3586/2015

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES

रु. 100

भारत INDIA

INDIA NON JUDICIAL

SCANNED

తెలంగాణ తెలంగాణా TELANGANA

494281

Sl.No. 11721 Date: 9/9/2015 Rs.100/-

Sold to Durga Agarwal w/o Kunal Gupta Reshyd

For Whom Self

- 9 SEP 2015

MOHAMMED AYUB KHAN
LICENSED STAMP VENDOR
Lic.No.16-01-051/2012 R.No.16-01-01/2015
H.No.17-1-175/79, Nehru Nagar, Hyd.
HYDERABAD (SOUTH) DISTRICT, T.S.
Cell # 9985691348

SALE DEED

THIS SALE DEED IS MADE AND EXECUTED ON THIS THE 10th DAY OF SEPTEMBER, 2015, AT HYDERABAD, TELANGANA STATE, BY:-

Sri PRAKASH CHANDRA SRIVASTAVA S/o. Late Sri BRIJ RAJ SRIVASTAV, Aged about: 59 years, Occupation: Business, Resident of H.No.1-2-215/B/1, Gagan Mahal, Domalguda, Hyderabad, T.S.

"Hereinafter referred to as '**VENDOR**' which term shall mean and include all his heirs, legal representatives, executors, administrators, successors-in-interest, assignees and nominees, etc., of the FIRST PART"

IN FAVOUR OF

Smt. DURGA AGARWAL W/o. Sri KUNAL GUPTA, Aged about: 33 years, Occupation: Business, Resident of H.No.21-2-579, Urdu Shareef, Patel Market, Charminar, Hyderabad, T.S.

"Hereinafter referred to as '**VENDEE**' which term shall mean and include all her heirs, legal representatives, executors, administrators, successors-in-interest, assignees and nominees, etc., of the SECOND PART"

Contd..2.

Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Chikkadpally along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 22000/- paid between the hours of 4 and 5 on the 10th day of SEP, 2015 by Sri Prakash Chandra Srivastava

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 DURGA AGARWAL: [1602-1-2015-3637	DURGA AGARWAL W/O. KUNAL GUPTA 21-2-579 URDU SHAREEF PATEL MARKET CHARMINAR, HYDERABAD	
2	EX		 PRAKASH CHAN [1602-1-2015-3	PRAKASH CHANDRA SRIVASTAVA S/O. LATE BRIJ RAJ SRIVASTAV 1-2-215/B/1 GAGAN MAHAL DOMALGUDA, HYDERABAD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 VISHWANATH A [1602-1-2015-3	VISHWANATH AGARWAL 5-9-22A/1/31 BASHEERABAGH HYD	
2		 P SHIVA RAJ::IC [1602-1-2015-3	P SHIVA RAJ 1-8-1/106 CHIKKADPALLY HYD	

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Joint SubRegistrar4 Chikkadpally

10th day of September,2015

Signature of Joint SubRegistrar4 Chikkadpally

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WHEREAS, the Vendor herein represents, declares and assures the Vendee herein that he is the absolute owner and peaceful possessor of **Third Floor** Premises bearing Municipal No.1-2-215/B/4, admeasuring **2000 Square feet** with an undivided share in the common areas and amenities of the **SRI DURGA NIVAS,** along with undivided share of land admeasuring **40.00 Square yards** or equivalent to 33.44 Square metres (out of total land admeasuring 300.00 Square yards), in the Premises bearing Municipal No.1-2-215/B, in T.S.No.31/2, corresponding to Old Survey No.189/2, situated at **Gagan Mahal**, Domalguda, Hyderabad, T.S., which is more fully described in the schedule hereto and hereinafter referred to as the SAID PROPERTY, and more clearly delineated in RED colour in the plan annexed hereto.

AND WHEREAS, originally the Vendor herein is the absolute owner of House bearing Municipal Nos.1-2-215/B/1 Ground Floor, 1-2-215/B/2 First Floor, 1-2-215/B/3 Second Floor, 1-2-215/B/4 Third Floor, 1-2-215/B/5 Fourth Floor and 1-2-215/B/6 Fifth Floor, admeasuring 500.00 Square yards, situated at GAGAN MAHAL, DOMALGUDA, HYDERABAD, T.S., by virtue of Gift Settlement Deed by his father Sri Brijraj Srivastava S/o. Sri Shankerlal, dated: 6-6-1988 and the same is revalidated and endorsed under Section 42 of Act 1899 vide its File No.5553/R1-Val/2001, dated: 8-11-2001 by the District Registrar of Hyderabad.

AND WHEREAS, Sri Brijraj Srivastava S/o. Sri Shankerlal also executed a Will Deed, dated: 27-5-1987, in respect of the above said property. Subsequently Sri Brijraj Srivastava expired on 24-09-2001, after his demise, the said Will Deed came into force and the Vendor herein is the absolute owner of the said property by virtue of Will Deed.

AND WHEREAS, the Vendor herein has obtained Legal Heir Certificate vide File No.6345/01, dated: 25-01-2001, issued by the Mandal Revenue Officer, Himayathnagar Mandal, Ranga Reddy District, and declared that he is the son and only legal heir of late Sri Briraj Srivastava.

AND WHEREAS, the G.O. Ms.No.1348, Revenue (UC.II) Department, dated: 20-09-1982, reveals that the Revenue records of rights are evidential that the father of the Vendor herein viz., Mr. Brij Raj Srivastava was the absolute owner and possessor of the said property to an extent of land admeasuring 1,188.40 Square metres, in T.S.No.31/2, corresponding to Old Survey No.189/2 of Gagan Mahal Village, Musheerabad Mandal, Hyderabad District, and the Government of Andhra Pradesh had bestowed exemption from the provisions of Chapter-III of the Urban Land (Ceiling and Regulation) Act 1976.

Contd..3.

Endorsement: *Stamp Duty, Tranfer 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 41of IS Act	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	0	0	175900	176000
Transfer Duty	NA	0	0	0	66000	66000
Reg. Fee	NA	0	0	0	22000	22000
User Charges	NA	0	0	0	100	100
Total	100	0	0	0	264000	**264100**

Rs. 241900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 22000/- towards Registration Fees on the chargeable value of Rs. 4400000/- was paid by the party through DD No ,61592 dated ,10-SEP-15 of ,AXIS BANK LTD/SECUNDERABAD

Signature of Registering Officer

Date

10th day of September,2015

Chikkadpally

Certificate of Registration

Registered as document no. 3586 of 2015 of Book-1 and assigned the identification number 1 - 1602 - 3586 - 2015 for Scanning on 10-SEP-15 .

Registering Officer

Chikkadpally

(M.Ravindar Rao)

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AND WHEREAS, the said property has constructed a residential buildings on the said total land, subsequently the said building Sri Durga Nivas was regularized by the Greater Hyderabad Municipal Corporation vide Proceedings No.1128/BPS/C-9/C/2008, dated: 05-07-2010. Further the Vendor herein assessed the said property in the GHMC records and the Municipal authorities have allotted separate municipal numbers.

AND WHEREAS, the Vendor herein within an intention to vest a portion admeasuring 200.00 Square yards of the said property with his wife, Smt. Sheela Prakash Srivastava, executed a registered Gift Settlement Deed, dated: 24-04-2012, registered as Document No.277 of 2012, registered in the Office of Sub-Registrar, Chikkadpally, Hyderabad, T.S.

AND WHEREAS, thus the Vendor herein is the absolute owner of the above said property admeasuring 300.00 Square yards and the scheduled property has been constructed on the said extent of land.

THUS the Vendor herein specifically affirms, sincerely declares and states that he is having absolute authority, un-impeachable subsisting marketable title, full and perfect alienable rights in the above Said Property and he has been in continuous, un-interrupted and peaceful physical possession of the above said Property since its acquirement and prior to it through his predecessors-in-title for the last several years.

AND WHEREAS the Vendor herein for urgent necessity of money has approached and offered the Vendee herein for sale of the above said **Third Floor** bearing Municipal No.1-2-215/B/4, admeasuring **2000 Square feet** with an undivided share in the common areas and amenities of the **SRI DURGA NIVAS,** along with undivided share of land admeasuring **40.00 Square yards** or equivalent to 33.44 Square metres (out of total land admeasuring 300.00 Square yards), in the Premises bearing Municipal No.1-2-215/B, in T.S.No.31/2, corresponding to Old Survey No.189/2, situated at **Gagan Mahal**, Domalguda, Hyderabad, T.S., for a total sale consideration of Rs.44,00,000/- (Rupees Forty Four Lakhs only) to which the Vendee herein has agreed to purchase the same as offered above.

IN PURSUANCE of the said offer, acceptance and consideration the Vendee herein has already paid the total and entire sale consideration of Rs.44,00,000/- (Rupees Forty Four Lakhs only) to the Vendor herein, to which the Vendor hereby admits, confirms and acknowledges to have received the same before the registering authority and the attesting witnesses and absolves the Vendee from any kind of further liability of whatsoever nature.

Contd..4.

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THUS the Vendor hereby grants, conveys and transfers unto and to the use of the Vendee herein forever by way of absolute sale ALL THAT PIECE & PARCELS of the Said Property along with all rights, title, interest, easementary rights, appurtenances etc., in the Said Property free from all encumbrances, charges, prior sales, tenancy-claims, mortgages, exchanges, illegal encroachments, gifts, court litigations and demands, etc., of whatsoever nature and delivered the complete vacant, physical and peaceful possession of the same to the Vendee herein.

AND TO HAVE & HOLD the Said Property unto and to the use of the Vendee herein forever, the Vendor hereby declares, covenants and agrees with the Vendee on the following terms of sale:

TERMS AND CONDITIONS OF THE SALE DEED

1) That the Vendor hereby covenants and declares that he is the absolute owner and possessor of the Property hereby sold and have every right, authority and competency to sell, transfer, alienate and dispose-off the Said Property absolutely in favour of the Vendee herein.

2) The Vendor hereby further covenants, declares and assures that the Property hereby sold is free from all encumbrances such as mortgages, charges, lien, demands, interest, security, surety, prior sales, government or private attachments and or any other charges etc., of any nature whatsoever.

3) The Vendor hereby further covenants and declares that he has not done any act whereby the Property hereby sold is either encumbered or the Vendor herein is in any manner debarred or prevented from selling and transferring the same absolutely in favour of the Vendee herein.

4) The Vendor hereby states that there is neither any legal embargo nor any legal impediment in the sale of the above Said Property.

5) The Vendor hereby further covenants, declares and assures that he has put the Vendee herein in actual vacant and complete peaceful physical possession of the Property hereby sold and that the Vendee herein shall be entitled to enjoy the possession so delivered and to receive all rents, outcomes, profits, therefrom without any interruption or disturbances either by the Vendor herein or any other person/s claiming through or under the Vendor.

Contd..5.

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6) The Vendor hereby further covenants, declares and agrees that if any defect is found or discovered in the title of the Vendor with regard to the Property hereby sold or due to such defect in title if the Vendee herein is deprived of the whole or any part of the Property hereby sold, the Vendor herein shall duly reimburse and compensate the Vendee to the extent of the loss and expenses caused to the Vendee as per the then prevailing market value of the schedule property.

7) The Vendor hereby further covenants, agrees and declares that he has paid all the taxes and charges payable in respect of the Property hereby sold, upto the date of execution and registration of sale deed, if any such amount remains unpaid or the same is recovered from the Vendee herein or the Vendee herein is compelled to pay the same, the Vendor herein shall duly reimburse and compensate the Vendee to the extent of the same.

8) The Vendor hereby covenants, agrees and declares that he will support every lawful application also for changes and mutation before the concerned Gram Panchayat, Municipality and other offices.

9) The Vendor hereby further covenants and assures that he has this day handed over the copies of title deeds, link documents, municipal sanctioned plan and other connected papers to the Vendee whatsoever in his possession and further undertakes that at all times hereinafter and upon request and at the cost of the latter to do execute or cause to be done or executed all such acts for further and more perfectly conveying and assuring the Said Property to the Vendee.

10) The Vendor hereby further declares and covenants that he will always indemnify and keep indemnified the Vendee against all claims by any person whatsoever in derogation of the full, absolute and unencumbered title of the Vendee.

11) The Vendor hereby covenants, declares and assures that this day he has transferred all his rights and interests in the schedule property which are possessed by him absolutely in favour of the Vendee and he has not retained any part of his interest or right in the schedule property as he has received the complete promised valuable sale consideration to his fullest satisfaction.

12) That the Vendee is entitled to enjoy all the common facilities and services like passages, drainage, water supply, electricity, common light, lift, staircase, pumps, sumps and overhead tanks, etc., as the other members / occupants of the said building known as "SRI DURGA NIVAS", are enjoying and shall also pay the proportionate maintenance charges of the said building.

Contd..6.

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Chikkadpally

13) That the Vendor hereby further assure to execute any Rectification or Supplementary Deed required by the Vendee in future regarding the schedule property to make perfect title for the Vendee without demanding any fresh consideration to execute such documents.

14) That the execution of this Sale Deed shall be binding on the Vendor and on his legal heirs, successors, executors, administrators, legal representatives, successors-in-interest and assignees.

15) The Vendor hereby declares that he is the absolute owner of the said scheduled property and he is entitled and competent to execute this Sale Deed document in favour of the Vendee herein.

16) That the land affected by this document is not an assigned land as defined in Section 2(1) Act No.9 of 1977.

17) That the Vendor hereby further states and declares that there are no proceedings or proposals pending in any department for acquiring the said Land by Government or Quasi Government.

18) The Vendor hereby states that there is neither any legal embargo nor any legal impediment in the sale of the above said property.

SCHEDULE OF PROPERTY

All that the **Third Floor** Premises bearing Municipal No.**1-2-215/B/4**, admeasuring **2000 Square feet** with an undivided share in the common areas and amenities of the **SRI DURGA NIVAS,** along with undivided share of land admeasuring **40.00 Square yards** or equivalent to 33.44 Square metres (out of total land admeasuring 300.00 Square yards), in the Premises bearing Municipal No.1-2-215/B, in T.S.No.31/2, corresponding to Old Survey No.189/2, situated at **Gagan Mahal**, Domalguda, Hyderabad, T.S., and more clearly delineated in RED colour in the plan annexed hereto, and bounded by:-

Boundaries of the Third Floor

North : Open to Sky towards Road
South : Open to Sky towards Chitragupta's Palace Apartments
East : Open to Sky towards Nala
West : Open to Sky towards Neighbour's H.No.1-2-215/B/1/A

Contd..7.

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Boundaries of the entire property SRI DURGA NIVAS

North : Road
South : Chitragupta's Palace Apartments
East : Nala
West : Neighbour's H.No.1-2-215/B/1/A

ANNEXURE-1A

Nature of Roof	Age of Building	Area Square yard	Area Square feet	Total M.V. (Rupees)
R.C.C.	20 Years	0.00	2000.00	Rs.44,00,000/-

(CERTIFICATE)

The above named parties hereby declare that the above contents are true and correct to the best of their knowledge.

IN WITNESS WHEREOF this SALE DEED is made, executed and signed by the Vendor in favour of the Vendee on this the day, month and year aforementioned with his own free will, consent and good conscience, without any coercion, fraud, undue influence, misrepresentation and duress etc., after having fully understood the contents and implications of the same in his language in presence of the below mentioned witnesses.

WITNESSES:-

1)

2)

SIGNATURE OF **VENDOR**

SIGNATURE OF **VENDEE**

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REGISTRATION PLAN SHOWING THE **THIRD FLOOR** PREMISES BEARING MUNICIPAL No.1-2-215/B/4, OF " **SRI DURGA NIVAS** ", SITUATED AT GAGAN MAHAL, DOMALGUDA, HYDERABAD, T.S.

VENDOR : **Sri PRAKASH CHANDRA SRIVASTAVA** S/o. Late Sri BRIJRAJ SRIVASTAVA

VENDEE : **Smt. DURGA AGARWAL** W/o. Sri KUNAL GUPTA

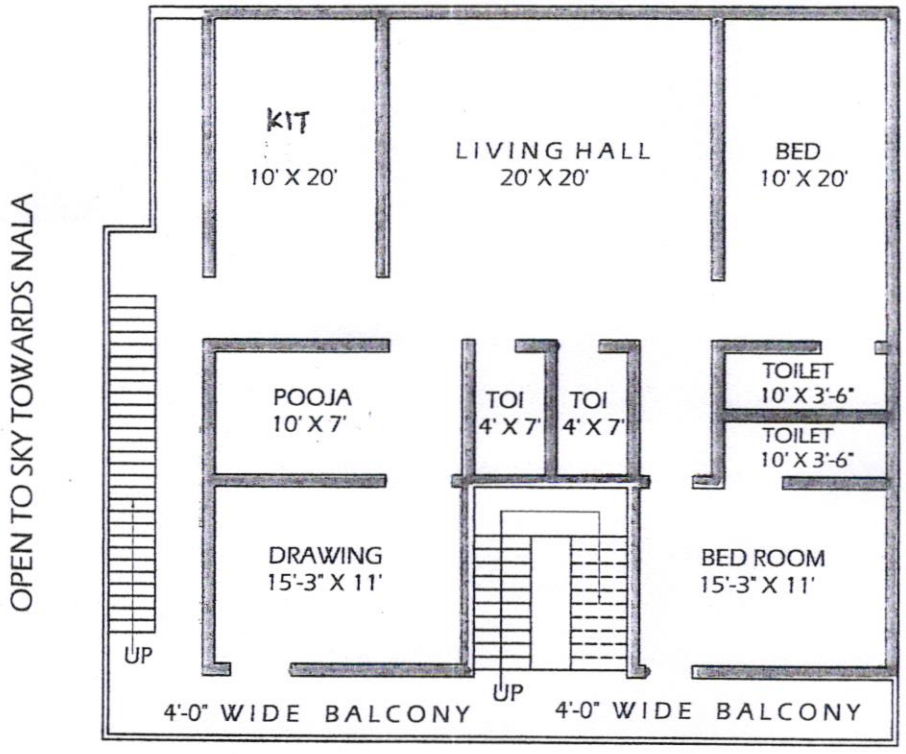
REFERENCE

SCALE: 1" - 10'

INCLUDED :
EXCLUDED :

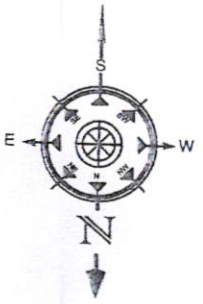
PLINTH AREA : 2000.00 Sq. Feets
UDS IN LAND AREA : 40.00 Sq. Yards

OPEN TO SKY TOWARDS CHITRAGUPTA'S PALACE APARTMENTS



OPEN TO SKY TOWARDS NALA

OPEN TO SKY TOWARDS NEIGHBOUR'S H.No.1-2-215/B/1/A

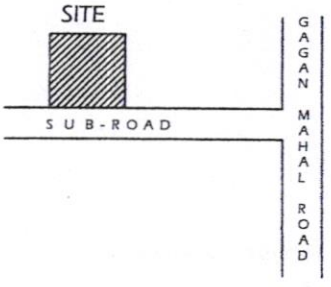


OPEN TO SKY TOWARDS ROAD

WITNESSES:

1)

2)



SIGN. OF VENDOR

SIGN. OF VENDEE

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Chikkadpally

భారత ఎన్నికల సంఘము
గుర్తింపుకార్డు
ELECTION COMMISSION OF INDIA
IDENTITY CARD

RXA0513663



ఓటరు పేరు : ఏస ప్రకాశ చంద్ర

Elector's Name : S Prakash Chandra

తండ్రి పేరు : లేట బ్రజ రాజ శ్రీవాస్తవ

Father's Name : Late Brij Raj Srivastav

లింగము : Sex : పు M

పుట్టిన తేది : Date of Birth 13/11/1956

చిరునామా : RXA0513663

1-2-215/B/1
సీదీ ఎంచ వ్రే ఆఫీస సివా
ప్లాక అప్యార్ట్మెన్స

Address:

1-2-215/B/1
Back Side Mch Ward Office Siva
Place Apts , Domalguda
Himayathnagar(Mandal) ,
Hyderabad

Date: 08/27/2009

ప్రతిరూప సంతకము
ఓటరు రిజిస్ట్రేషన్ అధికారి
57...ముషీరాబాద్ శాసనసభ నియోజక వర్గం

Facsimile Signature of
Electoral Registration Officer
57. - Musheerabad Assembly Constituency

చిరునామాలో మార్పు వున్నట్లయితే మారిన చిరునామాతో మీ పేరు జాబితాలో నమోదుకై మరియు అదే నంబరుతో కార్డు పొందుటకై సంబంధిత ఫారంలో ఈ కార్డు నంబరు తెలుపవలెను.

In case of change in address, mention this Card No. in the relevent form for including your name in the Roll at the changed address and to obtain the card with same number

185/ 301

భారత ప్రభుత్వం
GOVERNMENT OF INDIA



దుర్గ అగర్వాల్
Durga Agarwal

పుట్టిన సంవత్సరం / Year of Birth : 1982
స్త్రీ / Female

9771 6779 9057

నమోదు క్రమసంఖ్య/Enrolment No.: 1094/50809/00570

To :
Durga Agarwal
(దుర్గ అగర్వాల్)
W/O Kunal Gupta
21-2-579
urdu shareef
patel market
Charminar
Hyderabad
Andhra Pradesh - 500002

Date: 04/08/2011

ఆధార్ – సామాన్యుని హక్కు

భారత ప్రభుత్వం
Government of India

విశ్వనత్ అగర్వాల్
Vishwanath Agarwal



పుట్టిన సంవత్సరం/Year of Birth : 1954
పురుషుడు / Male

5560 5330 4441

నమోదు సంఖ్య / Enrollment No : 1027/28219/00293

To
Vishwanath Agarwal
విశ్వనత్ అగర్వాల్
S/O Late Shri Murlidhar Agarwal
5-9-22A/1/31
Adarsh Nagar
Basheer Bagh
Himayathnagar
Lic Division Hyderabad
Andhra Pradesh - 500063
9246550400

11/05/2013

ఆధార్ – సామాన్యుని హక్కు

భారత ఎన్నికల సంఘము
గుర్తింపుకార్డు
ELECTION COMMISSION OF INDIA
IDENTITY CARD

RXA0144535



ఓటరు పేరు : శివ రాజ్ పీ

Elector's Name : Shiva Raj P

తండ్రి పేరు : పెంటయ్య పీ

Father's Name : Pentaiah P

లింగము : Sex : పు M

పుట్టిన తేది : Date of Birth XX/XX/1962

చిరునామా : RXA0144535

1-8-1/106
సురయానాగర స్లం సర్వోద్యం నగర్,చిక్కడ్
పల్లి,హిమయత్నగర్,హైదరాబాదు

Address:

1-8-1/106
Suryanagar Slum Sarvodyana
Nagar , Chikkadpally ,
Himayathnagar,Hyderabad

Date: 03/03/2009

ప్రతిరూప సంతకము
ఓటరు రిజిస్ట్రేషన్ అధికారి
57...ముషీరాబాద్ శాసనసభ నియోజక వర్గం

Facsimile Signature of
Electoral Registration Officer
57 - Musheerabad Assembly Constituency

చిరునామాలో మార్పు వున్నట్లయితే మారిన చిరునామాతో మీ పేరు జాబితాలో నమోదుకై మరియు అదే నంబరుతో కార్డు పొందుటకై సంబంధిత ఫారంలో ఈ కార్డు నంబరు తెలుపవలెను.

In case of change in address, mention this Card No. in the relevent form for including your name in the Roll at the changed address and to obtain the card with same number

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