

C.S.No. 10/29 Docnt.No.

10165/2018



తెలంగాణ తేలంగానా TELANGANA

S.No:72679 Date:19/11/2018 Rs.100/-

To :-SHAIK MOIN

S/o :-SHAIK IMAM

FOR WHOM:-MOHD MAQBOOL

S/O:-LATE MOHD GHOUSE

R/o:-HYDERABAD.

The Advocates' Co-op Society

Rep by: G VIJAY KUMAR YADAV, Licenced Stamp Vendor,

Lic.No. 16-08-08/2017

City Civil Court Premises, Dewan Devdi, Hyd(South)

District. Phone No. 040-24418387

**:: SALE DEED ::**

THIS SALE DEED, is made and executed on this the day <sup>19<sup>th</sup></sup> of  
NOVEMBER, 2018, at Hyderabad, T.S.  
BY :

**SAYEEDA MURAM BEE**

Wife of KHAJA MOHAMMED ABDUL KALEEM,

Aged about 37 years, Occupation: Household,

Residing at H.No. 12-4-126, Murshad Gadda, Siddipet,

Medak, T.S. Aadhaar Card No. 8646 3519 3894.

**REP. BY HER A.G.P.A. HOLDER DOCT.NO. 6481/2018. DATED:**  
**27-07-2018 REGISTERED AT SUB REGISTRAR OFFICE**  
**AZAMPURA, HYDERABAD T.S.**

**MOHD. MAQBOOL** Son of LATE MOHD GHOUSE,

Aged about 38 years, Occupation: Business,

Residing at H.No. 16-5-466, Khidki Boodh Ali, Shah Noor Khan

Bazar, Hyderabad, T.S. Aadhaar Card No. 8390 7964 5905.

(Hereinafter called the "**VENDOR**" which term shall mean and include her  
heirs, legal representatives, successors, executors attorney and ssigneys,  
etc., of the **ONE PART**)

Contd.....2.









**Presentation Endorsement:**







Presented in the Office of the Sub Registrar, Azampura along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 20000/- paid between the hours of 7 and 11 on the 27th day of NOV, 2018 by Sri Mohd Maqbool

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

Signature/In. Thumb Impression

SI No	Code	Thumb Impression	Photo	Address	Signature/In. Thumb Impression
1	CL		 ISHRATH UNNISA BE [1601-1-2018-10129]	ISHRATH UNNISA BEGUM D/O. MOHD ABDUL WAHED 17-3-193/18/A TALAB KATTA, HYD	
2	EX		 MOHD MAQBOOL (AG [1601-1-2018-10129]	MOHD MAQBOOL (AGPA HOLDER) S/O. LATE MOHD GHOUSE 16-5-468 SHAH NOOR KHAN, HYD	


**Identified by Witness:**

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 MOHD SUBHAN UDDIN [1601-1-2018-10129] KHAISER	MOHD SUBHAN UDDIN KHAISER 16-11-213/1A	
2		 MOHD ABDIL HANNAN [1601-1-2018-10129]	MOHD ABDIL HANNAN 17-3-193/18/A	

27th day of November, 2018

Signature of Sub Registrar  
Azampura

**E-KYC Details as received from UIDAI:**

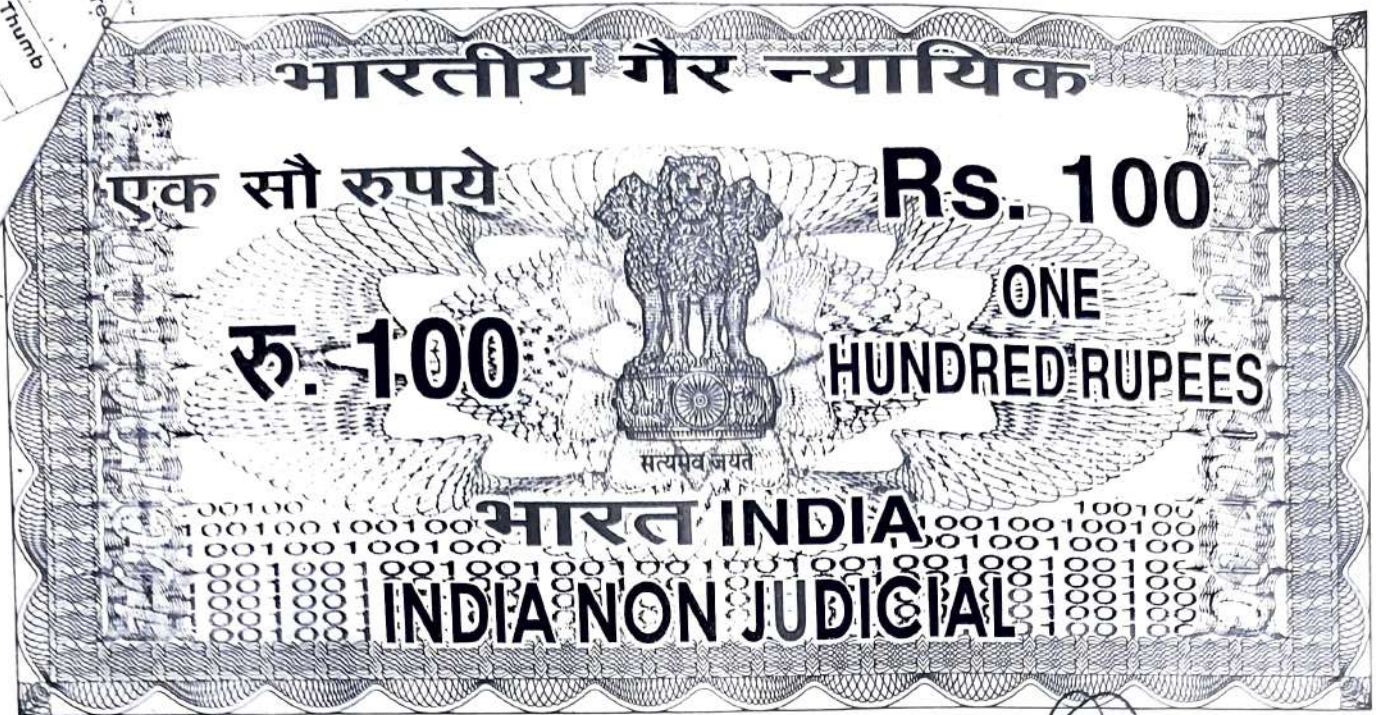
SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX5905 Name: Mohd Maqbool	S/O Late Mohd Ghouse, Saidebad, Hyderabad, Telangana, 500024	

Generated on: 27/11/2018 01:54:27 PM





as required  
and  
expression  
Thumb



తెలంగాణ తెలంగాణ TELANGANA

S.No: 726 80 Date: 19/11/2018 Rs.100/-

To :- SHAIK MOIN

S/o :- SHAIK IMAM

FOR WHOM:- MOHD MAQBOOL

S/O:- LATE MOHD GHOUSE

R/o:- HYDERABAD.

**The Advocates' Co-op Society**

Rep by. G VIJAY KUMAR YADAV, Licenced Stamp Vendor,

Lic.No. 16-08-08/2017

City Civil Court Premises, Dewan Devdi, Hyd(South)

District. Phone No. 040-24418387

::: Page No. 2 ::

:: IN FAVOUR OF ::

**Dr. ISHRATH UNNISA BEGUM**

Daughter of Dr. MOHD ABDUL WAHED,

Aged about 24 years, Occupation: Doctor.

Residing at H.No. 17-3-193/18/A, Talab Katta, Mir Jumla,

Yesrab Nagar, Hyderabad. T.S. Aadhaar Card No. 3815 5768 8196.

(Hereinafter called the "**VENDEE**" which term shall mean and include her heirs, legal representatives, successors, executors, attorney and assignees, etc., of the **ONE PART**)

Contd.....3.

NA (Signature)

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 Duty u/S 16 of 19 act	DD/BC/ Pay Order	Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash				
Stamp Duty	200	0	0	0		159800	0	160000
Transfer Duty	NA	0	60000	0		0	0	60000
Reg. Fee	NA	0	20000	0		0	0	20000
User Charges	NA	0	100	0		0	0	100
Total	200	0	80100	0		159800	0	240100

Rs. 60000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 20000/- towards Registration Fees on the chargeable value of Rs. 4000000/- was paid by the party through E-Challan/BC/Pay Order No ,889WA0201118 dated 20-NOV-18 of SBIN/

#### Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 80100/- DATE: 20-NOV-18, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 3076573196210, PAYMENT MODE: CASH-1000200, ATRN: 3076573196210, REMITTER NAME: D.R ISHRATH UNNISA BEGUM, EXECUTANT NAME: MOHAMMED MAQBOOL, CLAIMANT NAME: D.R ISHRATH UNNISA BEGUM.

Date:

27th day of November, 2018

Signature of Registering Officer  
Azampura

Bk - 1, CS No 10129/2018 & Doct No

Sub Registrar  
Azampura

Registered as Document of 2018 (E.A. No 1940) of Book I and Assigned the Identification Number 1501-5-10/658 2018 for Scanning  
Date 27/11/2018

REGISTERING OFFICER  
C. GODA DEVI

Generated on: 27/11/2018 01:54:27 PM



WHEREAS  
(IS-19-212),  
YARDS  
MO



**WHEREAS**, the Vendor is the absolute owner and peaceful possessor of the PORTION OF HOUSE BEARING MUNICIPAL NO. 16-11-212 NEW (IS-19-212), OLD NO. 61/62, TOTALLY ADMEASURING 220.00 SQUARE YARDS EQUIVALENT TO 183.94 SQUARE METERS SITUATED AT: MOOSARAMBAGH, HYDERABAD, T.S. which is morefully described in the Schedule and in the plan annexed herein and referred to below as the Schedule Property having purchased the same under two different documents as under:-

1. The Vendor Sayeeda Muram Bee herein had purchased the Eastern Portion of House bearing Municipal No.16-11-212, New (IS-19-212) Old No. 61/62 admeasuring 146.00 Sq.yards equivalent to 122.07 Sq.Metres, (Out Of Total Area:396 Sq.Yards) situated at Moosarambagh, Hyderabad by virtue of a registered Sale Deed Doct.No.2637/2016 Book I, Dated: 24-06-2016 registered at Sub Registrar Azampura, Hyderabad.

2. The Vendor Sayeeda Muram Bee herein had purchased the Portion of House bearing Municipal No.16-11-212, New (IS-19-212) Old No.61/62 admeasuring 74.00 Sq.yards equivalent to 61.87 Sq.Metres, (Out Of Total Area:396 Sq.Yards) situated at Moosarambagh, Hyderabad by virtue of a registered Sale Deed Doct.No.2717/2016 Book I, Dated: 28-05-2016 registered at Sub Registrar Azampura, Hyderabad.

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

**WHEREAS**, the Vendor's G.P.A. Holder herein offered to sell the PORTION OF HOUSE BEARING MUNICIPAL NO. 16-11-212 NEW (IS-19-212, OLD NO. 61/62, TOTALLY ADMEASURING 220.00 SQUARE YARDS EQUIVALENT TO 183.94 SQUARE METERS SITUATED AT: MOOSARAMBAGH, HYDERABAD, T.S. which is morefully described in the schedule of property and delineated in red colour in the plan annexed for a total sale consideration of **Rs. 40,00,000/- (RUPEES FORTY LAKHS ONLY)** on the following terms and conditions:-

**:: NOW THE VENDOR COVENENT WITH THE VENDEE AS UNDER:**

1. In pursuance of the above offer and acceptance, the Vendee have paid the entire sale consideration of **Rs. 40,00,000/- (RUPEES FORTY LAKHS ONLY)** to Vendor's G.P.A. Holder in following manners:

1. The Vendor's G.P.A.Holder received **Rs.10,00,000/-(RUPEES TEN LAKHS ONLY)** through Cheque No,119777 Dt:14-8-2018 Of C.B.I Rain Bazar Branch, Hyderabad T.S.

2. The Vendor's G.P.A.Holder received **Rs.5,00,000/-(RUPEES FIVE LAKHS ONLY)** through Cheque No.119778 Dt:14-8-2018 Of C.B.I Rain Bazar Branch, Hyderabad T.S.

3. The Vendor's G.P.A.Holder received **Rs.10,00,000/-(RUPEES TEN LAKHS ONLY)** through RTGS No. CBINR52018111910003105 Dated: 09-11-2018 Of C.B.I Rain Bazar Branch, Hyderabad T.S. 0004208

4. The Vendor's G.P.A.Holder received **Rs.15,00,000/-(RUPEES FIFTEEN AKHS ONLY)** through RTGS No. CBINR52018111910003105 Dated: 19-11-2018 Of C.B.I Rain Bazar Branch, Hyderabad T.S. Contd.....4.

Bk - 1, CS No 10129/2018 & Doct No

Sheet 3 of 8

Sub Registrar  
Azampura



Generated on: 27/11/2018 01:54:27 PM



And thus having  
Holder do here  
2.  
con



And thus having received the full and final sale amount the Vendor's G.P.A. Holder do hereby admits and acknowledges the receipt of the same.

2. The Vendor's G.P.A. Holder having received the entire sale consideration from the Vendee under this sale deed, hereby convey, alienates, transfer the scheduled property in favour of the Vendee TO HAVE AND TO HOLD THE same as absolute owners forever without any interruption.

3. The Vendor's G.P.A. Holder has delivered the vacant physical possession of the scheduled property to the Vendee.

4. The Vendor's G.P.A. Holder hereby declares that he has subsisting right, title, interest to grant the scheduled property in favour of the Vendee and there is no dispute in title whatsoever.

5. The Vendor's G.P.A. Holder hereby declares that the scheduled property hereby conveyed is free from all encumbrances, charges, liens, prior sales, gifts, mortgages, leases, etc. and there are no government, private or public sector claims over the scheduled property and all the charges, dues, etc. payable to the concerned department have been cleared upto date.

6. The Vendor's G.P.A. Holder further declares that he has paid upto date Municipal Property Taxes, Electricity Charges, etc. and has handed over all the original receipts, together with link documents, papers, pertaining to the property to the Vendee.

7. The Vendor's G.P.A. Holder hereby assures and indemnifies the Vendees from any loss, claim, dispute arising over the scheduled property or any defect in respect of title arising in future, the Vendee shall have right to get the losses, if any, recovered from the person and property of the Vendor with all its damages.

8. In case the Vendee is deprived of whole or part of the scheduled property due to any defect on the part of the Vendor, the Vendor shall reimburse all such losses, claims, if any arising in future to the Vendee.

9. The Vendee hereafter shall have all right to ingress and egress over the scheduled property and shall enjoy all easementary rights in the scheduled property.

10. The Vendor's G.P.A. Holder herein declare that the Vendee shall mutate her name in any of the office or offices on the light of this Sale Deed.

11. The Vendor's G.P.A. Holder herein declare if any litigations, disputes either of Govt. or Public or any Third Party claims, etc., are found over the scheduled property for any reason the same shall be cleared by the Vendor with all its damages.

12. The Vendor's G.P.A. Holder have got perfect and marketable title to execute this Sale Deed of scheduled property.

Contd.....5

Bk - 1, Cg ilo 10129/2018 & Doct No

Sheet 4 of 8

Sub Registrar  
Azampura

17465/2018



Generated on: 27/11/2018 01:54:27 PM





**:: SCHEDULED OF THE PROPERTY ::**

ALL THE PORTION OF HOUSE BEARING MUNICIPAL NO. 16-11-212 NEW (IS-19-212), OLD NO. 61/62, TOTALLY ADMEASURING 220.00 SQUARE YARDS EQUIVALENT TO 183.94 SQUARE METERS SITUATED AT: MOOSARAMBAGH, HYDERABAD, T.S.

**BOUNDED BY :**

**NORTH** : Portion of House No. 16-11-212.  
**SOUTH** : Road 20'-0" Wide.  
**EAST** : Neighbour's.  
**WEST** : Portion of House.

(This Property is more specifically delineated in **RED COLOUR** in the plan annexed.)

**Description of the Building :**

Type of structure : A.C.C.Sheets.  
Total Extent of side : 220.00 Sq. Yards.  
Built up Area particulars : 100 Sq.Feets.  
Executant's estimate of the: Rs.40,00,000/-

**IN WITNESS WHEREOF:** the Vendor's G.P.A.Holder and Vendee have signed on the Deed of Sale with their free will and consent, with any duress or coercion, on the day, month and year above mentioned in presence of the following witnesses.

**WITNESSES:**

1.

2.

*(Signature of Muhammad D. Subhan)*  
*(Signature of Muhammad Abdul Hamman)*

*(Signature of Sayeeda Muram Bee)*

**VENDOR**

( Sayeeda Muram Bee  
Rep:A. G.P.A.Holder  
Mohd Maqbool )

*(Signature of Dr. Ishrath Unnisa Begum)*

**VENDEE**

( Dr. Ishrath Unnisa Begum)

BK - 1, C2 No 10129/2018 & Doct No

Sheet 5 of 8

Sub Registrar  
Azampura

12/11/2018



Generated on: 27/11/2018 01:54:27 PM



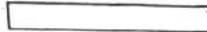


REGISTRATINON PLAN OF PORTION OF HOUSE BEARING MUNICIPAL NO. 16-11-212 NEW, (IS-19-212) OLD NO.6/62, SITUATED AT MOOSARAMBAGH, HYDERABAD T.S.

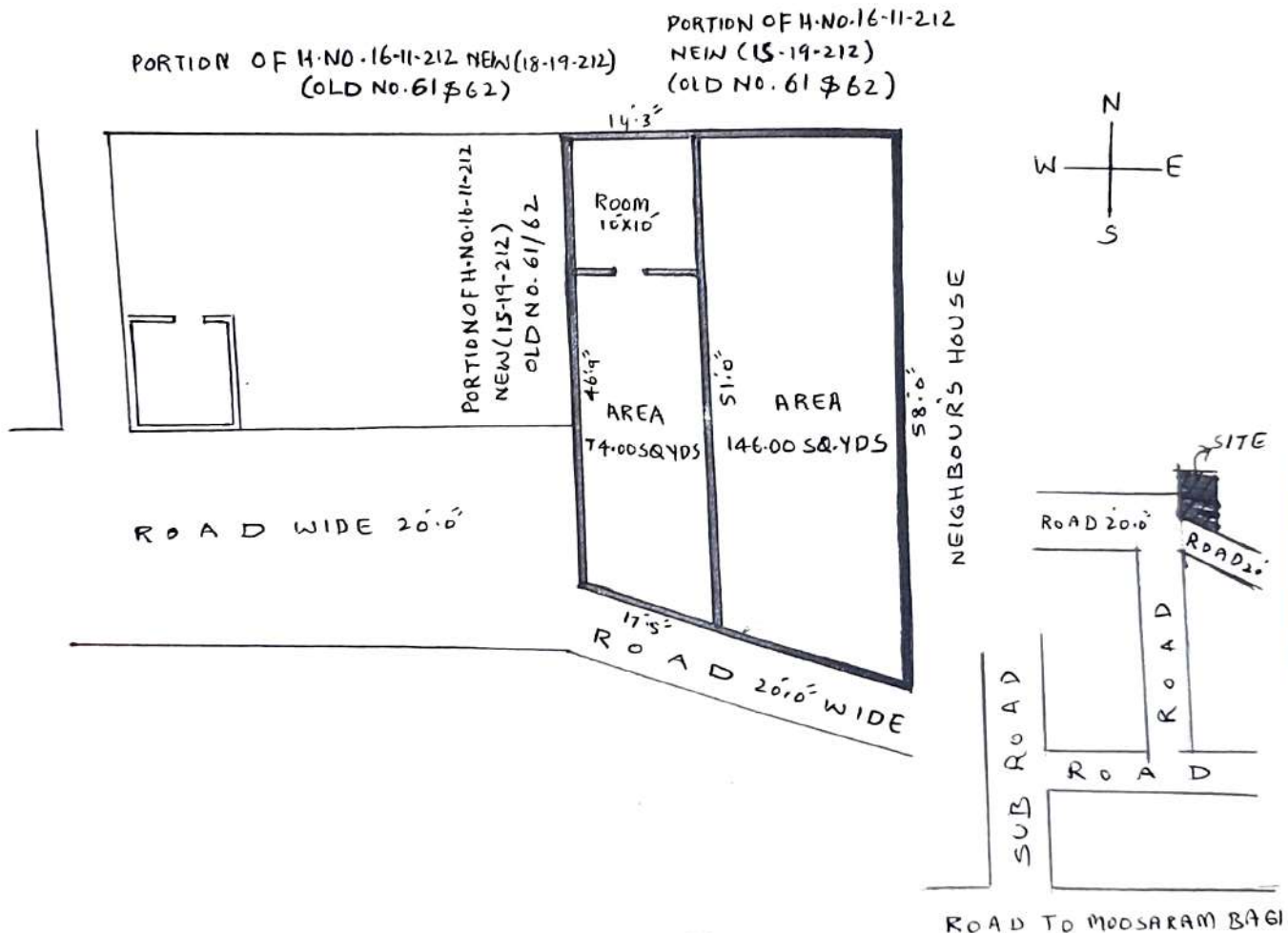
VENDOR SAYEEDA MURAM BEE WIFE OF KHAJA MOHAMMED ABDUL KALEEM  
REP: BY A.G.PA.HOLDER: MOHD. MAQBOOL SON OF LATE MOHD., GHOUSE.

VENDEE:DR. ISRATHUNNISA BEGUM DAUGHTER OF DR.MOHD. ABDUL WAHID.


INCLUDED: 

EXCLUDED: 


AREA : 220.00 SQ. YARDS,  
OR: 183.94 SQ. METERS.



WITNESSES:

1. 

2. 

  
SIGN. OF VENDOR.

  
SIG. OF VENDEE.



Bk - 1, CS No 10129/2018 & Doct No

Sheet 6 of 8

Sub Registrar  
Azampura

Generated on: 27/11/2018 01:54:27 PM







భారత ప్రభుత్వం  
Unique Identification Authority of India  
Government of India

సమాచిత సంఖ్య / Enrollment No.: 1118/60045/06188

To  
మొదల మాగ్బూల్  
S/O: Late Mohd Ghouse  
16-5-466 khidki booth all shah  
noorkhan bazar  
Saidabad  
Sahita  
Saidabad Hyderabad  
Andhra Pradesh 500024  
9849931796  
ML08498535FT

18/01/2014

*Value AC.O Haden*



మీ ఆధార్ సంఖ్య / Your Aadhaar No.:  
**8390 7964 5905**  
ఆధార్ - సామాన్యుని హక్కు



GOVERNMENT OF INDIA

మొదల మాగ్బూల్  
Mohd Maqbool  
పుట్టిన తేదీ / DOB : 16/09/1980  
పురుషుడు / Male



7964 5905



భారత ప్రభుత్వం  
Unique Identification Authority of India  
Government of India

సమాచిత సంఖ్య / Enrollment No.: 1093/20159/04721

To  
Ishtath Unnisa Begum  
ఇష్తత్ ఉన్నిస్ బేగం  
D/O Mohammed Abdul Wahed  
17-3-193/18/A  
Yasrab Nagar Talab Katta  
Sameena Hospital  
Yakut Pura  
Hyderabad,  
Andhra Pradesh - 500002

04/03/2012

*Value*



మీ ఆధార్ సంఖ్య / Your Aadhaar No.:  
**3815 5768 8196**  
ఆధార్ - సామాన్యుని హక్కు



GOVERNMENT OF INDIA

ఇష్తత్ ఉన్నిస్ బేగం  
Ishtath Unnisa Begum

పుట్టిన సంవత్సరం / Year of Birth: 1994  
స్త్రీ / Female



3815 5768 8196



ఆధార్ - సామాన్యుని హక్కు

Bk - 1, CS No 10129/2018 & Doct No  
1045-1049. Sheet 7 of 8 Sub Registrar  
Azampura



Generated on: 27/11/2018 01:54:27 PM







భారత ప్రభుత్వం  
GOVERNMENT OF INDIA



ముహమ్మద్ సుబాన్ ఉద్దీన్ ఖైసర్

Mohammed Subhan Uddin  
Khaiser

పుట్టిన తేదీ/ DOB: 28/07/1959

పురుషుడు / MALE

7701 0449 5579



ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చేరునామా:

S/O ముహమ్మద్ తురబ్ ఉద్దీన్

ఖుస్రో, ౧౬-౧౧-౨౧౩/౧, ప్రశాంత

నగర్, నత్తర్ ప్రజా కాలనీ,

మలక్పేట్, హైదరాబాద్,

హైదరాబాద్,

ఆంధ్ర ప్రదేశ్ - 500036

Address:

S/O Mohammed Turab Uddin

Khusro, 16-11-213/1, prashanth

nagar, near aurora college,

malakpet, Hyderabad,

Hyderabad,

Andhra Pradesh - 500036

7701 0449 5579



1947  
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



P.O Box No.1947,  
Bangalore-560 001

Chaitanya

W n R



భారత ప్రభుత్వం

భారత

Unique Identification  
Authority of India

భారత ప్రభుత్వం

Date: 11/01/2017

Mohammed Abdul Haman (ముహమ్మద్ అబ్దుల్ హామన్)  
S/O Mohammed Abdul Wahed, 17-3-1934/8/A,  
Yasrab Nagar Talab Katta, Sameena Hospital,  
Yakut Pura, Yakut Pura, Hyderabad,  
Andhra Pradesh - 500002

మొహమ్మద్ హామన్

5384 1413 5760



సా ఆధార్ నా న్యాయం



1947



help@uidai.gov.in



www.uidai.gov.in

భారత ప్రభుత్వం

భారత ప్రభుత్వం

భారత ప్రభుత్వం

భారత ప్రభుత్వం

భారత ప్రభుత్వం

భారత ప్రభుత్వం

Mohammed Abdul Haman

పుట్టిన తేదీ/ DOB: 17/08/1953



Bk - 1, CS No 10129/2018 & Doct No

Sheet 8 of 8

Sub Registrar  
Azampura



Generated on: 27/11/2018 01:54:27 PM

