages, gifts, liens court attachments and litigations etc., and the Vendor has full power to sell the Schedule of property to the VENDEE absolutely and forever.
8. THAT the Vendor hereby indemnify and keep the VENDEE Indemnified from against all the losses, costs, expenses, damages sustain if any to the VENDEE on account of any defect in the title of the Vendor or from any third party's claim or the VENDEE are deprived from the part or whole of the Schedule of property.
9. THAT the rights, titles, interests, easements, privileges, liberties, enjoyment and possession hereby transferred in favour of the Vendee absolutely and forever.
10. That the above named Vendor does hereby further agrees and undertakes to sign all the papers, applications, forms and affidavits etc., at the cost and instance of Vendee to get the name of the Vendee mutated in the Municipal and other Revenue Records.



11. That the V
they

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11. That the Vendee shall hold and enjoy the schedule property as absolute owners as they like without any let or hindrance either from the Vendor or any other person or persons whomsoever. The VENDOR or its successors or nominees shall not have any rights, title or interest in the said property.

12. That the schedule property is neither Govt. Land nor assigned land as defined under section 2(1) of the ct., 9 of 1977.

SCHEDULE OF PROPERTY

All that the piece and parcel of House bearing Municipal No.8-1-284/OU/494, (PTIN NO.1190801770) on Plot No.494, admeasuring 179.0 Sq.yards equivalent to 150 Sq.Meters, in Survey No.320/1/A, 320/1/AA, 320/2, 324, 326/1&2, Situated at O.U COLONY, WARD NO.8, BLOCK NO.1, SHAIKPET VILLAGE, HYDERABAD DISTRICT, TELANGANA STATE, bounded as under

NORTH	:	PLOT NO.493,
SOUTH	:	PLOT NO.495,
EAST	:	PLOT NO.501,
WEST	:	ROAD 33'-0" WIDE

ANNEXURE – 1A

- | | | | |
|----|-------------------------------------------------------|---|------------------------------------------|
| 1. | Nature of Roof | : | A.C.C. |
| 2. | Total extent of site | : | 179.0 Square Yards (or) 150.0 Sq.Meters. |
| 3. | Built-up area of site | : | 100 Square Feet |
| 4. | Annual Rental Value | : | Rs.5,000/- |
| 5. | Party's own estimate of Market value of the Building: | | Rs. 30,81,000/- |

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

WITNESSES :

1. 
2. 


SIGNATURE OF VENDOR


SIGNATURE OF VENDEE

REGISTRATION PL
NO.119080177
SQ-METER
WAP

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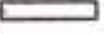
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REGISTRATION PLAN SHOWING OF HOUSE BEARING MUNICIPAL NO.B-1-284/OU/494, (PTIN NO.1190801770) ON PLOT NO.494, ADMEASURING 179.0 SQ.YARDS EQUIVALENT TO 150 SQ.METERS, IN SURVEY NO.320/1/A, 320/1/AA, 320/2, 324, 326/1&2, SITUATED AT O.U COLONY, WARD NO.8, BLOCK NO.1, SHAIKPET VILLAGE, HYDERABAD DISTRICT, TELANGANA STATE.

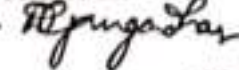
VENDOR: SRI. D.BASWARAJU, S/O. SRI. SHANKARAIAH,

VENDEE: SMT. AFSAR UNNISA BEGUM, W/O. LATE M.A.KHADEER,

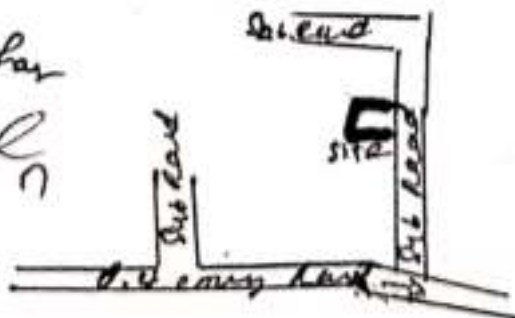
REFERENCE	AREA	N ←
INCLUDED :  EXCLUDED : 	AREA : 179.0 SQ.YDS OR : 150.0 SQ.METERS	



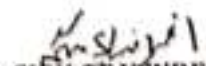
WITNESSES:

1. 

2. 




SIGN. OF VENDOR


SIGN. OF VENDEE

33 530

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Banjarahills (R.O)
2970 / 2017



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మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

2605 2139 2989

ఆధార్ - సామాన్యుని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

దరూర్ గంగాధర్
Darur Gangadhar

పుట్టిన సంవత్సరం / Year of Birth : 1974
పురుషుడు / Male

2605 2139 2989

ఆధార్ - సామాన్యుని హక్కు
Gangadhar



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

6352 0910 7275

ఆధార్ - సామాన్యుని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

దరూర్ బావరాజు
Darur Baswaraju

పుట్టిన సంవత్సరం / Year of Birth : 1943
పురుషుడు / Male

6352 0910 7275

ఆధార్ - సామాన్యుని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

అలసర్ అన్సా బేగం
Alsar Unnisa Begum

పుట్టిన తేదీ / DOB : 10/01/1955
స్త్రీ / Female

2848 1940 0592

ఆధార్ - సామాన్యుని హక్కు

అలసర్ అన్సా బేగం

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

జుపల్లి శ్రీనివాస రావు
Jupally Srinivasa Rao

పుట్టిన సంవత్సరం / Year of Birth : 1940
పురుషుడు / Male

3942 8805 1799

ఆధార్ - సామాన్యుని హక్కు

జుపల్లి శ్రీనివాస రావు

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