Doc. No: 4945 of 2023,

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES

रु. 100

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

తెలంగాణ తెలంగాణా TELANGANA

BB 083130

Transaction: 230706133926488471
Date: 06 JUL 2023, 01:43 PM
Purchased By:
NILESH AGARWAL
S/o K.N. AGARWAL
R/o HYD
For Whom
NILESH AGARWAL HUF

KODALI RADHIKA
LICENSED STAMP VENDOR
Lic. No. 16/7/2015
Ren.No. 03/01/2022
G-6, KUBERA TOWERS,
NARAYANGUDA,
HYDERABAD
Ph 9440090826

SALE DEED

This Sale deed is made and executed on this the 6th day of July' 2023 at S.R.O, Malkajgiri, Medchal-Malkajgiri District by and between:

Shri. Nilesh Agawal HUF, represented by its Karta Shri Nilesh Agarwal, S/o. Shri K. N. Agarwal, aged about 52 years, Occupation: Business, resident of Flat No. 32, Maheshwari Residency, Adarsh Nagar, Hyderabad (Pan No.AADHN8283K, Mobile No.98490 80202) hereinafter referred to as the Vendor.

IN FAVOUR OF

1. Mr. Angad Singh Nijjar, Son of Mr. Guriqbal Singh Nijjar aged about 37 years, Occupation: Service (Pan No.AEDPN0209F, Mobile No.90520 00520) and

2. Mrs. Rupali Seth, Wife of Mr. Angad Singh Nijjar, aged about 33 years both are residing at 125 A, Mani Enclave, Yapral, Medchal-Malkajgiri District, Hyderabad-500 087 (Pan No.CNUPS9744J, Mobile No.99853 22265) hereinafter jointly referred to as the Purchaser and severally referred to as Purchaser no. 1 & Purchaser no.2 respectively.

The term Vendor and Purchaser hall mean and include wherever the context may so require its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

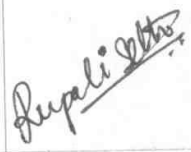
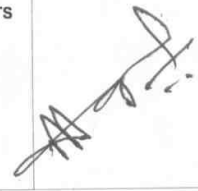
Wherever the Vendor/Purchaser is a female or groups of persons, the expressions 'He, Him, Himself, His' occurring in this deed in relation to the Purchaser shall be read and construed as 'She, Her, Herself or 'They, It'. These expressions shall also be modified and read suitably wherever the Vendor/Purchaser is a Firm, Joint Stock Company or any Corporate Body.

Rupali Seth

Presentation Endorsement:

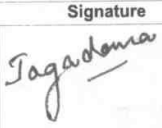
Presented in the Office of the Sub Registrar, Malkajgiri along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 20375/- paid between the hours of 4 and 5 on the 06th day of JUL, 2023 by Sri Nilesh Agawal

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		RUPALI SETH::06/07/20 [1512-1-2023-5079]	RUPALI SETH W/O. ANGAD SINGH NIJJAR R/O 125A MANI ENCLAVE YAPRAL, M M DIST	
2	CL		ANGAD SINGH NIJJAR::06/0 [1512-1-2023-5079]	ANGAD SINGH NIJJAR S/O. GURIQBAL SINGH R/O 125A MANI ENCLAVE YAPRAL, M M DIST	
3	EX		NILESH AGAWAL HUF REP B [1512-1-2023-5079]	NILESH AGARWAL HUF REP BY ITS KARTA NILESH AGARWAL S/O. K N AGARWAL R/O FLAT NO 32, MAHESHWARI RESIDENCY, ADARSH NAGAR, HYD'BAD	

Bk - 1, CS No 5079/2023 & Doct No 4945/2023. Sheet 1 of 15 Sub Registrar Malkajgiri

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		N. JAGADAMMA ::06/07/2([1512-1-2023-5079]	N.JAGADAMMA R/O.MANI ENCLAVE,YAPRAL,HYD.	
2		K.PRABHAKAR REDDY::06/([1512-1-2023-5079]	K.PRABHAKAR REDDY R/O.JAISWAL COLONY,AMBERPET,HYD.	

Biometrically Authenticated by SRO P VIKAS REDDY on 06-JUL-2023 16:35:38

06th day of July,2023

Signature of Sub Registrar Malkajgiri

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	**Aadhaar No: XXXXXXXX9204** Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	
2	**Aadhaar No: XXXXXXXX4726** Name: Jagadamma Nijjar	W/O Guriqbal Singh Nijjar, ALWAL, Rangareddi, Andhra Pradesh, 500087	

Generated on: 06/07/2023 04:56:07 PM

OFFICE OF The Seal of Sub Registrar office MALKAJGIRI SUB REGISTRAR

TITLE OF PROPERTY:

1.1 Mr. Nilesh Agarwal HUF (the Vendor herein), Mr. Prem Kumar Sanghi, Prem Kumar Sanghi HUF, Sushma Sanghi, Nilesh Agarwal, Mukta Agarwal, the Owners herein are the absolute owners of land admeasuring Ac. 2-00 gts., forming a part of Sy. No. 196, Kowkur Village, Alwal Mandal, Medchal-Malkajgiri District (formerly known as Malkajigiri Mandal and R.R. District) (hereinafter the land is referred to as the Scheduled Land and more fully described in the schedule annexed hereunder) having purchased the same by way of registered sale deeds as per details given below:

Sl. No.	Sale deed no.	Sale deed date	Extent in Guntas	Sy. Nos.	Vendors	Purchasers
1	2446/13	16.04.2011	0-18.68	196	G. Pratap Reddy, Narsimha Reddy, Krishna Veni, Vijaya, Sitram Reddy, Maheshwari, Madhava Reddy, Vimala Rajeswari, Vinoda Parameswari, Ram Reddy, Mallikarjun Reddy	Prem Kumar Sanghi, Prem Kumar Sanghi HUF, Sushma Sanghi, Nilesh Agarwal, Nilesh Agarwal HUF, Mukta Agarwal
2	2447/13	16-04-2011	0-23.91	196		
3	2444/13	16-04-2011	0-17.73	196		
4	2445/13	16-04-2011	0-19.68	196		

All the above documents registered at SRO, Vallabhanagar, Medchal-Malkajgiri District.

1.2 Mr. Mohammed Habeebulla was the original Pattedar of the land admeasuring Ac. 9-38 gts., in Sy. No. 196 of Kowkur Village, Alwal Mandal, Medchal-Malkajgiri District (formerly known as Malkajigiri Mandal and R.R. District) and Mr. Gowmarapu Jangaih was recorded as a protected tenant on the said land.

1.3 Mr. Gowmarapu Jangaiah became the owner of Ac. 4-38 gts., in Sy. No. 196 of Kowkur Village, by way of ownership certificate granted under Sections 35 and 37 of the Hyderabad Tenancy and Agricultural Lands Act 1950.

1.4 After the death of G. Jangaiah, the revenue authorities have mutated the names of G. Laxma Reddy (brother of G. Jangaiah) and G. Pratap Reddy, son of G. Jangaiah as owners of Ac. 2-19 gts., each by way of proceeding no. Kowkur/ROR/12/89 dated 09-09-1991.

1.5 After the death of G. Jangaiah his share of land devolved to all his legal heirs namely G. Pratap Reddy (son), G. Narsimha Reddy (son), G. Krishna Veni alias S. Kistamma (daughter), G. Vijaya alias Mandadi Vijaya (daughter). The revenue authorities had recorded G. Pratap Reddy as the sole owner of the entire extent of Ac. 2-19 gts., and patta passbook/title book as per the details given below were issued in his favour.

Patta No.	Passbook no	Title book no	Sy. No.	Extent
142	274568	212960	196	2-19

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
3	**Aadhaar No: XXXXXXXX1118** Name: Nilesh Agarwal	S/O K N Agarwal, Hyderabad, Hyderabad, Andhra Pradesh, 500063	
4	**Aadhaar No: XXXXXXXX8512** Name: Angad Singh Nijjar	S/O Guriqbal Singh Nijjar, ALWAL, Rangareddi, Andhra Pradesh, 500087	
5	**Aadhaar No: XXXXXXXX4929** Name: Rupali Seth	D/O Rajendra Prasad Seth, Qutubullapur, Rangareddi, Andhra Pradesh, 500055	

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	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	224025	0	0	0	224125
Transfer Duty	NA	0	61125	0	0	0	61125
Reg. Fee	NA	0	20375	0	0	0	20375
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	4075	0	0	0	4075
Total	100	0	310600	0	0	0	**310700**

Rs. 285150/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 20375/- towards Registration Fees on the chargeable value of Rs. 4074780/- was paid by the party through E-Challan/BC/Pay Order No ,233BGN050723 dated ,05-JUL-23 of ,ICICIRB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 310650/-, DATE: 05-JUL-23, BANK NAME: ICICIRB, BRANCH NAME: , BANK REFERENCE NO: 1717237073933,PAYMENT MODE:NB-1001138,ATRN:1717237073933,REMITTER NAME: ANGAD SINGH NIJJAR,EXECUTANT NAME: NILESH AGARWAL HUF,CLAIMANT NAME: ANGAD SINGH NIJJAR).

Date:
06th day of July,2023

Signature of Registering Officer
Malkajgiri

Certificate of Registration

Registered as document no. 4945 of 2023 of Book-1 and assigned the identification number 1 - 1512 - 4945 - 2023 for Scanning on 06-JUL-23 .

Registering Officer
Malkajgiri
(P Vikas Reddy)

Bk - 1, CS No 5079/2023 & Doct No 4945/2023. Sheet 2 of 15 Sub Registrar Malkajgiri

Generated on: 06/07/2023 04:56:07 PM

OFFICE OF The Seal of Sub Registrar office MALKAJGIRI SUB REGISTRAR

1.6 The issue of legal heirs of G. Jangaiah was resolved by way of a compromise in the partition suit in O.S. no. 1141 of 2006 on the file of the learned IV Additional Senior Civil Judge, Ranga Reddy District instituted by the other legal heirs, viz., G. Narsimha Reddy, G. Vimala Rajeswari, G. Venkat Ram Reddy, G. Vinoda Parmeswari, G. Mallikarjun Reddy and G. Pratap Reddy. All the legal heirs of G. Janga Reddy have executed the sale deeds in favour of the Owners.

1.7 Accordingly, the Owners each have become owner of $1/6^{th}$ undivided share in the Scheduled Land.

1.8 M/s. Mehta & Modi Realty Kowkur LLP (the Developer) has agreed to take on development the Scheduled Land from the Owners, by constructing a Housing Project with 7 floors of flats, 2 basements for parking, along with certain common amenities and entered in to a Joint Development Agreement cum General Power of Attorney bearing document no.5379/2019, dated 09.07.2019 registered at SRO, Malkajgiri. Further the Developer and Owners reached an understanding for the amendment/division of shares among themselves by way of rectification deed bearing document no.7083/2019, dated 25.09.2019 registered at SRO, Malkajgiri.

1.9 As per the terms of the JDA the Developer shall develop the Housing Project at its own cost on the Scheduled Land. The ownership of the flats proposed to be developed has been determined in the said JDA. The Owners and Developer shall be free to sell the flats allotted to them without any further reference to each other.

1.10 The flat along with parking space, undivided share of land and common amenities for joint enjoyment, details of which are given in Annexure–A, fall to the share of the Vendor and the Vendor is absolutely entitled to sell the said flat to any intending purchaser without further reference to the Owners

1.11 The Developer has registered the Housing Project under the Provisions of the RERA Act with the Telangana Real Estate Regulatory Authority at Hyderabad on 19.10.2019 under registration no. P02200001314.

2. DETAILS OF PERMITS:

2.1 The Vendor / Developer have obtained permission from GHMC in file no. 1/C27/22157/2018 vide permit no. 1/C27/14075/2019 dated 21.09.2019 for developing the Scheduled Land into a residential complex consisting of 119 flats with two basements, seven upper floors along with common amenities like roads, drainage, electric power connection, clubhouse, landscaped areas, etc.

2.2 As per building permit order, other correspondence and documentation with GHMC and other departments the proposed development of flats in the 7 upper floors (excluding the parking floors in the basement) has been referred to as ground floor, first floor, second floor and so on. However, in the documentation between the Developer, Vendor and the Purchaser (including in the registered JDA) the flats on each floor have been labeled as A101, A201, A301 and so on till A701, signifying block number, floor number and flat number. For the purpose of this agreement 7 floors have been numbered as first floor, second floor till seventh floor. The usage of the term 'ground floor' has been avoided. An example for flat no. 5 in block A is given under.

Bk - 1, CS No 5079/2023 & Doct No 4945/2023. Sheet 3 of 15 Sub Registrar Malkajgiri

Generated on: 06/07/2023 04:56:07 PM

OFFICE OF SUB REGISTRAR
The Seal of Sub Registrar office MALKAJGIRI

Block no. in GHMC plan	Flat no. in GHMC plan	Floor no. in GHMC plan	Flat no. assigned in Agr. of Sale	Floor no. given in Agr. of Sale
A	5	Ground	A 105	First
A	5	First	A 205	Second
A	5	Second	A 305	Third
A	5	Third	A 405	Fourth
A	5	Fourth	A 505	Fifth
A	5	Fifth	A 605	Sixth
A	5	Sixth	A 705	Seventh

3. PROPOSED DEVELOPMENT:

3.1. The Vendor/Developer proposes to develop the Scheduled Land in accordance with the permit for construction/development into a housing complex as per details given below:

3.1.1. 2 blocks of flats labeled as A & B are proposed to be constructed.

3.1.2. Each block consists of 7 floors.

3.1.3. Parking is proposed to be provided on two basements floors common to all the blocks.

3.1.4. Total of 119 flats are proposed to be constructed.

3.1.5. Blocks may be constructed in phases and possession shall be handed over for blocks that have been completed.

3.1.6. Clubhouse consisting of 6 floors admeasuring about 9,400 sftis proposed to be constructed. Other amenities and facilities proposed to be provided are – swimming pool, roads, landscaped gardens, children's park, lawns for banquet, generator for backup, compound wall, security kiosk, overhead tanks, sumps, etc.

3.1.7. Each flat shall have a separately metered electric power connection.

3.1.8. Water for general purpose use shall be provided through borewells. Underground sump shall be provided for purchase of water by tankers.

3.1.9. Connection for drinking water shall be provided in each flat. Drinking water shall be provided by an onsite RO plant and / or municipal water connection.

3.1.10. The proposed flats will be constructed strictly as per the design proposed by the Developer. The Developer reserves the absolute right to design or make changes to the scheme of design, colors and use of finishing material for the proposed flats, blocks, clubhouse, common amenities, etc., as it deems fit and proper.

3.1.11. Purchaser shall not be entitled for making changes in elevation, external appearance, colour scheme, etc.

3.1.12. The Developer shall provide amenities and facilities on the Scheduled Land in phases and all the amenities and facilities proposed to be provided shall be completed on or before completion of the last phase of development of flats/blocks.

3.1.13. The net extent of land being developed is 8,779 sq. yds., after leaving 901 sq.yds for road widening / Peripheral area. Each flat has been assigned proportionate undivided share from in the net land for development.

3.2. The proposed project of development on the entire Scheduled Land is styled as 'Greenwood Heights' and is hereinafter referred to as the Housing Project. That the name of the project which is styled by the Vendor/Developer as 'Greenwood Heights' shall always be called as such and shall not be changed.

Rupali Seth

Generated on: 06/07/2023 04:56:07 PM

SUB REGISTRAR OFFICE OF The Seal of Sub Registrar office MALKAJGIRI

4. SCHEME OF SALE / PURCHASE :

4.1 By virtue of the above documents, the Vendor/Developer has absolute rights to develop the Scheduled Land and he is absolutely entitled to sell the flats to any intending purchaser.

4.2 The Vendor proposes to sell each flat (apartment) to intending purchasers along with the reserved car parking space in the parking floors and proportionate undivided share of the Scheduled Land. The flat along with the parking space and undivided share of land shall be sold as the composite unit and cannot be separated into its constituent parts. The flat being sold by the Vendor to the Purchaser is detailed in Annexure–A and is hereinafter referred to as the Scheduled Flat.

4.3 The Purchasers of the flats in the housing complex shall share all the common amenities provided by the Developer within the Scheduled Land such as clubhouse, swimming pool, roads, passages, corridors, staircase, open areas, electric power infrastructure, water supply infrastructure, generator backup infrastructure, etc., without claiming exclusive ownership rights on any such common facilities or amenities i.e., such common amenities shall jointly belong to all the eventual flat owners in the Housing Project.

4.4 Areas not specifically sold by the Vendor/Developer to the prospective purchasers of the Housing Project and that do not form the part of the common amenities described above, like terrace rights, TDR rights, easement rights, open areas not handed over or not forming part of the housing complex, etc., shall continue to belong to the Vendors or its nominees.

4.5 That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor/Developer and the Purchaser shall not have any right, title or claim thereon. The Vendor/Developer shall have absolute rights to deal with the same in any manner it deems fit without any objection whatsoever from the Purchaser.

5. DETAIL OF FLAT BEING SOLD:

5.1 The Vendor hereby sells to the Purchaser flat in the Housing Project along with reserved car parking space and proportionate undivided share in the Scheduled Land and the details of the flat no., block no., area of flat, car parking, undivided share of land are given in Annexure–A attached to this deed. Hereinafter, the flat mentioned in Annexure–A is referred to as the Scheduled Flat.

5.2 Henceforth the Vendor shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Purchaser without any let or hindrance from the Vendor or anyone claiming through them.

5.3 The Vendor hereby covenants that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Flat unto and in favour of the Purchaser in the concerned departments.

5.4 The Vendor hereby covenants that the Vendor has paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Flat payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.

Bk - 1, CS No 5079/2023 & Doct No 4945/2023. Sheet 5 of 15 Sub Registrar Malkajgiri

Generated on: 06/07/2023 04:56:07 PM

SUB REGISTRAR OFFICE OF The Seal of Sub Registrar office MALKAJGIRI

5.5 That the Purchaser has examined the title deeds, plans, area/extent of the Scheduled Flat, permissions and other documents and is fully satisfied with regard to the title of the Vendor and the authority of Vendor to transfer the rights hereunder and the Purchaser shall not hereafter, raise any objection on this count.

5.6 That the Purchaser has examined the permit for construction obtained by the Vendor/Developer and correlated the same with the Scheduled Flat and is fully satisfied with regard to the permit for construction and shall not hereafter, raise any objection on this count.

5.7 The plan of the Scheduled Flat constructed is given in Annexure–B attached herein. The layout plan of the Housing Project is attached as Annexure–C herein.

5.8 The Vendor has provided plans of the Scheduled Flat to the Purchaser along with details of carpet area, built-up area and super built-up area. The Purchaser has understood these terms and has verified the method adopted for calculating these areas in respect to the Scheduled Flat. The sale consideration mentioned herein is the lumsum amount for the Scheduled Flat. The Purchaser confirms that he shall not raise any objections on this count.

6. SALE CONSIDERATION:

6.1 The Vendor hereby sells the Scheduled Flat and the Purchaser hereby shall become the absolute owner of the Scheduled Flat. The Purchaser has paid the entire sale consideration to the Vendor and the Vendor duly acknowledges the receipt of the entire sale consideration and the details of which are mentioned in Annexure–A.

6.2 It is specifically agreed between the parties herein that the total sale consideration given herein does not include the cost of enhancing the existing water supply through government/ quazi government authorities like the water board, municipal corporation, municipality, grampanchayat, etc. These charges shall be payable extra as and when the water connection is enhanced by such a government/ quazi government body on a pro-rata basis.

7. COMPLETION OF CONSTRUCTION& POSSESSION:

7.1 The Purchaser has inspected the Scheduled Flat and hereby confirms that the construction of the Scheduled Flat has been completed in all respects and that the Purchaser shall not raise any objections on this count hereafter.

7.2 Hereafter, the Purchaser shall be responsible for any loss, theft, breakage, damages, trespass and the like and the Purchaser shall also be obliged to pay monthly maintenance charges to the Vendor or the respective society or Association.The Vendor /Association shall be entitled to recover such dues, if any, from the Purchaser.

7.3 Hereafter the Purchaser shall be responsible for payment of all taxes, levies, rates, dues, duties charges, expenses, etc. that may be payable with respect to the Schedule Flat including property/ municipal taxes, water and electricity charges either assessed/charged individually or collectively and such other taxes, etc. payable to the Government or other local bodies or any other concerned body or authority, etc. The Vendor shall be entitled to recover such dues, if any, from the Purchaser.

7.4 The Purchaser is deemed to have been handed over vacant possession of the Scheduled Flat on this day.

Generated on: 06/07/2023 04:56:07 PM

SUB REGISTRAR OFFICE OF The Seal of Sub Registrar office MALKAJGIRI

8 OWNERS ASSOCIATION:

8.1 That the Purchaser shall become a member of the association/society that has been formed (details of association are given in annexure–A) to look after the maintenance of the Housing Project and shall abide by its rules.

8.2 In case the society / association has yet to be formed, the Purchaser shall pay to the Vendor/Developer such proportionate cost of outgoings such as common water charges, common lights, repairs, salaries of clerk, watchman, sweepers, etc., as may be determined by the Vendor.

8.3 If the Purchaser ever fails to pay maintenance charges, corpus fund or other charges related to the Scheduled Flat, the Association shall be entitled to disconnect and stop providing all or any services to the Scheduled Flat including water, electricity, etc. Further, the Purchaser may be barred from using common amenities like clubhouse, swimming pool, parks, open areas, generator backup, etc., till such time all arrears are cleared.

8.4 The Vendor/Developer has proposed to deliver the common amenities in phases on or before completion of the last block of flats. The monthly maintenance charges payable by the Purchaser to the Association shall not be linked to provision/completion of common amenities. The Purchaser shall not raise any objection on this count.

8.5 The monthly maintenance charges payable to the Association are proposed to be increased from time to time and the Purchaser shall be liable to pay such increased charges.

8.6 The Purchaser agrees not to withhold or delay payment of monthly maintenance charges to the Association for any defects in construction. Repairs/correction of defects in construction, if any, is the responsibility of the Vendor and the Purchaser agrees to not withhold payment of monthly maintenance charges.

8.7 The Vendor/Developer shall be entitled to form the Owners Association and draft its bye-laws as he deems fit and proper. The Vendor and its nominees shall be the founding members of the Association. The Association shall be handed over to the members of the Association (i.e., prospective purchasers) at the time of completion of the entire Housing Project, by calling for elections for its executive committee members. Till such time the Vendor and its nominees shall run the day today affairs of the Association. The Purchaser shall not raise any objection on this count.

9 RESTRICTION ON ALTERATIONS & USE:

9.1 That the Purchaser shall not cut, maim, injure, tamper or damage any part of the structure or any part of the flat nor shall the Purchaser make any additions or alterations in the flat without the written permission of the Vendor/Developer and / or any other body that may be formed for the purposes of maintenance of the Housing Project.

9.2 That the Purchaser shall not be allowed to alter any portion of the flat that may change its external appearance without due authorization from the Vendor / Developer and / or Association / Society in-charge of maintenance for an initial period of about 5 years i.e. upto the ending of year 2025 and all the flats in the Housing Project shall have a similar elevation, color scheme, etc. for which the Purchaser shall not raise any obstructions / objections.

Bk - 1, CS No 5079/2023 & Doct No 4945/2023. Sheet 7 of 15 Sub Registrar Malkajgiri

Generated on: 06/07/2023 04:56:07 PM

SUB REGISTRAR OFFICE OF The Seal of Sub Registrar office MALKAJGIRI

9.3 That the Purchaser or any person through him shall keep and maintain the flat in a decent and civilized manner and shall do his part in maintaining the living standards of the flats at a very high level. The Purchaser shall further endeavor and assist in good up-keep and maintaining the amenities / facilities / areas which are for the common enjoyment of the occupiers / purchasers inthe Housing Project. To achieve this objective the Purchaser, inter-alia shall not (a) throw dirt, rubbish etc. in any open place, compound, road, etc. not meant for the same. (b) use the flat for any illegal, immoral, commercial & business purposes. (c) use the flat in such a manner which may cause nuisance, disturbance or difficulty to other occupiers / purchasers in the Housing Project (d) store any explosives, combustible materials or any other materials prohibited under any law (e) install grills or shutters in the balconies, main door, etc.; (f) change the external appearance of the flats (g) install cloths drying stands or other such devices on the external side of the flats (h) store extraordinary heavy material therein (i) to use the corridors or passages for storage of material (j) place shoe racks, pots, plants or other such material in the corridors or passages of common use (k) install air-conditioning units or other appliances, including wires and copper piping, that may affect the external appearance of the building(l) make hole for installation of exhaust fan/chimney affecting the external elevation of the Housing Complex (m) dry clothes on the external side of the flats that may affect the external appearance of the building (n) draw wires outside conducting provided for electric power supply, telephone, cable TV, internet, etc., that may affect the external appearance of the building.

9.4 The Vendor/Developer/Association shall be entitled to remove any objects like shoe racks, fixture, furniture, air-conditioning units, potted plants, etc., that may be placed by the Purchaser in common areas of the Housing Project without prior intimation or notice. The Vendor/Developer/Association shall not be responsible for any damage caused to such fixtures and furniture removed by them. The Vendor/Developer/Association shall also be entitled to repair or reconstruct any damaged caused by the Purchaser affecting the external appearance of the Housing Project and recover cost of such a repair or reconstruction from the Purchaser.

10 NOC FOR SURROUNDING DEVELOPMENT :

10.1 The Developer proposes to develop other lands in the vicinity of the Scheduled Land in phases. The Developer may at its discretion merge the entire development of the adjacent lands so developed with the Scheduled Land as a single housing project with some or all amenities being shared by the residents of the houses proposed to be constructed on the Scheduled Land. The Purchaser shall not object to the further developments being taken up on the lands in the vicinity of the Scheduled Land. Further the Purchaser agrees to not raise any objection to amenities like clubhouse, roads, parks, etc., being shared with the owners/residents of the proposed development on the lands in the vicinity of the Scheduled Land. The Purchaser shall not cause any hindrance in access to such lands from the Scheduled Land. Such land in the vicinity of the Scheduled Land may be continuous or disjoint with the Scheduled Land. The Purchaser agrees to issue an NOC for the same to the Vendor as and when called for.

10.2 That rights of further construction in and around the Schedule Flat, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor/Developer and the Purchaser shall not have any right, title or claim thereon. The Vendor/Developer shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Purchaser.

Generated on: 06/07/2023 04:56:07 PM

OFFICE OF SUB REGISTRAR
The Seal of Sub Registrar office MALKAJGIRI

10.3 That the Purchaser shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Vendor/Developer or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions alterations to the structures etc., that may be necessary for execution of the Housing Project and in respect to the Scheduled Flat and also the adjoining flats/blocks.

10.4 The Vendor/Developer reserves right to change the designs of the layout, blocks of flats, clubhouse, common amenities, etc., subject to providing reasonable access through common passages to the Scheduled Flat and that such changes do not affect the plan or area of the Scheduled Flat. The Purchaser shall not raise any objections on this count and agrees to issue an NOC for the same to the Vendor as and when called for.

11 COMPLIANCE OF STATUTORY LAWS:

11.2 The Purchaser agrees to abide by and follow all rules and regulations laid down by respective statutory authorities related to the Scheduled Land and the Housing Project. Any such conditions or restrictions imposed on the Vendor or its predecessor in title shall automatically be deemed to be applicable to the Purchaser and his successors-in-interest. The Purchaser shall ensure that this condition shall explicitly mentioned in conveyance deeds executed in favour of his successors-in-interest. The conditions laid by the following authorities (but not limited to them) shall be deemed to be apply to the Purchaser:

11.2.1 The defense services or allied organizations.

11.2.2 Airports Authority of India.

11.2.3 Relevant Urban Development Authority, Municipal Corporation, Municipality, Grampanchayat, town planning department, etc., who are authorized to issued permit for construction.

11.2.4 Fire department.

11.2.5 Electricity and water supply board.

11.2.6 Government authorities like MRO, RDO, Collector, Revenue department, Traffic Police, Police department, etc.

11.2.7 Irrigation department.

11.2.8 Environment department and pollution control board.

11.3 Any conditions that are laid out in the Real Estate Regulation Act from time to time shall be applicable to the Vendor and Purchaser. Terms and conditions laid down in this deed shall have precedence over rules and regulations that have not been explicitly defined in the Act.

12GUARANTEE OF TITLE:

12.1 That the Vendor covenants with the Purchaser that the Scheduled Flat is free from all encumbrances of any nature such as prior sales, exchanges, mortgages, attachments, etc., and the Vendor confirms that they are the absolute owners of the same and have a perfect title to it and there is no legal impediment for its sale. The Vendor agrees to indemnify the Purchaser only to the extent and limited to any claims made by any party in respect to the ownership and title of the Schedule Flat or the Scheduled Land. The Purchaser has verified the extent, permit for construction and title/link documents pertaining to the Scheduled Flat and shall not make any claims on that count hereafter.

Bk - 1, CS No 5079/2023 & Doct No 4945/2023. Sheet 9 of 15 Sub Registrar Malkajgiri

Generated on: 06/07/2023 04:56:07 PM

SUB REGISTRAR OFFICE OF The Seal of Sub Registrar office MALKAJGIRI

13 OTHER TERMS:

13.1 That the Purchaser shall be bound to execute such other papers and documents and to do all such acts and things as may be required from time to time to safeguard the interest of the Vendor which impose reasonable restrictions with regard to the ownership of such share in the Scheduled Flat on account of joint ownership of the common amenities by number of persons.

13.2 That the Purchaser shall impose all the conditions laid down in the deed upon the transferee, tenant, occupiers or user of each flat. However, even if such conditions are not laid down explicitly such transfers etc., shall be bound by them because these conditions are attached to the flat and the transfer of all or any rights therein shall only be subject to such conditions.

DESCRIPTION OF THE SCHEDULED LAND

All that portion of the land area to the extent of Ac. 2-00 gts., forming a part of Sy. No. 196, Kowkur Village, Alwal Mandal, Medchal-Malkajgiri District (formerly known as Malkajigiri Mandal, R. R. District) and bounded by:

North	Neighbours land in Sy. No. 196
South	Approved layout and common passage
East	Neighbours land in Sy. No. 196
West	Neighbours land in Sy. No. 196

IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

VENDOR
(Mr. Nilesh Agarwal HUF rep by
its Karta Mr. Nilesh Agarwal)

PURCHASER

Generated on: 06/07/2023 04:56:07 PM

SUB REGISTRAR OFFICE OF The Seal of Sub Registrar office MALKAJGIRI

ANNEXURE- A

1.	Names of Purchasers:	1. Mr. Angad Singh Nijjar, S/o. Mr. Guriqbal Singh Nijjar 2. Mrs. Rupali Seth, W/o. Mr. Angad Singh Nijjar
2.	Purchaser's residential address:	R/o. 125 A, Mani Enclave, Yapral, Medchal-Malkajgiri District, Hyderabad-500 087.
3.	Pan no. of Purchasers:	AEDPN0209F - CNUPS9744J
3.	Aadhaar card no. of Purchasers:	5124 7330 8512 - 8708 9042 4929
4.	Name address & registration no. of Owners Association	'Greenwood Welfare Association' vide certificate of registration no.687 of 2021, dated 16-11-2021, regd. at the Office of District Registrar, Medchal-Malkajgiri District.
5.	Details of Scheduled Flat:	
	a. Flat no.:	613 on the sixth floor, in block no. 'B'
	b. Undivided share of land:	51.73 Sq. yds.
	c. Super built-up area:	1220 Sft.
	d. Built-up area + common area:	939 + 281 Sft.
	e. Carpet area	879 Sft.
	f. Car parking type and area	Single Type - 105 Sft
7.	Total sale consideration:	Rs 40,74,780/-(Rupees Forty Lakhs Seventy Four Thousand Seven Hundred and Eighty Only)
8.	Details of Payment:	
	a. Rs.29,99,999/-(Rupees Twenty Nine Lakhs Ninety Nine Thousand Nine Hundred and Ninety Nine Only) paid by way of cheque no.318157, dated 23-06-2023 issued by Bajaj Housing Finance Limited, Hyderabad towards housing loan disbursement. b. Rs.9,41,214/-(Rupees Nine Lakhs Forty One Thousand Two Hundred and Fourteen Only) paid by way of cheque no.051756, dated 24-04-2023 drawn on ICICI Bank, Secunderabad Branch. c. Rs.1,33,567/-(Rupees One Lakhs Thirty Three Thousand Five Hundred and Sixty Seven Only) paid by way of cheque no.051759, dated 10-04-2023 drawn on ICICI Bank, Secunderabad Branch.	

VENDOR
(Mr. Nilesh Agarwal HUF rep by
its Karta Mr. Nilesh Agarwal)

PURCHASER

Bk - 1, CS No 5079/2023 & Doct No 4945/2023. Sheet 11 of 15 Sub Registrar Malkajgiri

Generated on: 06/07/2023 04:56:07 PM

OFFICE OF SUB REGISTRAR The Seal of Sub Registrar office MALKAJGIRI

9.	**Description of the Schedule Flat:** All that portion forming a deluxe flat bearing no.613 on the sixth floor, in block no. 'B', admeasuring 1220 sft. of super built-up area (i.e., 939 sft. of built-up area & 281 sft. of common area, carpet area of 879 sft.) together with proportionate undivided share of land to the extent of 51.73 sq. yds., and a reserved parking space for single car in the basement admeasuring about 105 sft. in the residential complex named as "Greenwood Heights", forming part of Sy. No. 196, Kowkur Village, Alwal Mandal, Medchal-Malkajgiri District (formerly known as Malkajgiri Mandal, Ranga Reddy District) and bounded as under: North : Open to Sky South : Open to Sky East : Open to Sky West : Open to Sky & 6'-6" wide corridor

ANNEXURE – 1 – A

1. Description of the Flat :DELUXE flat bearing no.613 on the sixth floor, in block no. 'B' of 'Greenwood Heights', forming part of Sy. No.196, Kowkur Village, Alwal Mandal, Medchal-Malkajgiri District (formerly known as Malkajgiri Mandal, Ranga Reddy District)

   (a) Nature of the roof : R.C.C. (Basement (2 Nos.) + 7 upper floors)

   (b) Type of Structure : Framed Structure

2. Age of the Building : New

3. Total Extent of Site : 51.73 sq. yds, U/s Out of Ac. 2-00 Gts.

4. Built up area Particulars:

   a) In the Basement Floor : 105 sft. parking space for one car

   b) In the Sixth Floor : 1220 sft

5. Executant's Estimate of the MV of the Scheduled Flat : Rs. 40,74,780/-

Date: 06-07-2023

Signature of the Vendor

C E R T I F I C A T E

I do hereby declare that what is stated above is true to the best of my knowledge and belief and further declare that the said Scheduled Property not assessed and PTIN number is not allotted for the above flat.

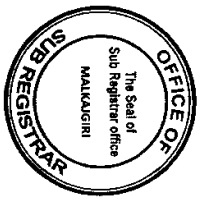
Date: 06-07-2023

Signature of the Vendor

Signature of the Purchaser

Sub Registrar
Malkajgiri

Generated on: 06/07/2023 04:56:07 PM



ANNEXURE- B

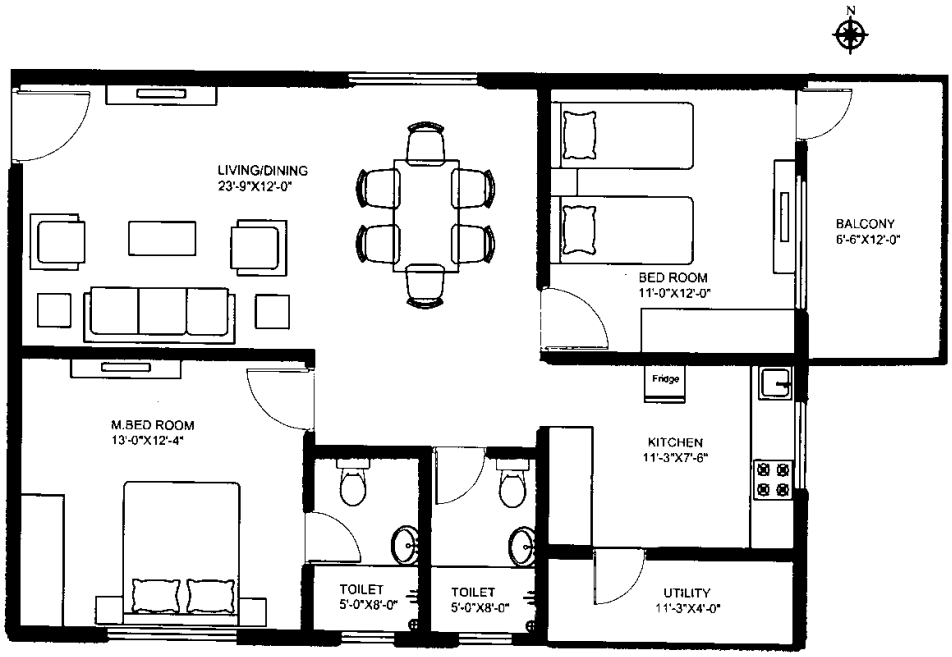
Plan of the Scheduled Flat:

North : Open to Sky

South : Open to Sky

East : Open to Sky

West : Open to Sky & 6'-6" wide corridor

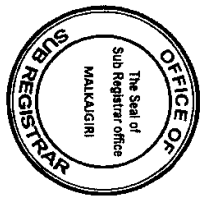


TYPE - VI
1220 SFT

VENDOR
(Mr. Nilesh Agarwal HUF rep by
its Karta Mr. Nilesh Agarwal)

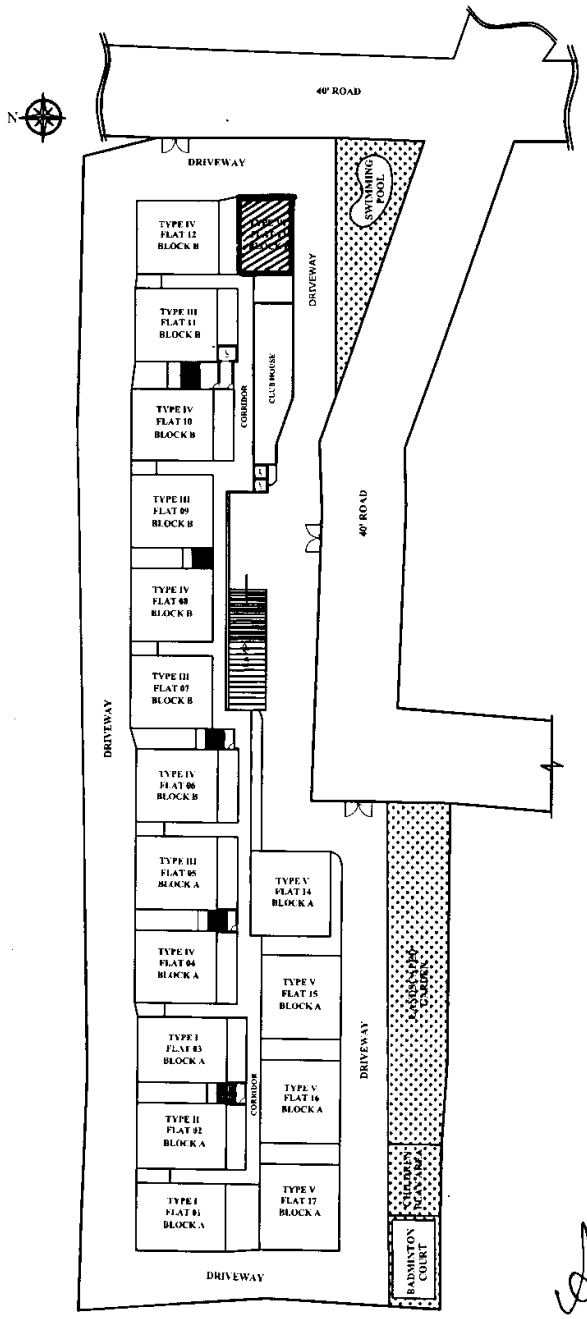
PURCHASER

Generated on: 06/07/2023 04:56:07 PM



ANNEXURE – C

Layout plan of the Housing Project:



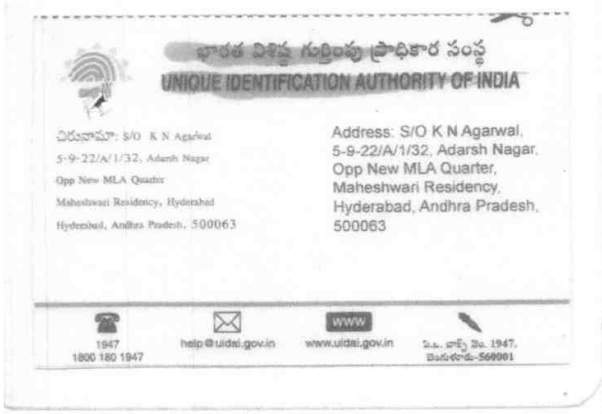
VENDOR
(Mr. Nilesh Agarwal HUF rep by
Karta Mr. Nilesh Agarwal)

PURCHASER

Bk - 1, CS No 5079/2023 & Doct No 4945/2023. Sheet 14 of 15 Sub Registrar Malkajgiri

Generated on: 06/07/2023 04:56:07 PM

OFFICE OF The Seal of Sub Registrar office MALKAJGIRI SUB REGISTRAR

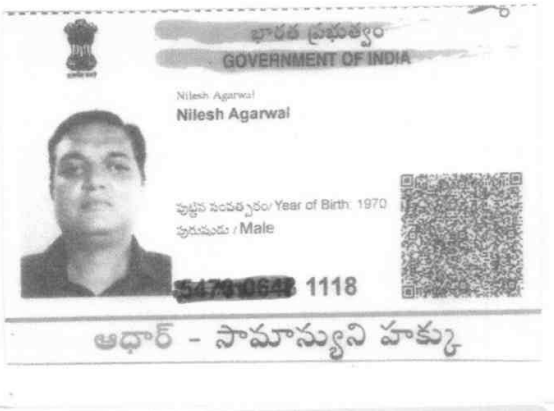


భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O K N Agarwal
5-9-22/A/1/32, Adarsh Nagar
Opp New MLA Quarter
Maheshwari Residency, Hyderabad
Hyderabad, Andhra Pradesh, 500063

Address: S/O K N Agarwal,
5-9-22/A/1/32, Adarsh Nagar,
Opp New MLA Quarter,
Maheshwari Residency,
Hyderabad, Andhra Pradesh,
500063

1947
1800 180 1947
help@uidai.gov.in
www.uidai.gov.in
P.B. No. 1947,
Bangalore-560001



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

Nilesh Agarwal
Nilesh Agarwal

పుట్టిన సంవత్సరం/Year of Birth: 1970
పురుషుడు / Male

5470 0648 1118

ఆధార్ - సామాన్యుని హక్కు

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

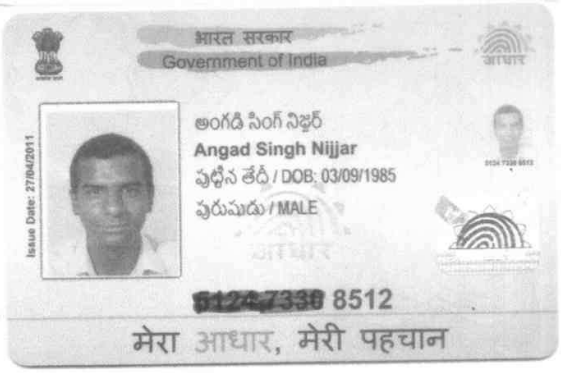
చిరునామా: S/O గురిక్బాల్ సింగ్ నిజ్జర్, ౫-౮-
౪౪/౧౨౫ఆ, మని ఎంక్లావ్, వాటర్ ట్యాంక్,
యాప్రాల్, అల్వాల్, రంగారెడ్డి, ఆంధ్ర ప్రదేశ్,
500087

Address: S/O Guriqbal Singh Nijjar, 5-8-
44/125A, MANI ENCLAVE, WATER TANK,
YAPRAL, ALWAL, Rangareddi, Andhra
Pradesh, 500087

Print Date: 06/03/2021

6124 7330 8512

1947 help@uidai.gov.in www.uidai.gov.in



भारत सरकार
Government of India

अंगदी सिंग निज्जर
Angad Singh Nijjar
पुट्टिन तेदी / DOB: 03/09/1985
पुरुषुडु / MALE

Issue Date: 27/04/2011

6124 7330 8512

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

చిరునామా: D/O రాజేంద్ర ప్రసాద్ సేట్, ౩౦-
౧౬౫/౩, వినాయక నగర్, నియర్ సుభాష్ నగర్,
జీడిమెట్ల, కుతుబుల్లాపూర్, రంగారెడ్డి, ఆంధ్ర ప్రదేశ్,
500055

Address: D/O Rajendra Prasad Seth, 7-
165/3, Vinayak Nagar, Near Subhash
Nagar, Jeedimetla, Qutubullapur,
Rangareddi, Andhra Pradesh, 500055

3708 9042 4929

1947 help@uidai.gov.in www.uidai.gov.in

भारत सरकार
Government of India

रुपाली सेट्
Rupali Seth
पुट्टिन तेदी / DOB: 28/01/1988
स्त्री / FEMALE

Issue Date: 14/10/2011

3708 9042 4929

मेरा आधार, मेरी पहचान

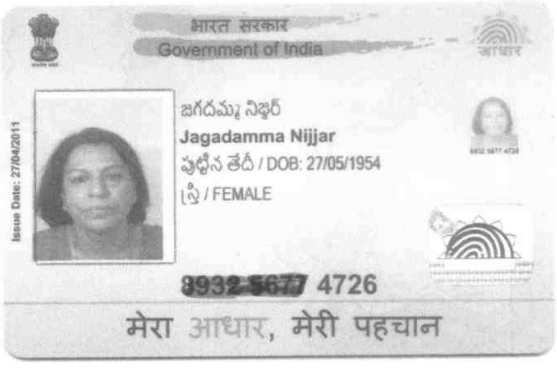
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

చిరునామా: W/O గురిక్బాల్ సింగ్ నిజ్జర్, ౫-౮-
౪౪/౧౨౫ఆ, మని ఎంక్లావ్, వాటర్ ట్యాంక్,
యాప్రాల్, అల్వాల్, రంగారెడ్డి, ఆంధ్ర ప్రదేశ్,
500087

Address: W/O Guriqbal Singh Nijjar, 5-8-
44/125A, MANI ENCLAVE, WATER TANK,
YAPRAL, ALWAL, Rangareddi, Andhra
Pradesh, 500087

8932 5677 4726

1947 help@uidai.gov.in www.uidai.gov.in



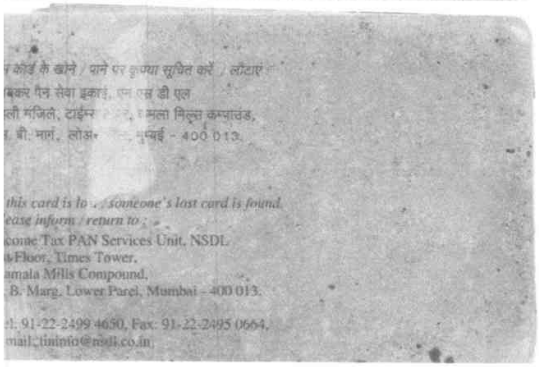
भारत सरकार
Government of India

जगदम्मा निज्जर
Jagadamma Nijjar
पुट्टिन तेदी / DOB: 27/05/1954
स्त्री / FEMALE

Issue Date: 27/04/2011

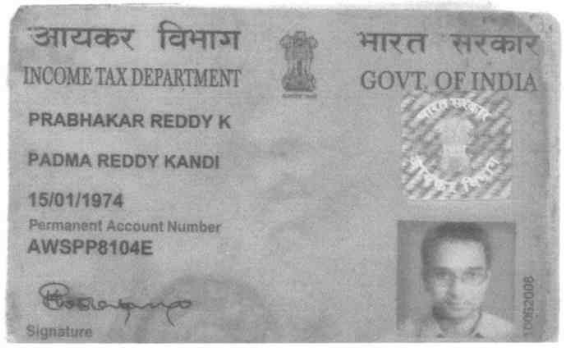
8932 5677 4726

मेरा आधार, मेरी पहचान



...ड कोर्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं
...बकर पैन सेवा इकाई, एन एस डी एल
...ली मंजिल, टाईम ..., ...माला मिल्स कम्पाउंड,
...ए. बी. मार्ग, लोअर ... मुंबई - 400 013.

this card is lo... someone's last card is found.
ease inform / return to :
...onal Tax PAN Services Unit, NSDL
...Floor, Times Tower,
...amala Mills Compound,
...B. Marg, Lower Parel, Mumbai - 400 013.
...l: 91-22-2499 4650, Fax: 91-22-2495 0664,
...mail: tininfo@nsdl.co.in



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number
AWSPP8104E

Signature

Bk - 1, CS No 5079/2023 & Doct No 4945/2023. Sheet 15 of 15 Sub Registrar Malkajgiri

Generated on: 06/07/2023 04:56:07 PM

SUB REGISTRAR OFFICE OF The Seal of Sub Registrar office MALKAJGIRI

15 - Pages

9246165561

Cht-613

Toll Free No for Enquiries : 1800 599 4788

(/echallan/home.htm)

REGISTRATION & STAMPS DEPARTMENT

Government of Telangana

e- STAMPS 4945/2023

Document Registration online eChallan

Online Challan Proforma **[SRO copy]**

Registration & Stamps Deparment
Government of Telangana

Challan No: **233BGN050723**

Bank Code : **ICICIRB**	**Payment : NB**
Remitter Details	
Name	ANGAD SINGH NIJJAR
PAN Card No	AEDPN0209F
Aadhar Card No	
Mobile Number	*******666
Address	HYDERABAD
Executant Details	
Name	NILESH AGARWAL HUF
Address	HYDERABAD
Claimant Details	
Name	ANGAD SINGH NIJJAR
Address	HYDERABAD
Document Nature	
Nature of Document	Sale Deed
Property Situated in(District)	MEDCHAL-MALKAJGIRI
SRO Name	MALKAJGIRI
Amount Details	
Stamp Duty	224025
Transfer Duty	61125
Registration Fee	20375
User Charges	1000
Mutation Charges	4075
Haritha Nidhi	50
TOTAL	310650
Total in Words	Three LakhTen Thousand Six Hundred Fifty Rupees Only
Date(DD-MM-YYYY)	05-07-2023
Transaction Id	**1717237073933**
Stamp & Signature	

Online Challan Proforma **[Citizen copy]**

Registration & Stamps Deparment
Government of Telangana

Challan No: **233BGN050723**

Bank Code : **ICICIRB**	**Payment : NB**
Remitter Details	
Name	ANGAD SINGH NIJJAR
PAN Card No	AEDPN0209F
Aadhar Card No	
Mobile Number	*******666
Address	HYDERABAD
Executant Details	
Name	NILESH AGARWAL HUF
Address	HYDERABAD
Claimant Details	
Name	ANGAD SINGH NIJJAR
Address	HYDERABAD
Document Nature	
Nature of Document	Sale Deed
Property Situated in(District)	MEDCHAL-MALKAJGIRI
SRO Name	MALKAJGIRI
Amount Details	
Stamp Duty	224025
Transfer Duty	61125
Registration Fee	20375
User Charges	1000
Mutation Charges	4075
Haritha Nidhi	50
TOTAL	310650
Total in Words	Three LakhTen Thousand Six Hundred Fifty Rupees Only
Date(DD-MM-YYYY)	05-07-2023
Transaction Id	**1717237073933**
Stamp & Signature	

e- STAMPS
Document Registrartion eChallan Slip

Registration & Stamps Deparment
Government of Telangana

Remitter / SRO / District-Registrar Details

Name	ANGAD SINGH NIJJAR
Mobile Number	9393381666
Challan Number	233BGN050723
PassCode	w9ySQ