

5235/2023



తెలంగాణ తెలంగాణ TELANGANA

Sl. No: 2767 Date: 26.4.2023

Sold to: Mrs. Shaik Sabrin w/o. Shaik Saleem
Res. Vijaywada, AP

For Whom: Self & others

AW 912386

MUZAMMIL HUSSAIN
LICENSED STAMP VENDOR
L. No. 16-10-057/1984
R. No. 16-10-026/2023
10-3-15, Mehdiapatnam,
Hyderabad (South) Dist.
Phone No: 9849844168

SALE DEED

This **DEED OF SALE** is made and executed on this the 27th day of **April 2023** at S.R.O. Gandipet, Ranga Reddy District, T.S. By: -

Mrs. SAYEED UNNISA W/O. MOHAMMED IBRAHIM, Aged about 59 years, Occupation: Housewife, R/o. H.No.17-6-307, Outside Dabeerpura, Near Sunargalli, Hyderabad - T.S. **Aadhaar No.6891 9536 1020.**

REPRESENTED BY HIS DEVELOPMENT AGREEMENT-CUM-IRREVOCABLE GENERAL POWER OF ATTORNEY HOLDER: -

SYED ASIFUDDIN S/O. SYED HAFEEZUDDIN, Aged about 37 years, Occupation: Business, R/o. H.No.12-2-302, Murad Nagar, Hyderabad, T.S. **Aadhaar** [REDACTED]

(Vide Regd. Development Agreement cum Irrevocable General Power of Attorney registered as Doc. No.1968 of 2021 Book-I, Dated: 29th day of January 2021, Registered in the office of the Sub-Registrar, Gandipet, Ranga Reddy District, T.S.)

Hereinafter referred to as the "**VENDOR/LAND OWNER**", which term shall mean and include their legal heirs, legal representatives, administrators, executors, assignees, successors-in-interest, attorneys, etc; of the ONE PART;

S. Asifuddin

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

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Gandipet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 11570/- paid between the hours of _____ and _____ on the 27th day of APR, 2023 by Sri-Asifuddin

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			SHAIK SABRIN W/O. SHAIK SALEEM KANURU, VIJAYAWADA	
2	CL		SHAIK SALEEM: 27/04/2023:14 [1525-1-2023-5587]	SHAIK SALEEM S/O. SHAIK HAADHI KANURU, VIJAYAWADA	
3	EX		R/P BY SYED ASIFUDDIN: 27/04/2023 [1525-1-2023-5587]	R/P BY SYED ASIFUDDIN S/O. SYED HAFEEZUDDIN MURAD NAGAR, HYDERABAD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		MD KALEEMUDDIN: 27/04/2023 [1525-1-2023-5587]	MD KALEEMUDDIN AADHAAR NO XXXX XXXX 2322	
2		K S SHAH BAIG: 27/04/2023 [1525-1-2023-5587]	K S SHAH BAIG AADHAAR NO XXXX XXXX 4987	

27th day of April, 2023

Signature of Sub Registrar
Gandipet**E-KYC Details as received from UIDAI:**

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: [REDACTED] Name: Syed Asifuddin	S/O Syed Hafeezuddin, Asifnagar, Hyderabad, Telangana, 500028	
2	Aadhaar No: [REDACTED] Name: Shaik Saleem	S/O Shaik Haadhi, Vijayawada (Rural), Krishna, Andhra Pradesh, 520007	

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AND

SYED ASIFUDDIN S/O. SYED HAFEEZUDDIN, Aged about 37 years, Occupation: Business, R/o. H.No.12-2-302, Murad Nagar, Hyderabad, T.S. Aadhaar [REDACTED]

(Hereinafter referred to as the "**DEVELOPER**" which term shall mean and include not only the person named herein as such, but also all his executors, Successors-in-interest, his legal heirs, successors, administrators, executors, assigns, and attorney/s etc.) of the **SECOND PART**.

IN FAVOUR OF

1. **Mr. SHAIK SALEEM S/O. SHAIK HAADHI**, Aged about 31 years, Occupation: Private Service, Aadhaar [REDACTED]
 2. **Mrs. SHAIK SABRIN W/O. SHAIK SALEEM**, Aged about 25 years, Occupation: Housewife, Aadhaar [REDACTED]
- Both are resident of H.No.18-1/1, Kamakshi Residency, Tulasi Nagar, Road No.5, Kanuru, Vijayawada (Rural), Krishna District, A.P.

Hereinafter referred to as the "**VENDEES**", which term shall mean and include their heirs, legal representatives, administrators, executors, assignees, etc; and the **OTHER PART**;

WHEREAS the Land Owner is the absolute Owner and peaceful possessor of the property bearing **Plot No.12, 'B' Block, in Survey No.115**, admeasuring **200.00** Square yards or **167.20** Square Meters, situated at **POPPALGUDA VILLAGE AND G.P., RAJENDRA NAGAR MANDAL** now comes under **GANDIPET MANDAL**, Ranga Reddy District, Telangana State.

WHEREAS the Land Owner herein has purchased the said property from 1. Sri. Kotha Shankaraiah S/o. Late Kotha Channaiah and others under a registered Sale Deed vide document No.2712 of 1996, Book-I, Volume: 110, Pages: 205 to 214, Dated: 17-08-1996, Registered in the office of the Sub-Registrar, Rajendranagar, Ranga Reddy District.

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SI No	Aadhaar Details	E-KYC Details as received from UIDAI:		Photo
3	Aadhaar No: XXXXXXXXXX Name: Shaik Sabrin	Address:	C/O SHAIK SALEEM, Vijayawada (Rural), Krishna, Andhra Pradesh, 520007	

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

Description of Fee/Duty	Stamp Papers	In the Form of					DD/BC/ Pay Order	Total
		Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act			
Stamp Duty	100	0	127170	0	0	0	0	127270
Transfer Duty	NA	0	34710	0	0	0	0	34710
Reg. Fee	NA	0	11570	0	0	0	0	11570
User Charges	NA	0	500	0	0	0	0	500
Mutation Fee	NA	0	3000	0	0	0	0	3000
Total	100	0	176950	0	0	0	0	177050

Rs. 161880/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 11570/- towards Registration Fees on the chargeable value of Rs. 2314000/- was paid by the party through E-Challan/BC/Pay Order No ,837MKC270423 dated 27-APR-23 of SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 177000/-, DATE: 27-APR-23, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 2339729832617, PAYMENT MODE: NB-1001138, ATRN: 2339729832617, REMITTER NAME: SHAIK SALEEM, EXECUTANT NAME: SYED ASIFUDDIN, CLAIMANT NAME: SHAIK SALEEM AND SHAIK SABRIN).

Date:

27th day of April, 2023

Signature of Registering Officer

Gandipet

Certificate of Registration

Registered as document no. 5275 of 2023 of Book-1 and assigned the identification number 1 - 1525 - 5275 - 2023 for Scanning on 27-APR-23 .

Registering Officer

Gandipet

(K.Vijaya Kumari)



AND WHEREAS with an intention to develop the said property into the apartments or residential complex, the Land Owner has entered into a Development Agreement-cum-Irrevocable General Power of Attorney with the Developer/Builder vide Development Agreement-cum-General Power of Attorney registered as document No. **1968 of 2021**, Book-I, Dated: 15th day of January 2021, Registered in the office of the Sub-Registrar, Gandipet, Ranga Reddy District, T.S. and the Land Owner has entrusted the construction work of the multi-storied residential complex over the said property to the said Developer/Builder for the ratio as specified in the said Development Agreement-cum-G.P.A. and the said Developer/Builder has constructed the residential complex over the said property comprising of Stilt for parking + 5 upper floors and Pent House in the name and style of "**CONCEPT BUILDING-VIII-B**" and obtained the permission for construction from the Manikonda Municipality vide File No.3128/W1/2021/1862, Permit No.3128/W1/2021/1862, Dated: 17-09-2021 under certain terms and conditions mutually agreed by and between the Owners and the Developer as specified duly in that Development Agreement-cum-GPA and the Land Owner empowered the said Developer to sell its allotted shares of flats, parking area and undivided share of land which is clearly furnished in the said Development Agreement-cum-General Power of Attorney document No.1968 of 2021.

AND WHEREAS in terms of the said Development Agreement-cum-G.P.A. registered as document No. **1968 of 2021**, Book-I, Dated: 15th day of January 2021, Registered in the office of the Sub-Registrar, Gandipet, Ranga Reddy District, T.S. the scheduled flat i.e. **Flat No.201 in Second Floor** is allotted and falling to the share of the Developer herein.

AND WHEREAS the above named Developer have offered to sell the **Flat No.201 on the Second Floor**, of the complex Known as "**CONCEPT BUILDING-VIII-B**" constructed on the property bearing **Plot No.12, 'B' Block**, in Survey No.115, admeasuring **1000** Square Feet (including common areas) and One Car parking space in Stilt Floor admeasuring 100 Square Feet. along with undivided share of land admeasuring 18 Square yards out of the total land area of 200.00 Square yards, situated at **POPPALGUDA VILLAGE & GRAM PANCHAYATH**, Rajendranagar Mandal, now comes under Gandipet Mandal, Ranga Reddy District, Telangana State which is more fully described in the Schedule - II property and delineated in the plan annexed hereto marked in Red colour and hereinafter referred to as the Schedule Property/Said Property to the Vendees herein, for a total sale consideration amount of **Rs.23,14,000/- (Rupees Twenty Three Lakhs Fourteen thousand only)** and the above named Vendees hereby agreed to purchase the same for the said sale consideration.

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NOW THEREFORE THIS SALE DEED WITNESSETH AS UNDER:

1. **THAT** in consideration of **Rs.23,14,000/- (Rupees Twenty Three Lakhs Fourteen thousand only)** have paid by the Vendees to the Developer/Builder as follows:

- (i) Rs.3,14,000/- (Rupees Three Lakhs Fourteen thousand only) through Online transfer.
- (ii) Rs.16,00,000/- (Rupees Sixteen Lakhs only) through Cheque bearing No.615347, Dated: 17-04-2023 drawn on ICICI Bank, loan availed from ICICI Home Finance Company Limited.
- (iii) Rs.4,00,000/- (Rupees Four Lakhs only) through online transfer.

The receipt of which the Developer herein admits and acknowledges and in consideration thereof the Developer/Vendor hereby sell, transfer, convey and assign unto and in favour of the Vendees the Schedule - II property absolutely and forever together with all the rights, liberties, easements, appurtenances and to hold the same as absolute owners.

2. **THAT** the above named Vendor/Developer hereby declares that by virtue of this Sale Deed the Vendees have become the absolute owners of the Schedule - II property hereby conveyed and that the Developer has delivered the vacant and peaceful physical possession of the scheduled property to the Vendees to have and to hold the same absolutely forever.
3. **THAT** the above named Vendor/Developer hereby declares and covenant with the Vendees that the Vendor/Developer are the owners having valid right and interest to convey and transfer the said schedule property unto the Vendees.
4. **THAT** the above named Vendor/Developer hereby declares, covenant and assure the Vendees that all dues and duties payable in respect of the Schedule property hereby conveyed has been paid to all the Govt. authorities and statutory other bodies upto the date of this Sale Deed. And in future the Vendees shall be responsible to pay the same to the concerned authorities.

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5. **THAT** the above named Vendor/Developer hereby, covenant and assure the Vendees that the schedule property hereby sold and conveyed to the Vendees is free from all encumbrances, charges, disputes, litigations, etc. whatsoever.
6. **THAT** the above named Vendor/Developer have handed over all the relevant papers, documents and available records pertaining to the schedule property to the Vendees for their records (Xerox copies only) and as such the Vendees have verified all the deeds and documents as possessed by the Land Owner and Developer and has satisfied himself about the title of the Vendor/Developer.
7. **THAT** the above named Vendees as the owners of the schedule - II property shall be entitled to hold and enjoy the same without any claim, demand or interruption of the above named Vendor/Developer or any person or persons through them.
8. **THAT** the above named Vendor/Developer shall execute necessary documents or shall do or any other deed for the purpose of enabling the Vendees to mutate the schedule - II property in their names in the revenue records.

THE VENDEES HEREBY COVENANTS AS UNDER:

1. **THAT** the Vendees hereby agrees to be member of the society or Association formed/to be formed by the owners of the building complex and the Vendees shall abide by the rules, regulations and bye-laws of the society or association.
2. **THAT** the Vendees hereby agrees to use and enjoy jointly with the other flat owners of all the common areas and services, such as power, lift, corridors, passages, staircases, access, lobbies, bore-wells and municipal water etc.
3. **THAT** the walls between the adjacent flats shall be the common walls and the Vendees shall not cause any acts which may cause damage to the same.
4. **THAT** the Vendees shall not erect or shall not make any construction whatsoever in the building and shall not demolish any part thereof.
5. **THAT** the Vendees shall not use the flat in the manner or purpose which may cause nuisance for other occupiers or for any illegal or immoral purpose.

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6. **THAT** the Vendees undertakes to pay monthly maintenance charges, statutory Government levies and taxes expenses, repairs, replacements etc. for the maintenance of the building complex such as water, salaries for security, Electricity charges for common area lighting, water supply pump, bore-well, lift maintenance charges, etc. and also the Vendees shall pay the GST or any other taxes as levied by the concerned authorities.
7. **THAT** the Vendees shall not throw dirt, rubbish bags or other refuse or permit the same to be thrown in any portion of compound of the building.
8. **THAT** the Vendees shall not store any combustible things, which may cause losses, damages to the Flat.

Schedule -I of the entire land on which the complex constructed known as "CONCEPT BUILDING-VIII-B"

All that the property bearing **Plot No.12, 'B' Block, in Survey No.115,** admeasuring **200.00** Square yards or **167.20** Square Meters, situated at **POPPALGUDA VILLAGE AND G.P., RAJENDRA NAGAR MANDAL** now comes under **GANDIPET MANDAL,** Ranga Reddy District, Telangana State and bounded by:

NORTH	:	25' ft. Wide Road
SOUTH	:	Plot No. 19
EAST	:	Plot No. 13
WEST	:	Plot No. 11

SCHEDULE - II OF THE FLAT/PROPERTY
(Description of the Flat sold to the Vendees)

ALL THAT the **Flat No.201 on the Second Floor,** of the complex Known as **"CONCEPT BUILDING-VIII-B"** constructed on the property bearing **Plot No.12, 'B' Block, in Survey No.115,** admeasuring **1000** Square Feet (including common areas) and One Car parking space in Stilt Floor admeasuring **100** Square Feet along with undivided share of land admeasuring **18** Square yards out of the total land area of **200.00** Square yards, situated at **POPPALGUDA VILLAGE & GRAM PANCHAYATH,** Rajendranagar Mandal, now comes under Gandipet Mandal, Ranga Reddy District, Telangana State and bounded by: -

NORTH	::	Open to Sky
SOUTH	::	Corridor
EAST	::	Open to Sky
WEST	::	Open to Sky

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1. Nature of Roof : R.C.C.
2. Age of building : New
3. Total extent of site : U/d. share of land **18** Sq. yards
Out of **200** Square yards
4. Built-up area of site
(with breakup floor wise): **1000** Square Feet
(Including common areas)
100 Square Feet (Parking)
5. Party's own estimate of
M.V. of the property : Rs.23,14,000/-

IN WITNESS WHEREOF the parties herein have signed on this Sale Deed with their own free will and consent on the day, month and year first above written before the following witnesses:-

S. Ashwini

S. Ashwini

VENDORS

[Rep. by D.A.G.P.A. Holder]



1. *S. Ashwini*

2. *Sk. Babri*

VENDEES

WITNESSES: -

1. *Qud*

2. *Khwaja S/S Baig*

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REGN. PLAN SHOWING THE FLAT NO.201 ON THE SECOND FLOOR, OF THE COMPLEX KNOWN AS "CONCEPT BUILDING-VIII-B" CONSTRUCTED ON THE PROPERTY BEARING PLOT NO.12, 'B' BLOCK, IN SURVEY NO.115, SITUATED AT : POPPALGUDA VILLAGE & GRAM PANCHAYATH, RAJENDRANAGAR MANDAL, NOW COMES UNDER GANDIPET MANDAL, RANGA REDDY DISTRICT, TELANGANA STATE

VENDOR : Mrs. SAYEED UNNISA W/O. MOHAMMED IBRAHIM
REP. BY D.A.G.P.A. HOLDER AND DEVELOPER :
SYED ASIFUDDIN S/O. SYED HAFEEZUDDIN

VENDEES : 1. Mr. SHAIK SALEEM S/O. SHAIK HAADHI
2. Mrs. SHAIK SABRIN W/O. SHAIK SALEEM

REFERENCE ::-

INCLUDED



EXCLUDED



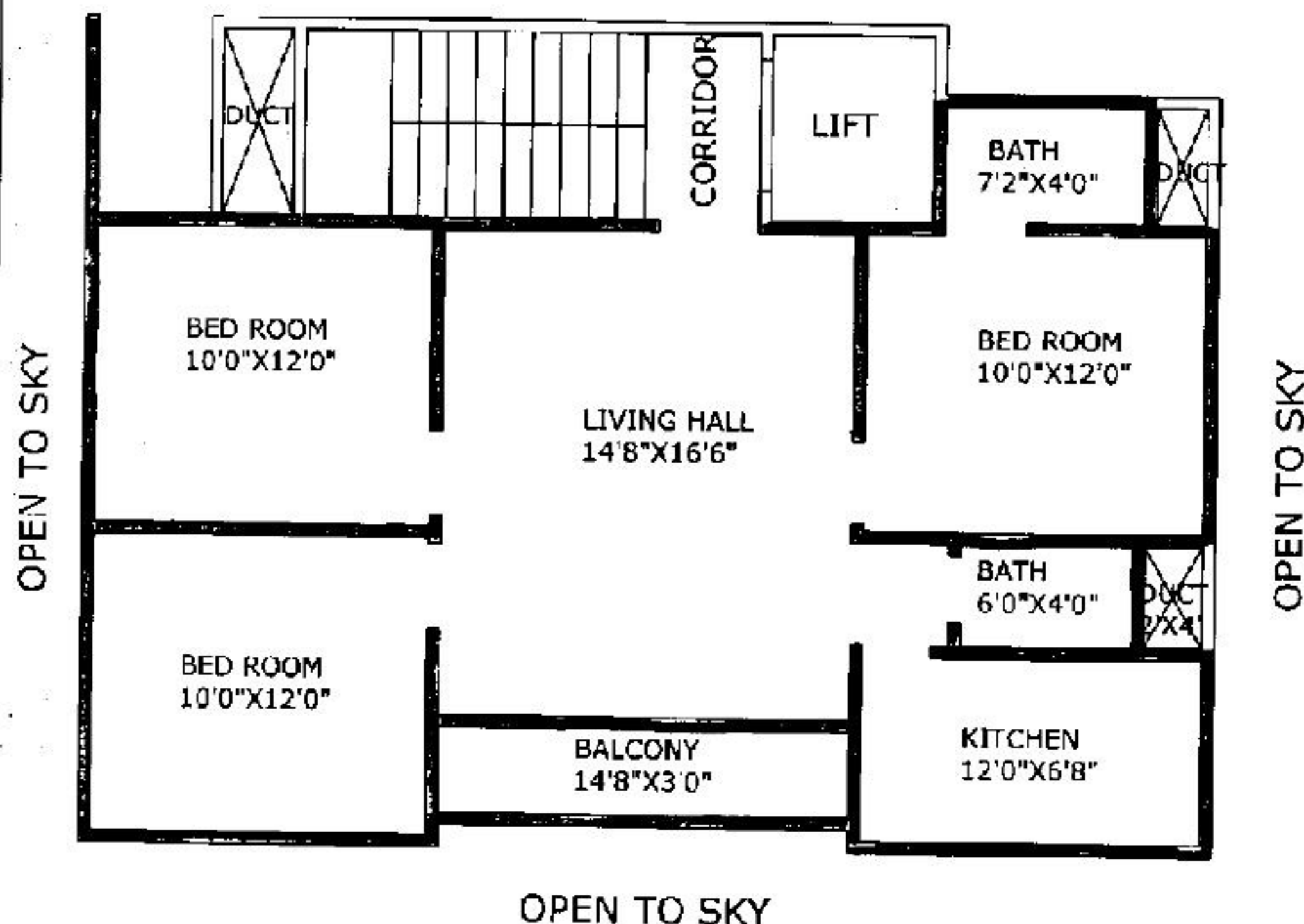
AREA ::-

1000 SQUARE FEET

(INCLUDING COMMON AREAS) AND ONE CAR
PARKING SPACE IN STILT FLOOR 100 SQ. FEET
U/D. SHARE OF LAND 18 SQUARE YARDS



N



OPEN TO SKY

S. Asifuddin
S. [Redacted]
(REP. BY DAGPA HOLDER
DEVELOPER)

WITNESSES ::-

1. [Signature]
2. Khwaja A D Baig

1. [Signature]
2. Sk. Sabrin

SIGN. OF VENDEES

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OFFICE OF THE MANIKONDA MUNICIPALITY
TOWN PLANNING SECTION- RANGAREDDY
BUILDING PERMIT ORDER

To,

Sri/Smt.
MR. SYED ASIFUDDIN

H.NO. 12-2-302, MURAD NAGAR, HYDERABAD, HYDERABAD, TELANGANA

Sir / Madam,

Sub: MANIKONDA MUNICIPALITY - Town Planning section - Permission for construction of 1 Stilt + 2 upper floors A1 types of residential buildings building. Reg

Ref: 1. Your Application dated: 22 June, 2021 w/s 388, 428 & 433 of TMC Act, 1994.
2. G.O.Ms.No.168, M.A., dt.07-04-2012.
3. G.O.Ms.No.7, M.A., dt.05-01-2016.

FILE No.	: 3128/W1/2021/1862
PERMIT No.	: 3128/W1/2021/1862
DATE	: 17 September, 2021

Your application submitted in the reference has been examined with reference to the rules and regulations in force and permission is hereby sanctioned conditionally as detailed below:

A APPLICANT AND LICENSED PERSONNEL DETAILS:									
1	Applicant	MR. SYED ASIFUDDIN				Lic.No.	NA		
2	Developer / Builder	NA				Lic.No.	340/surveyer1/tp10/ghmc		
3	Licensed Technical Person	mohd AFROZ shareef (Surveyor 1)				Lic.No.			
4	Structural Engineer	NA				Lic.No.			
5	Others	NA							
B SITE DETAILS									
1	Survey / Premises No.	115				House No.	NA		
2	Plot No.	12, "b" block							
3	Layout / Sub Divn. No.	0							
4	Street	pasha colony, POPPALGUDA VILLAGE & G.P., RAJENDRANAGAR MANDAL, R.R. DISTRICT.							
5	Ward/Village	WARD 01				Locality	Pasha Colony		
6	Town / City	NA							
C DETAILS OF PERMISSION SANCTIONED									
Building - A (BUILDING) (Height (m): 6)									
1	Floors	Ground		Upper floors		Parking floors			
2	Use	No.	Area (m2)	No.	Area (m2)	Level	No.	Area (m2)	
a	Residential	0	0.00	2	213.10	Cellar	0	0.00	
b	Commercial	0	0.00	0	0.00	Stilt	1	97.55	
c	Others	0	0.00	0	0.00	U.Floors	0	0.00	
d	No. of floors	1 Stilt + 2 upper floors							
e	Set backs (m)	Front		Rear		Side I		Side II	
		1.5		1		1		1	
3	Site Area (m2)	167.2							
4	Road affected area (m2)	9.26							
5	Net Area(m2)	157.94							
6	Tot lot (m2)	NA							
7	Height (m)	6.00							
8	No. of RWHPs	1							
9	No. of Trees	NA							
10	Others	NA							
D DETAILS OF FEES PAID (RS.) TOTAL :									
1	Processing Fee	2,500.00		SITE APPROVAL FEES		2		1,150.00	
3	14% OPEN SPACE CONTRIBUTION CHARGES	264,555.00		BETTERMENT CHARGES		4		15,800.00	
5	BUILDING PERMIT FEE	2,140.00		DEVELOPMENT CHARGES (BUILT UP AREA)		6		21,400.00	
7	POSTAGE/ ADVERTISEMENT CHARGES	200.00		COMPOUND WALL CHARGES		8		702.75	
9	VACANT LAND TAX	3,779.36		COMPOUNDING FEES		10		33,622.00	
								TOTAL: 346,149.11	
E OTHER DETAILS :									
1	Contractor's all Risk Policy No.	NA		Date		Valid Upto		-	
2	Notarised Affidavit No.	NA		Date		Area (m2)		0.00	
3	Enter Sr. No. in prohibitory Property Watch Register	NA		Date		Date		-	
4	Floor handed over	NA		S.R.O.		NA			
F	Construction to be Commenced Before			17 March, 2023					
G	Construction to be Completed Before			17 September, 2027					

The Building permission is sanctioned subject to following conditions:
1. The permission accorded does not confer any ownership rights, At a later stage if it is found that the documents are false and fabricated the permission will be revoked U/s 450 HMC Act 1955 / 344 Act 1965.

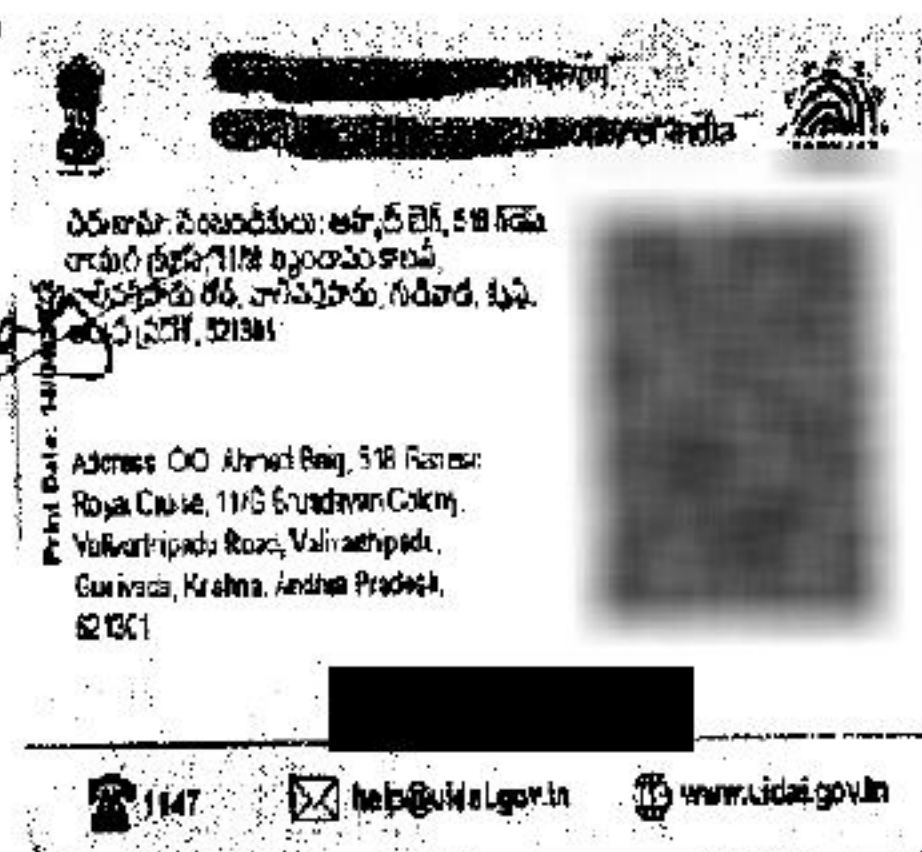
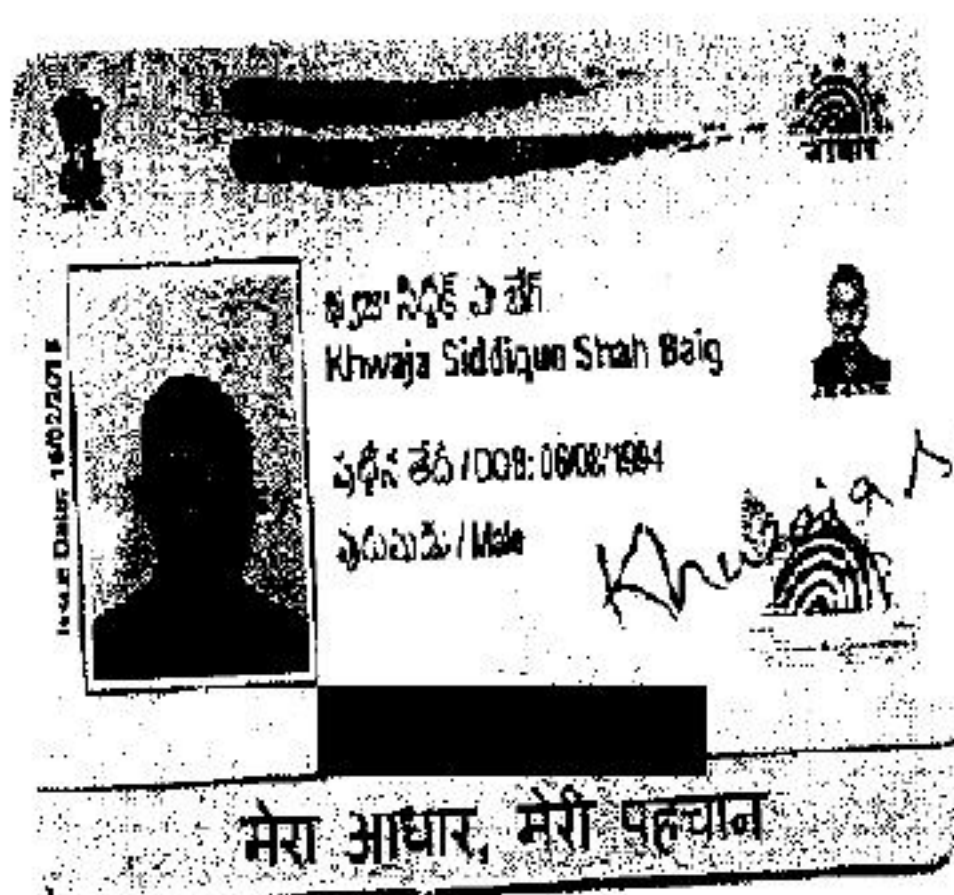
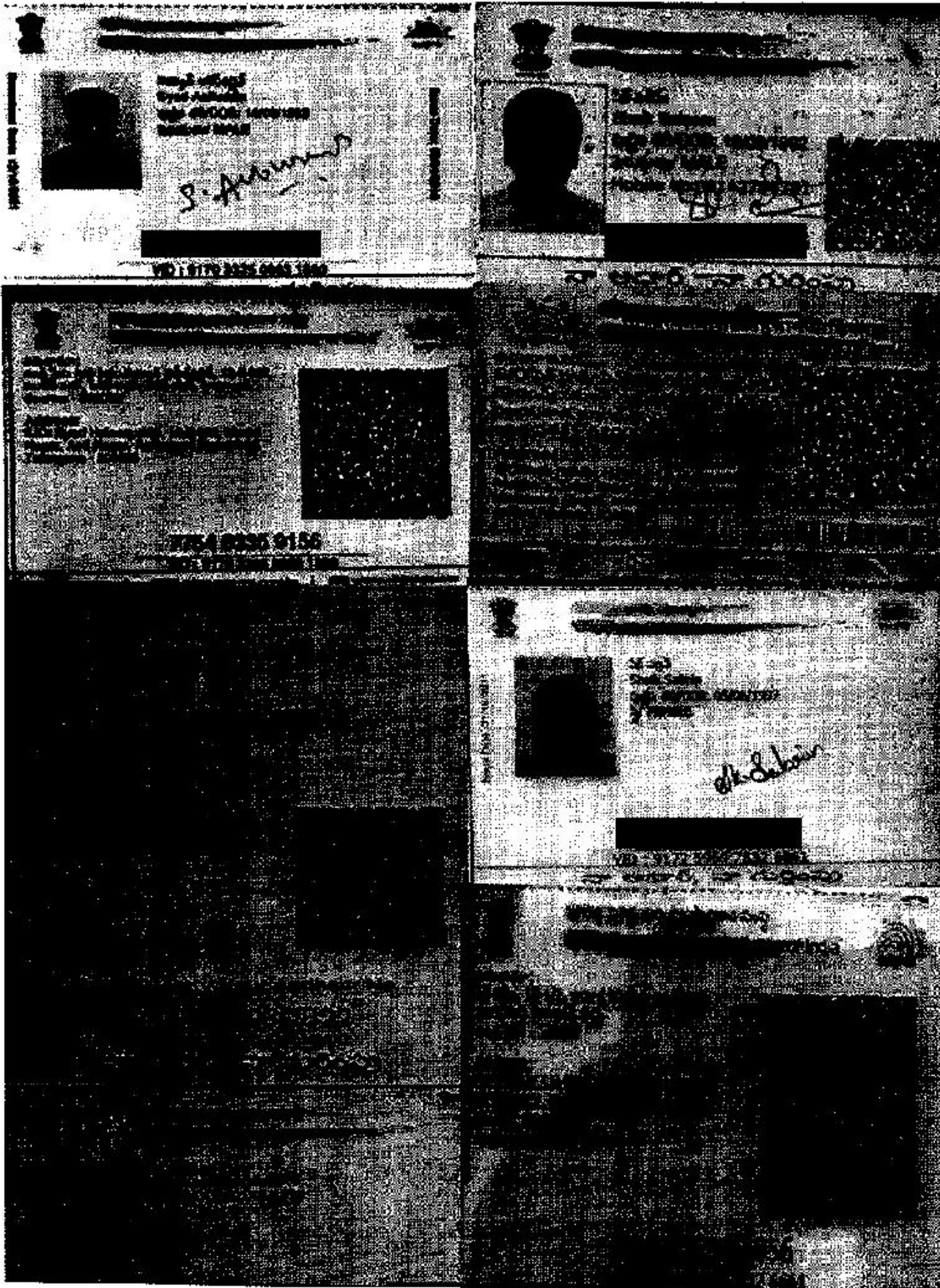
2. The permission accorded does not bar the application or provisions of Urban Land Ceiling & Regulations Act 1976.

3. Commencement Notice shall be submitted by the applicant before commencement of the building as per the provisions made under Telangana State

Municipal Act 1965.

4. Sanctioned Plan shall be followed strictly while making the construction.
5. Sanctioned Plan copy shall be displayed at the construction site for public view.
6. If construction is not commenced within 18 months from the date of proceedings, the applicant shall submit afresh application duly paying required fees.
7. A safe distance of minimum 3.0M vertical and Horizontal Distance between the Building & High Tension Electrical Lines and 1.5M for Low Tension electrical line shall be maintained.
8. Prior Approval should be obtained separately for any modification in the construction.
9. Occupancy Certificate is compulsory before occupying any building for building above 100Sq.M plot area U/r 26A of GO. Ms No.168 M.A., Dt.07/04/2012.
10. Completion Notice shall be submitted after completion of the building & obtain occupancy certificate U/r 26A of GO. Ms No.168 M.A., Dt.07/04/2012.
11. Rain Water Harvesting Structure (percolation pit) shall be constructed as per provisions made under WALTA Act 2002.
12. Stacking of Building Materials on footpath and road margin causing obstruction to free movement of public & vehicles shall not be done, failing which permission is liable to be suspended.
13. This sanction is accorded on surrendering of Road affected portion of the site to Commissioner, at free of cost without claiming any compensation at any time as per the undertaking submitted / Registered Gift Deed.
14. The mortgaged built up area shall be allowed for registration only after an Occupancy Certificate is produced.
15. The Registration authority shall register only the permitted built up area as per sanctioned plan.
16. All Public and Semi Public buildings above 300Sq.mts. shall be constructed to provide facilities to physically handicapped persons as per provisions of NBC of 2005.
17. The Financial Agencies and Institutions shall extend loans facilities only to the permitted built up area as per sanctioned plan.
18. As per the undertaking executed in term of TS Building rules 2012. The construction shall be done by the owner, only in accordance with sanctioned Plan under the strict supervision of the Architect, Structural Engineer and site engineer failing which the violations are liable for demolition besides legal action.
19. The Owner/builder shall strictly comply with the directions contained in the order of NATIONAL GREEN TRIBUNAL as well as the Ministry of Environment and Forests (MOEF) Guidelines, 2010 while raising construction.
20. The owner/builder shall cover the building material, stock at site. Every builder or owner shall put Tarpaulin on scaffolding around the area of construction and the building.
21. The owner/builder shall not stock the building material on the road margin and footpath causing obstruction to free movement of public and vehicles, failing which permission is liable to be suspended.
22. All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected, so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere or air in any form whatsoever.
23. The dust emissions from the construction site should be completely controlled and all precautions shall be taken in that behalf.
24. The vehicles carrying construction material and debris of any kind shall be cleaned before it is permitted to ply on the road after unloading such material.
25. Every worker on the construction site and involved in loading, unloading and carriage of construction material and construction debris should be provided with masks, helmets, shoes to prevent inhalation of dust particles and safety.
26. Owner and builder shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction and carry off construction material and debris relating to dust emission.
27. Owner/builder shall maintain Muster Role of all the employees/workers and make necessary insurance till the work is completed failing which the sanction accorded will be cancelled without further notice.
28. Owner / builder shall transport the construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
29. Owner / builder shall take appropriate measures and to ensure that the terms and conditions of the earlier order and these orders should strictly be complied with by fixing sprinkles, creation of green air barriers.
30. Owner/builder shall mandatorily use wet jet in grinding and stone cutting, wind breaking walls around construction site.
31. Tree plantation shall be done along the periphery and also in front of the premises as per A.P. Water Land and Trees Rules 2002.
32. Tot-Lot shall be fenced and maintained as greenery at owner's cost before issue of occupancy certificate. Strip of greenery on periphery of the site shall be maintained as per rules.
33. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.





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5275/2023. Sheet 10 of 11 Sub Registrar
Gandipet

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Online Challan Proforma [SRO copy]	
 Registration & Stamps Department Government of Telangana	
Challan No: 837MKC270423	
Bank Code : SBIN	Payment : NB
Remitter Details	
Name	SHAIK SALEEM
PAN Card No	FRXPS2341D
Aadhar Card No	
Mobile Number	*****262
Address	KRISHNA DISTRICT
Executant Details	
Name	SYED ASIFUDDIN
Address	HYDERABAD
Claimant Details	
Name	SHAIK SALEEM AND SHAIK SABRIN
Address	KRISHNA DISTRICT
Document Nature	
Nature of Document	Sale Deed
Property Situated in(District)	RANGAREDDY
SRO Name	GANDIPET
Amount Details	
Stamp Duty	127170
Transfer Duty	34710
Registration Fee	11570
User Charges	500
Mutation Charges	3000
Haritha Nidhi	50
TOTAL	177000
Total in Words	One Lakh Seventy Seven Thousand Rupees Only
Date(DD-MM-YYYY)	27-04-2023
Transaction Id	2339729832617
Stamp & Signature	

Online Challan Proforma [Citizen copy]	
 Registration & Stamps Department Government of Telangana	
Challan No: 837MKC270423	
Bank Code : SBIN	Payment : NB
Remitter Details	
Name	SHAIK SALEEM
PAN Card No	FRXPS2341D
Aadhar Card No	
Mobile Number	*****262
Address	KRISHNA DISTRICT
Executant Details	
Name	SYED ASIFUDDIN
Address	HYDERABAD
Claimant Details	
Name	SHAIK SALEEM AND SHAIK SABRIN
Address	KRISHNA DISTRICT
Document Nature	
Nature of Document	Sale Deed
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BK -1, CS No 5587/2023 & Doct No
5275/2023. Sheet 11 of 11 Sub Registrar
Gandipet

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