



**Government of Telangana
Registration And Stamps Department**

Doc No:- 1571/2023

Payment Details - Citizen Copy - Generated on 14/02/2023, 03:12 PM

SRO Name: 1518 Rajendra Nagar

Receipt No: 1662

Receipt Date: 14/02/2023

Name: **ASLAM BIN MOHAMMED** CS No/Doct No: 1606 / 2023
 Transaction: **Sale Deed** Challan No: E-Challan No: 4062RT140223
 Chargeable Value: **1800000** DD No: DD Dt: Challan Dt: E-Challan Dt: 14-FEB-23
 Bank Name: Bank Branch: E-Challan Bank Name: **ICICIC** E-Challan Bank Branch:

Account Description	Amount Paid By			
	Cash	Challan	DD	E-Challan
Registration Fee				90000
Transfer Duty /TPT				270000
Deficit Stamp Duty				989900
User Charges				500
Mutation Charges				18000
Total:				1368400

In Words: **RUPEES THIRTEEN LAKH SIXTY EIGHT THOUSAND FOUR HUNDRED ONLY**

RETURN
Dt: _____
Sub-Registrar

SUB-REGISTRAR
RAJENDRANAGAR, Ranga Reddy Dist

OTP : 136472.

SALE DEED

with day of

SCANNED

1606/23
1606/23

2023 N. 1571/23



తెలంగాణ తెలంగాణ TELANGANA 14 FEB 2023

Sl. No: 707 Date: 14/02/2023 Rs. 100/-
 Sold To: Mohd Asif Baig
 S/o. W/o. D/o. Late Abdul Wahameed.
 For Whom: Self & Other.

AW 622083
 S. RAJAN KUMAR
 LICENCED STAMP VENDOR
 L.No. 16-10-017/2011
 RL No. 16-10-032/2023
 #13-2-402, Jali Hanuman, Near Rahimpura, Jhanda, Hyd.
 Cell: 9849508548

SALE DEED

This Sale Deed is made and executed on this the 14th day of **February 2023** at Ranga Reddy District, T.S. By:-

M/s. PEERS CONSTRUCTIONS, Pan No.AAMFP7948J,
 Represented by its Managing Partner: **Mr.ASLAM BIN MOHAMMED**
S/O. Late MOHAMMED BIN SALAM, Aged about 42 years,
 Occupation: Business, R/o. H.No.9-4-8646 Part, 47 and 48,
 Salarjung Colony, Hyderabad, T.S. **Aadhaar No.2211 5518 2703.**

(Hereinafter called the "VENDOR" which term shall mean and include all its legal representatives, executors, successors, administrators and assignees etc. of the One Part)

Contd.....P/2....

Aslam

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Rajendra Nagar along with the Photographs & Thumb Impressions required Under Section 32-A of Registration Act, 1908 and fee of Rs. 90000/- paid between the hours of _____ and _____ on the 14th day of FEB, 2023 by Sri Aslam Bin Mohammed

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Link Thumb Impression
1	CL		 MOHD ARIF BAIG [1518-1-2023-1606]	MOHD ARIF BAIG S/O. LATE ABDUL HAMEED 22-8-457 PURANI HAVELI CHARMINAR, HYD T.S	
2	CL		 KULTAR SINGH (PARTNER) [1518-1-2023-1606]	KULTAR SINGH (PARTNER)[R]SUKHMANI INTERNATIONAL H 32,VIKASPURI WEST DELHI,	
3	CL		 AMAN PREET SINGH (PA [1518-1-2023-1606]	AMAN PREET SINGH (PARTNER)[R]SUKHMANI INTERNATIONAL C-1/94,1ST FLOOR ASHOK VIHAR PHASE-2,ASHOK VIHAR NORTH WEST DELHI WEST DELHI,	
4	EX		 ASLAM BIN MOHAMMED [1518-1-2023-1606]	ASLAM BIN MOHAMMED (MANAGING PARTNER)[R]M/S PEERS CONSTRUCTIONS 9-4-8646 PART, 47 & 48, SALARJUNG COLONY, HYD,	



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Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
2		 FEROZ KHAN:14JG [1518-1-2023-1606]	FEROZ KHAN HYDERABAD	
1		 MOHAMMED MUBEEN [1518-1-2023-1606]	MOHAMMED MUBEEN ALI HYDERABAD	

14th day of February, 2023

Signature of Sub Registrar
Rajendra Nagar

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:: 2 ::

IN FAVOUR OF

1. **SUKHMANI INTERNATIONAL**, Represented by its Partners:
1. **Mr. KULTAR SINGH S/O. AMRIT SINGH**, Aged about 46 years,
Occupation: Business, R/o. H 32, VikasPuri, West Delhi, Delhi -
110018. **Aadhaar No.5785 6631 6804 AND PAN**
No.AMPPS3860D and 2. **Mr. AMAN PREET SINGH S/O. HARPAL**
SINGH, Aged about 37 years, Occupation: Business, R/o.
C-1/94, 1st Floor, Ashok Vihar Phase-2, Ashok Vihar, North West
Delhi, West Delhi, Delhi - 110052. **Aadhaar No.5341 0066 6512**
and Pan No.AYNPS2214F.
2. **MOHD. ARIF BAIG S/O. LATE ABDUL HAMEED**, Aged about 50
years, Occupation: Business, R/o. H.No.22-8-457, Purani Haveli,
Charminar, Hyderabad, T.S. **Aadhaar No.8399 0725 5250 AND**
PAN No.AMCPB9167B.

(Hereinafter called the "VENDEES" which term shall mean and include all their heirs, legal representatives, executors, successors, administrators and assignees etc. of the Other Part)

WHEREAS the Vendor M/s. PEERS CONSTRUCTIONS herein is the sole and absolute owner and possessor of the following properties:

- (i) All that the **Part of Open Land** in Survey No. **102**, admeasuring **Ac. 1-20 Guntas** or **7260.00 Square yards** being @ 67.8% undivided share in the total land admeasuring **Ac. 2-8.5 Guntas** or **10708.5 Square yards**, situated at **KATTEDHAN VILLAGE**, GHMC, Rajendranagar Circle, Ranga Reddy District, Telangana State having purchased the same from ZNS Builder's and Developers Pvt. Ltd. under a registered Sale Deed vide document No.1531 of 2023, Book-I, Dated: 13-02-2023, Registered in the office of the Sub-Registrar, Rajendranagar, Ranga Reddy District.

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E-KYC Details as received from UIDAI:			
Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX3002 Name: Feroz Khan	Qila Mohd.nagar, Hyderabad, Telangana, 500008	
2	Aadhaar No: XXXXXXXX7274 Name: Mohammad Mubeen Ali	S/O Mohammed Khursheed Ali, Hyderabad, Hyderabad, Andhra Pradesh, 500067	
3	Aadhaar No: XXXXXXXX2703 Name: Aslam Bin Mohammed	S/O Late Mohammed Bin Salam, Asifnagar, Hyderabad, Telangana, 500028	
4	Aadhaar No: XXXXXXXX6804 Name: Kultar Singh	S/O Amrit Singh, Vikas Puri, West Delhi, Delhi, 110018	
5	Aadhaar No: XXXXXXXX6512 Name: Aman Preet Singh	Ashok Vihar, North West Delhi, Delhi, 110052	
6	Aadhaar No: XXXXXXXX5250 Name: Mohd Arif Baig	S/O Late Abdul Hameed, Charminar, Hyderabad, Andhra Pradesh, 500024	

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						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	999900	0	0	0	990000
Transfer Duty	NA	0	270000	0	0	0	270000
Reg. Fee	NA	0	90000	0	0	0	90000
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	18000	0	0	0	18000
Total	100	0	1368400	0	0	0	1368500

Rs. 1259900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 90000/- towards Registration Fees on the chargeable value of Rs. 18000000/- was paid by the party through E-Challan/BC/Pay Order No. 4062RT140223 dated 14-FEB-23 of ICICIC/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 1368450/-, DATE: 14-FEB-23, BANK NAME: ICICIC, BRANCH NAME: , BANK REFERENCE NO: 9116917948815, PAYMENT MODE: NB-1001138, ATRN: 9116917948815, REMITTER NAME: PEERS CONSTRUCTIONS, EXECUTANT NAME: PEERS CONSTRUCTIONS, CLAIMANT NAME: SUKHMANI INTERNATIONAL AND OTHER).

Date:
14th day of February, 2023

Signature of Registering Officer
Rajendra Nagar

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- (ii) All that the **Part of Open Land** in Survey No.102, admeasuring **Ac. 0-31.49Guntas** or **3811.00 Square yards**, situated at **KATTEDHAN VILLAGE**, GHMC, Rajendranagar Circle, Ranga Reddy District, Telangana State having acquired the same by virtue of a registered Partition Deed vide doc. No.2542 of 2019, Book-I, Dated: 7th day of March 2019, Registered in the office of the Sub-Registrar, Rajendranagar, Ranga Reddy District. Originally the Vendor and Mr. Mohammed Majid Hussain have jointly purchased the total Part of Land in Survey No.102, admeasuring Ac. 3-37.7 Guntas or 19092.00 Square yards, situated at Kattedhan Village, GHMC Rajendranagar Circle, Ranga Reddy District, Telangana from its lawful owners 1. Mr. Haji Iqbal S/o. Haji Habeeb Saheb and 2. Mr. Yasin Bashir S/o. Late Haji Bashir under a registered Sale Deed vide document No.2541 of 2019, Book-I, Dated: 07-03-2019, Registered in the office of the Sub-Registrar, Rajendranagar, Ranga Reddy District and later the Vendor and the said Mr. Mohammed Majid Hussain got partitioned the said property among themselves mutually through the said Partition Deed doc. No.2542 of 2019 in which the Vendor herein got and allotted to its share the said Part of Land admeasuring 3811 Square yards.

AND WHEREAS originally the said Mr. Haji Saleh Mohammed @ H. Saleh Mohd. S/o. Late Haji Habeeb had purchased the total land admeasuring to an extent of Acres 8-37 Guntas in Survey No.102, situated at Katedan Village, Rajendranagar Mandal, Ranga Reddy District from its lawful owner Dr. Wajidunnisa Begum D/o. Late Mir Imdad Ali Khan under a registered Sale Deed vide document No.221 of 1978, Book-I, Dated: 19-01-1978, Registered in the office of the R.O. Hyderabad and in turn the said Dr. Wajidunnisa Begum D/o. Late Mir Imdad Ali Khan had purchased the same from its lawful owners 1. RavichettyMalla Reddy S/o. Chenna Reddy and 2. RavichettyNagi Reddy under a registered Sale Deed vide document No.2932 of 1966, Book-I, Dated: 11th day of October 1966, Registered in the office of the R.O. Hyderabad.

AND WHEREAS out of the said property the said Mr. Haji Saleh Mohammed @ H. Saleh Mohd. had gifted an extent of 6 Acres of land in Survey No.102 out of 8 Acres 37 Guntas by way of following three portions:

- (i) All that the Part of Land in Survey No.102, admeasuring Acres 2-00 Guntas gifted to his mother Mrs. Zainab Bee under oral hibain accordance with the Muslim Personal Law and the same is confirmed through Oral Gift (Hiba Nama) Dated: 03-01-1983 and later the said Mrs. Zainab Bee had gifted the same to her son Mr. Haji Rafiq @ Mohd. Rafiq S/o. Late Haji Habeeb under oral hiba in accordance with the Muslim Personal Law.
- (ii) All that the Part of Land in Survey No.102, admeasuring Acres 2-00 Guntas gifted to his elder brother Mr. Haji Iqbal S/o. Late Haji Habeeb under oral hibain accordance with the Muslim Personal Law and the same is confirmed through Oral Gift (Hiba Nama) Dated: 03-01-1983.

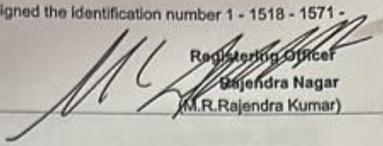
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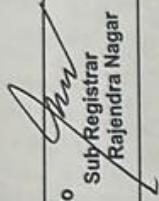
Certificate of Registration

Registered as document no. 1571 of 2023 of Book-1 and assigned the identification number 1 - 1518 - 1571 - 2023 for Scanning on 14-FEB-23 .

Registering Officer
Rajendra Nagar
(M.R.Rajendra Kumar)



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- (iii) All that the Part of Land in Survey No.102, admeasuring Acres 2-00 Guntas gifted to his eldest brother's son Mr. Yasin Bashir S/o. Late Haji Bashir under oral hibain accordance with the Muslim Personal Law and the same is confirmed through a Memorandum of Gift (Hiba Nama) Dated: 30-10-1997 which is duly validated by the District Registrar, Ranga Reddy District vide Validation File No.12278/AR/07, Dated: 28-09-2007.

AND WHEREAS the said Mr. Haji Saleh Mohammed @ H. Saleh Mohd. was retained and remained an extent of Acres 2-37 Guntas in Survey No.102, situated at Katedan Village, Rajendranagar Mandal, Ranga Reddy District.

AND WHEREAS subsequently the said 1. Mr. Haji Saleh Mohammed @ H. Saleh Mohd. and 2. Mr. Haji Rafiq @ Mohd. Rafiq S/o. Late Haji Habeeband Mr. Yasin Bashir have filed a partition suit in O.S. No.1244 of 2016 and the matter was compromised later the parties have filed a Compromise Memo before the Lok Adalat Held at L.B. Nagar, Ranga Reddy District in the Court of Prl. Dist. & Sessions Judge, R.R. District and Award on 05-10-2018 that the Plaintiffs 1. Mr. Haji Saleh Mohammed @ H. Saleh Mohd., 2. Mr. Haji Rafiq @ Mohd. Rafiq and 3. Mr. Yasin Bashir and Defendant No.1 Mr. Haji Iqbal are the absolute owners and possessors of the total land admeasuring 8 Acres 37 Guntas in the following manner:

- (i) Plaintiff No.1 Haji Rafiq allotted Acres 2-00 Guntas
- (ii) Plaintiff No.2 Haji Saleh Mohammed allotted Acres 2-37 Guntas
- (iii) Plaintiff No.3 Yasin Bashir allotted Acres 2-00 Guntas
- (iv) Defendant No.1 Haji Iqbal allotted Acres 2-00 Guntas.

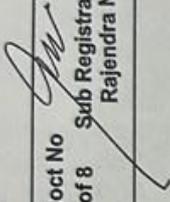
AND WHEREAS the Vendor M/s. PEERS CONSTRUCTIONS has clubbed its said properties into a single property viz. All that Part of Open Land in Survey No.102, total admeasuring 11071 Square yards or equivalent to Acres 2-11.49 Guntas, situated at **KATTEDHAN VILLAGE, GHMC Rajendranagar Circle**, Ranga Reddy District, Telangana State.

AND NOW the Vendor has agreed and offered to sell the **undivided and unspecified** joint share, rights and interest in the Part of Open Land in **Survey No.102**, admeasuring **2903.9 Square yards out of 11071 Square yards** or equivalent to Acres 2-11.49 Guntas, situated at **KATTEDHAN VILLAGE, GHMC Rajendranagar Circle**, Ranga Reddy District, Telangana State which is more fully described in **SCHEDULE OF PROPERTY** to the Vendees for a total sale consideration of **Rs.1,80,00,000/- (Rupees One Crore Eighty Lakhs Only)** and the Vendees hereby agreed and accepted the said offer to purchase the same on the said sale consideration.

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NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

In pursuance of the offer and acceptance of the said sale consideration, the Vendor has already received the entire sale consideration of **Rs.1,80,00,000/- (Rupees One Crore Eighty Lakhs Only)** from the Vendees as full and final sale consideration amount in the following manner:

- (i) Rs.90,00,000/- (Rupees Ninety Lakhs only) through RTGS vide UTR No.YESBR52022103195311867, Dated: 31-10-2022 paid by the Vendee No.1 towards its undivided share area of 1451.95 Square yards out of 2903.9 Square yards.
- (ii) Rs.90,00,000/- (Rupees Ninety Lakhs only) through two Cheques bearing Nos.014962 and 014963 for Rs.45,00,000/- each both Dated: 14-02-2023 drawn on ICICI Bank, Charminar Branch, Hyderabad, T.S. paid by the Vendee No.2 towards his undivided share area of 1451.95 Square yards out of 2903.9 Square yards.

And the Vendor does hereby admit and acknowledge the receipt of the entire sale consideration, having received from the Vendees. The Vendor hereby conveys, sells, transfers and assigns under the Schedule Property absolutely and forever.

THAT the Vendor has this day delivered the vacant, physical and peaceful possession of the schedule mentioned property to the Vendees **TO HAVE AND TO HOLD** the same absolutely and forever.

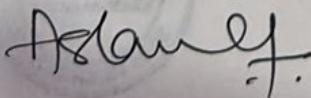
THAT all the rights, titles, interest, easements, privileges, liberties, enjoyments and possession is hereby transferred in favour of the Vendees absolutely and forever.

THAT, the Vendor has paid all taxes, cess and dues etc. in respect of the Scheduled property upto date of this Sale Deed.

THAT, the Vendor has assured and informed the Vendees that the scheduled property hereby sold is free from all encumbrances, sales, gifts, wills, sureties, court attachments, family disputes, litigations, prior agreements and sales, mortgages etc. the Vendor further undertake to clear off all the dues accrued till the date of this Sale Deed either of Government or Private if found in future.

THAT, the Vendor hereby agreed to indemnify and keep the Vendees indemnified against all the losses, costs, expenses, damages, sustained, if any due to the defect in the title of the Vendor or from any third party's claim or if the Vendees is deprived of the part or whole of the Schedule property, the Vendors shall compensate against the same.

THAT, the Vendees shall hold and enjoy the Schedule property as absolute owner without any let or hindrance either from the Vendors or any other person or persons whatsoever.



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THAT, the Vendors further assures to execute any Rectification or Supplementary Deed required by the Vendees in future regarding the scheduled property to make perfect title for the Vendees without demanding any fresh consideration to execute such documents.

THAT, the land affected by the document is not the assigned land as defined in Section 2 (1) Act 9 of 1977. And out of the purview of the urban lands ceiling Act.

The Vendor hereby declare that the Vendor is owning a vacant land in the peripheral area of Hyderabad Urban Agglomeration, that after issue of the G.O.Ms.No.733, Rev. (ULC) Dept., Dated: 31-10-1988 and availing of the exemption granted therein. If the transfer of the land is subsequently found to be in violation of any of the provisions of the urban land (C&R) Act 1976 or of the G.O. referred to above, the Vendor will be liable for prosecution.

The Vendor hereby declares that, it is the owner, possessor/executants of the scheduled property mentioned in the link document which is a Vacant Plot. The said property is not assessed by the Corporation/Municipal/Cantonment/Nagar Panchayat/Gram Panchayat authority and not allotted any PTI/VLTA Number.

That the Vendor has handed over the concerned papers of the Schedule property to the Vendees on this day for their records.

**STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY
FILED UNDER RULE 3 OF THE TELANGANA PREVENTING OF UNDER
VALUATION INSTRUMENT RULE 1975**

Place	Survey No.	Rate per Sq. yard	Extent Sq. yards	Total Value
Kattedhan Village, GHMC, Rajendranagar Circle, Ranga Reddy District, Telangana State.	102	Rs.6,198/-	2903.9	Rs.1,79,98,373/- OR Rs.1,80,00,000/-

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[Signature]
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SCHEDULE OF PROPERTY

ALL THAT the **undivided and unspecified** joint share, rights and interest in the Part of Open Land in **Survey No.102**, admeasuring **2903.9 Square yards** or equivalent to Acres 2-11.49 Guntas, situated at **KATTEDHAN VILLAGE, GHMC Rajendranagar Circle**, Ranga Reddy District, Telangana State and bounded as under:-

- NORTH :: Common 12.00 M Wide Road
- SOUTH :: Neighbour's Land
- EAST :: Neighbour's Property
- WEST :: Part of Open Land in Survey No.102.

IN WITNESS WHEREOF the Vendor and the Vendees have signed this "Sale Deed" with their free will and consent without any coercion or any undue influence on the day, month and year herein above mentioned in presence of the following attesting witnesses:

VENDOR:

Adarsh

VENDEES:

1(i)

1(ii)

2.

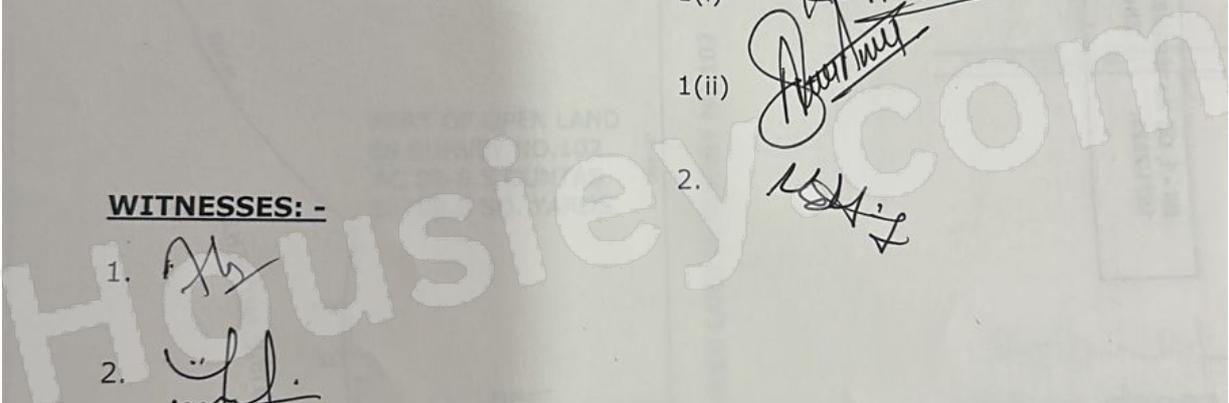
K. Hinds
Adarsh
Adarsh

WITNESSES: -

1.

2.

Adarsh
Adarsh



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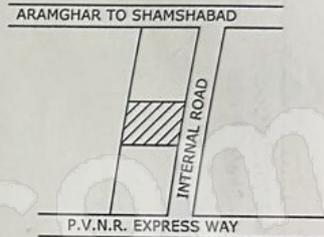
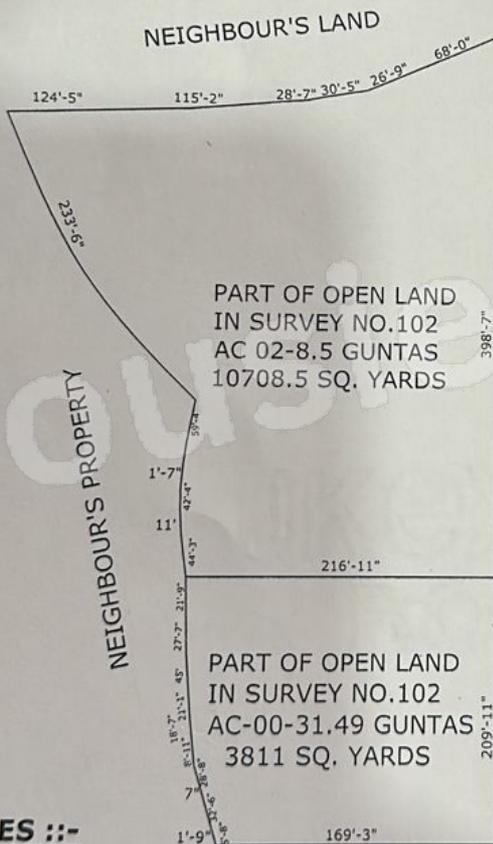


REGN. PLAN SHOWING THE UNDIVIDED AND UNSPECIFIED JOINT SHARE, RIGHTS AND INTEREST IN THE PART OF OPEN LAND IN SURVEY NO.102, SITUATED AT : KATTEDHAN VILLAGE, GHMC RAJENDRANAGAR CIRCLE, RANGA REDDY DISTRICT, TELANGANA STATE

VENDOR : M/s. PEERS CONSTRUCTIONS, REP. BY ITS MANAGING PARTNER : Mr. ASLAM BIN MOHAMMED S/O. Late MOHAMMED BIN SALAM

VENDEES : 1. SUKHMANI INTERNATIONAL, REPRESENTED BY ITS PARTNERS:
 (i) Mr. KULTAR SINGH S/O. AMRIT SINGH,
 (ii) Mr. AMAN PREET SINGH S/O. HARPAL SINGH
 2. MOHD. ARIF BAIG S/O. LATE ABDUL HAMEED

AREA ::-
 UNDIVIDED SHARE AREA OF 2903.9 SQUARE YARDS
 OUT OF 11071 SQUARE YARDS



Aslam Bin Mohammed
SIGN. OF VENDOR

1. (i) *K. Jitendra*

(ii)

2. *Mohd. Arif Baig*

SIGN. OF VENDEE

WITNESSES ::-

1. *[Signature]*

2. *[Signature]*

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