

5000R

965/83



Sl. No. 5259, 22/3/83 Rs. 5000/-

SOLD To: J. S. Babu Rao & S/o Venkatarajamma P.O. Vaid

FOR WHOM: ~~Osmania University~~ ~~Co-operative Housing Society, Vaid~~

J. S. Babu Rao
Sub-Registrar, Suptd,
& Ex-officio Stamp Vendor,
G.S.O., Hyderabad.

SALE DEED

THIS DEED OF ABSOLUTE SALE is made and executed on this the 25th day of March 1983 by Sri Kothuri Sreerama Murthy son of late Sri Lingamaiah aged about 56 years, occupation landlord, native of Ammuguda village, Vallabhnagar taluka, Rangareddy district who is temporarily residing at 2440 Alpine Crescent of the City of Victoria in the Province of British Columbia, CANADA, represented by his General Power of Attorney, Prof. Ramalingam Kaparthi son of late Sri Ramulu aged about 53 years, residing at H.No. 10-3-18/4 East Marredpally Secunderabad, Andhra Pradesh, India (the power of Attorney registered in document No. 10 of 1982

Ramalingam Kaparthi



Sl. No. 51740 21-3-82 Rs. 5000/-
 S/O J.S. Babu Rao, S/o Venkata Ratnam, R/O Hyd
 FOR WHOM Osmania University Teachers Co-op
 Housing Society, Hyd.

S. Saleem
 Sub-Registrar, Supdt.,
 & Ex-officio Stamp Vendor,
 G.S.O., Hyderabad.

: 2 :

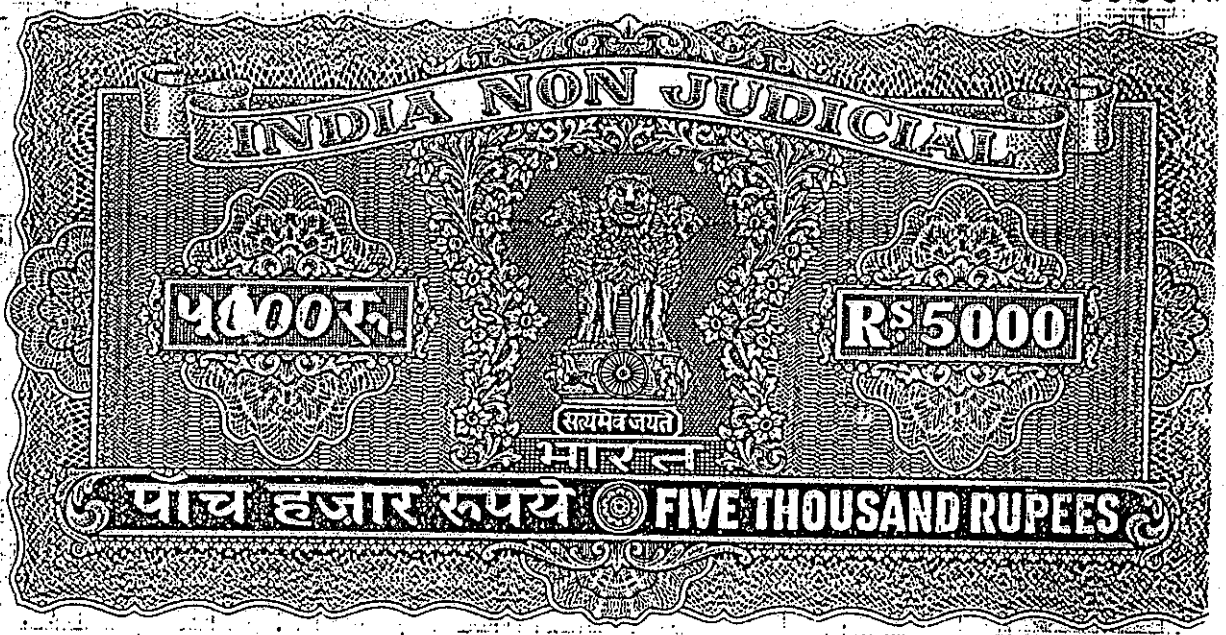
dt. 11-1-1982 of the office of the Sub-Registrar
 Secunderabad), hereinafter called the VENDOR of the
 first part,

IN FAVOUR OF

The Osmania University Teacher's Co-operative Housing
 Society (TAB No.134) represented by its president Prof.
 P. Ramachander Rao son of Sri P. Madhava Rao aged
 49 years, resident of H.No. 6-1-69/4/4, Saifabad, Hydera-
 bad and its Secretary Sri J.S. Babu Rao son of late
 Sri Venkata Ratnam aged about 43 years, resident of L/53,
 Osmania University quarters, Tarnaka, Hyderabad, herein
 after called the PURCHASER of the other part, (the terms

Ramalingam Kaparthi

5000R.



No. 51741 21-3-83 No. 5000/
SOLD J.S. Babu Rao, S/o Venkataravaham, R/o Hyd.
OR WHO? Cenania University Teachers Coop
Housing Society, Hyd.

S. Salim
Sub-Registrar, Suptt,
& Extra. Stamp Vendor,
G. S. S. Hyderabad.

: 3 :

VENDOR AND PURCHASER WHEREEVER they occur hereunder and whenever the context so admits shall mean and include their heirs, executors, administrators, assigns, legal representatives, successors-in-interest etc.,).

WITNESSETH AS FOLLOWS:

WHEREAS THE VENDOR is the absolute owner and in possession and enjoyment of agricultural lands in S.No. 605 (admeasuring 16.78 acres) and S.No. 620 (admeasuring 10.33 acres) situated at Kapra village Vallabh Nagar taluka, Rangareddy district.

Ramalingam Kaparthi



51742 21-3-83 5000/-

J.S. Babu Rao, S/o Venkataravabham R/o Hyd.
Osmania University City Teachers Coop
Housing Society, Hyd.

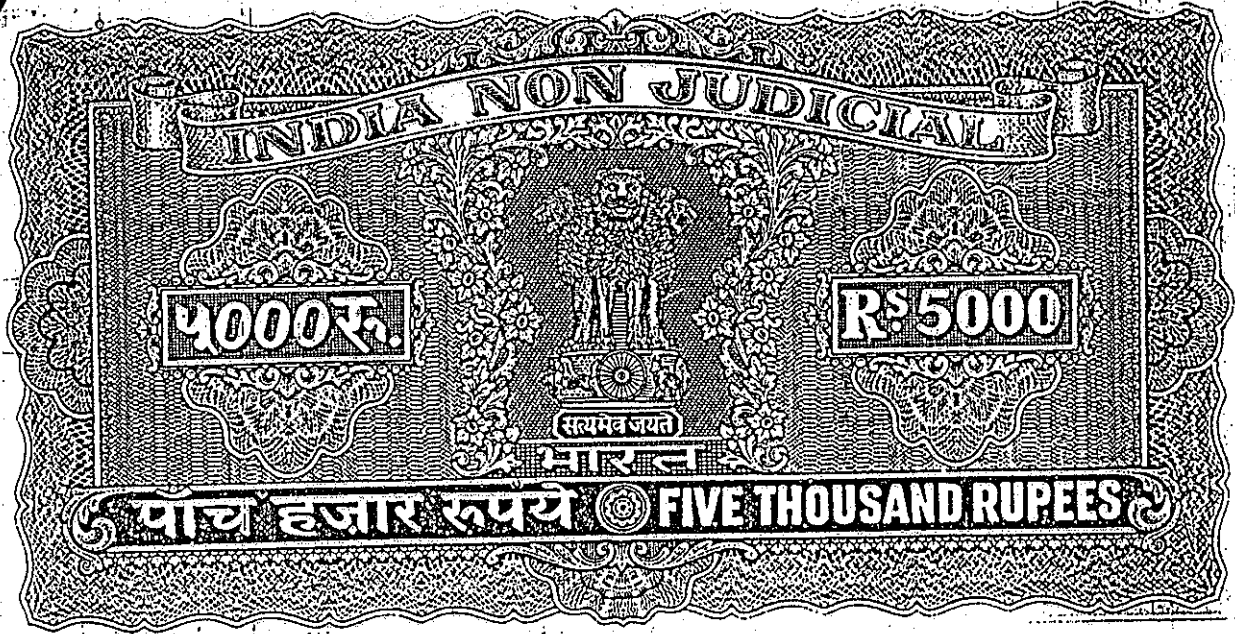
A. S. Suman
Sub-Registrar, Supari,
& Ex-officio Union Vendor,
G.S.C., Hyderabad.

: 4 :

AND WHEREAS the VENDOR has offered to sell an area of 8.75 acres in S.No.605 and an area of 7.85 acres in S.No. 620, set out above, for a consideration of Rs.20,000/- (Rupees twenty thousand only) per acre as price thereof, and the PURCHASER has agreed to purchase the same for the said sale consideration, and accordingly an agreement was reduced into writing on 25-2-1982 between the parties her in and in pursuance of the said agreement, the PURCHASER herein has paid a sum of Rs. 5,000/- (Rupees five thousands) to the VENDOR herein through cheque No.889043 dt. 25-2-1982 as part sale consideration and the VENDOR hereby acknowledges the same. And whereas the PURCHASER herein has paid further

Ramalingam Karpartti

5000Rs



51743 21-3-83 5000/
J.S. Babu Rao, S/o Venkataratnam, R/o Hyd. & Sub-Registrar, Supdt;
Osmania University Teachers Co-op. Housing Society, Hyd. & Ex-officio Stamp Vendor,
G.S.O., Hyderabad.

: 5 :

sum of Rs. 3,25,000/- (Rupees three lakhs twenty five thousands only) to the VENDOR herein towards further sale consideration, as follows:-

Rs. 75,000/- (Rupees seventy five thousand)
cheque No.889049 dt. 24.3.1982.

Rs. 75,000/- (Rupees seventy five thousands)
cheque No.889979 dt. 6-5-1982:

Rs. 50,000/- (Rupees fifty thousand)
cheque No.889985 dt. 8.7.1982.

Rs. 25,000/- (Rupees twenty five thousands)
cheque No.889988 dt. 27.8.1982.

and

Rs. 1,00,000/- (Rupees one lakh only) Ramalingam Kaparthi
cheque No. 035346 dt. 11.1.1983.
Ramalingam Kaparthi

5000Rs



51744. 21-3-88. 5000/-

J.S. Babu Rao, S/o. Vankatavaluam, K/o Hyd.

Umania University Teachers Co-op
Housing Society, Hyd.

A. Saleem
Sub-Registrar, Supdt,
& Ex-officio Stamp Vendor,
G.S.C. Hyderabad.

: 6 :

And thus the PURCHASER has so far paid a total sale consideration of Rs. 3,30,000/- (Rupees three lakhs thirty thousands only) to the Vendor herein and the Vendor hereby acknowledges the receipt of the same. The Purchaser herein has paid the balance of sale consideration of Rs. 2,200/- (Rupees two thousand and two hundred) before the Sub-Registrar, at the time of the registration of this sale deed, and thus the VENDOR herein acknowledges the receipt of entire sale consideration of Rs. 3,32,200/- (Rupees three lakhs thirty two thousand and two hundred only).

Ramalingam Kaparthi

1000Rs.



Sl. No 5747 ... 21-3-83 Rs. 1000/-

SOLD - J.S. Babu Rao, S/o Venkataratnam R/o Hyd.

FOR W | Dewania University Teachers
Co-op Housing Society, Hyd.

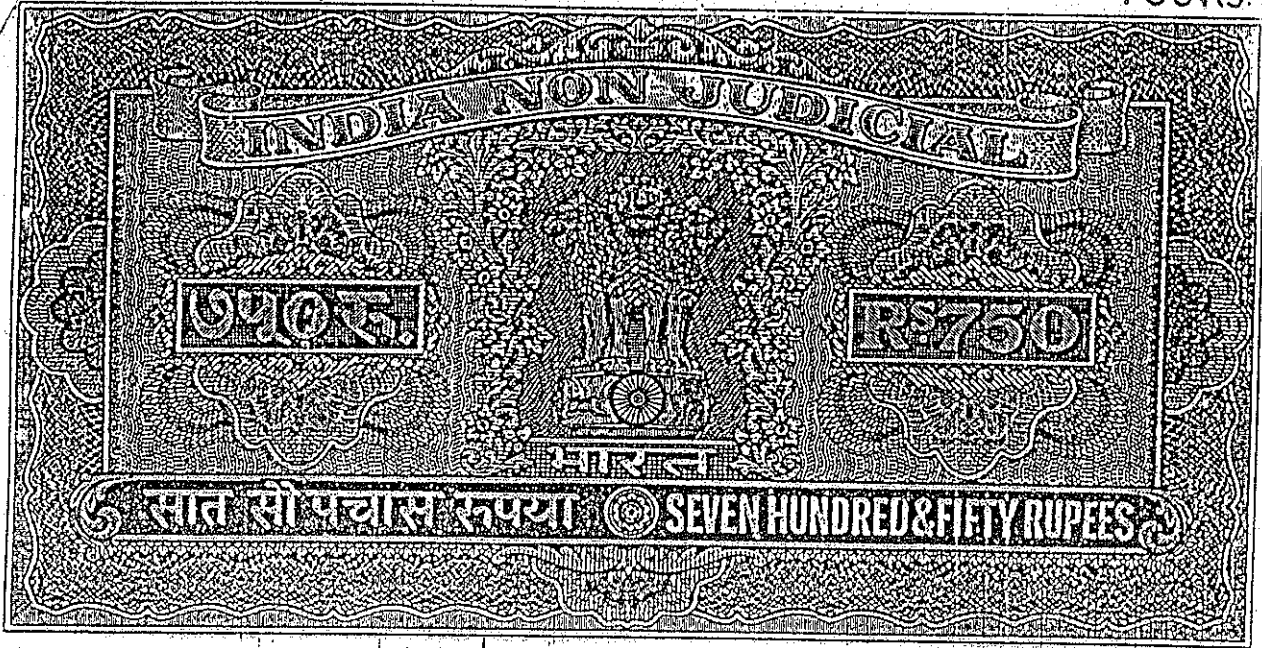
S. S. Srinivas
Sub-Registrar, Suptd.,
& Ex-officio Stamp Vendor,
G.S.O. ...

: 7 :

WHEREAS the Vendor having received the entire sale consideration of Rs. 3,32,200/- (Rupees three lakhs thirty two thousand and two hundred only) hereby grants, assigns, sells, transfers and conveys his right, title and interest in the schedule mentioned property more fully described at the foot of this indenture and as delineated in the plan annexed hereto and marked Red, to the PURCHASER herein together with all the liberties, privileges, easements, advantages and appurtenances, standing trees etc., whatsoever belonging to or relating to the schedule mentioned property and every part thereof, to have and to hold the same absolutely and for ever.

Ramalingam K. S. Parthi

750Rs.



Sl. No. 51748, 21-3-83, Rs. 750/-
SOLD to J. S. Babi Rao, S. Hanuhataram, P/O Hyd.
FOR WHICH Osmania University Teachers
Corp. Housing Society, Hyd -

S. S. Sani
Sub-Registrar, Suptd.,
& Govt. Stamp Vendor,
Hyd.

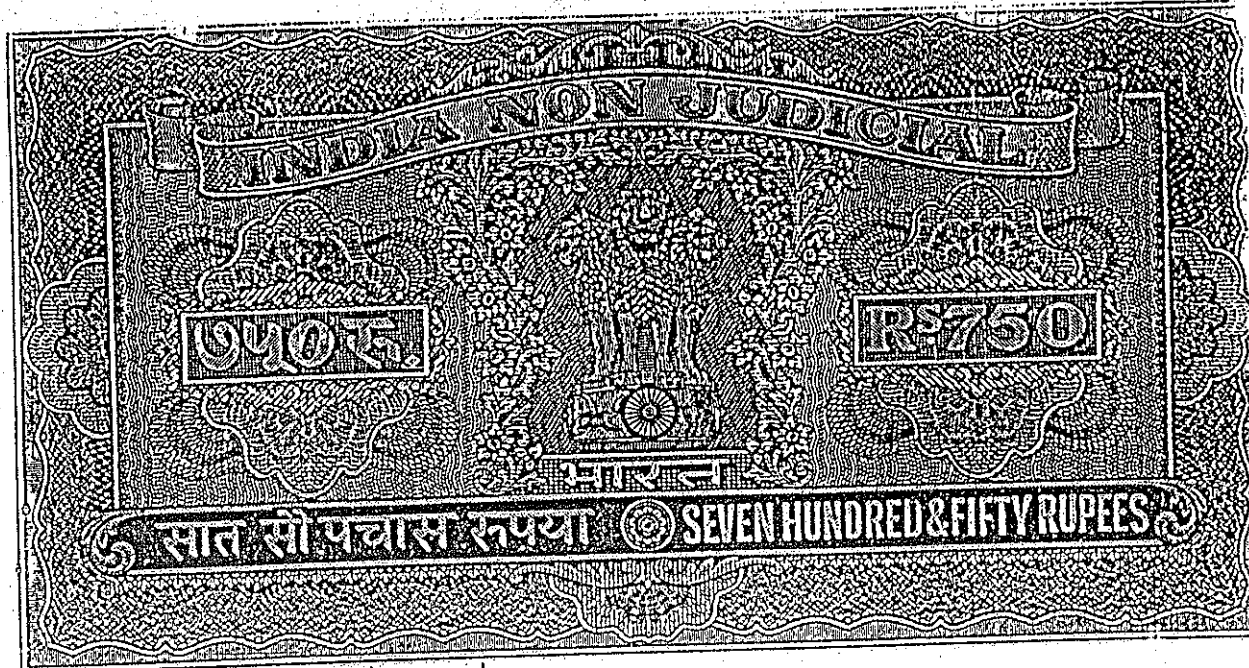
: 8 :

THIS SALE DEED WITNESSETH THAT:

1. The Vendor hereby declares that he is the absolute owner of the schedule mentioned property and this sale is an absolute sale.
2. The schedule property hereby conveyed shall be quietly and peacefully held and enjoyed by the PURCHASER absolutely and without any interruption or disturbances whatsoever by the VENDOR or his legal representatives. The possession of the schedule mentioned property was already delivered to the PURCHASER.
3. There are no persons whatsoever that can claim any title to the schedule property, hereby sold.

Ramlingam Kaparthi

750Rs



Chk No 31749, 21-3-83, No 750/
GOND P. J.S. Babu, Rao, S/o Venkataratnam, R/10 Hyd
FOR WHOM Osmania University Teachers
Co-op Housing Society, Hyd.

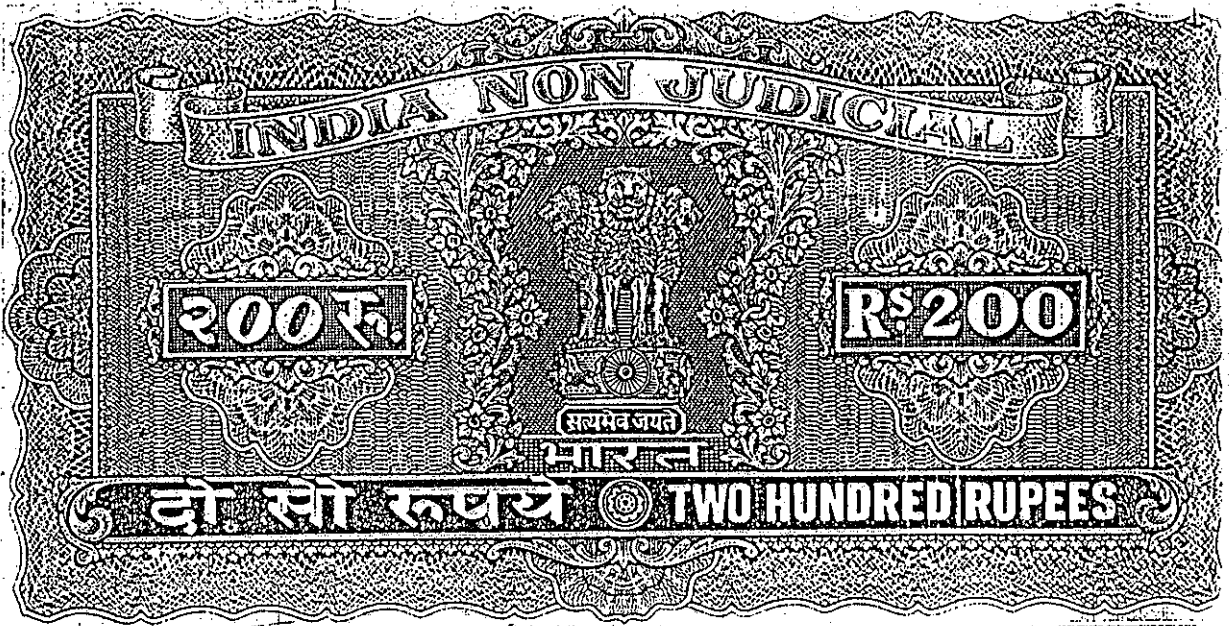
S. S. Srinivas
Stamp Vendor,
Hyd.

: 9 :

4. THE VENDOR assured the PURCHASER that the schedule property or every part thereof is free from all encumbrances, charges, liens and securities, prior agreements of sale and Government attachments or litigations. The schedule property is not subject to any acquisition proceedings of any Revenue, Government or Public authorities.

5. The PURCHASER shall always be kept indemnified by the VENDOR for and against all losses, damages, costs and expenses which the PURCHASER may sustain, incur, suffer or be put to by reason of any defect in the title of VENDOR to the schedule property hereby conveyed or any part thereof.

Ramalingam Kaparthi



Sl. No. 51750 21-3-83 No. 200/
 T.S. Baburao, S/o Venkataratnam, R/o Hyd.
 Osmania University Teachers
 Co-op. Housing Society, Hyd.

S. S. Sene
 Sub-Registrar, Supdt,
 & Ex-officio Stamp Vendor,
 G.S.O., Hyderabad.

: 10 :

6. The VENDOR and all persons lawfully and equitably claiming through or under him shall and will from time to time and at all times hereinafter at the request and the cost of the PURCHASER execute and register, if necessary, all such lawful acts, deeds, and things whatsoever for further and more perfectly assuring the schedule property hereby conveyed and every part thereof to the PURCHASER.

7. The VENDOR has paid the land revenue payable, other dues and demands to the Government and all other authorities on the schedule property upto date, and nothing is due. It shall be the responsibility of the Vendor to pay any arrears in this regard.

Ramalingam Karaparthi



Sl: No 5751 21-3-83 Rs 100
 J's. Baku Rao, S/o Hanukavakam, R/o Hyd
 Osmunia University Recreational Corp
 Housing Society, Hyd.

[Signature]
 Sub-Registrar, Suptd,
 & Ex-off Stamp Vendor,
 G.S. ... Hyderabad.

: 11 :

8. The VENDOR further agrees and assures the purchaser that the recitals aforementioned are true and nothing material has been concealed and nothing is false herein.

9. The schedule mentioned property hereby conveyed is not an assigned land, and hence the provisions of Act. No.9 of 1977 have no application.

10. The government of Andhra Pradesh has accorded exemption under sec. 20(1) (a) of Urban Land (Ceiling and Regulation) Act 1976, under G.O.Ms.No.2195 Revenue (U.C.II) Department dated 31.12.1982 and hence there is no embargo for sale of the schedule mentioned property in favour of the PURCHASER herein.

[Signature]
 Kanchamma Kapurthi

200Rs.



7468 243:93200
 Date 24/3/93
 S. Baburaj
 Demarcation line
 Comp. Surveying Society, 1994

: 12 :

SCHEDULE OF PROPERTY

Survey No. 605 admeasuring 8.75 acres out of total area of 16.78 acres.

Survey No. 620 admeasuring 7.86 acres out of total area of 10.33 acres.

Total area hereby sold is 16.61 acres, situated at Kapra village under Gram Panchayat, Kapra

Ramalingam Karpurthi

200Rs



S. No. 7447 Date 24.3.83 200
 Sold to J.S. Babur
 For whom O.S. Manjula University
 Teachers Co-op. Housing Society T.A.B. 134

EX-OFFICIO STAMP VALUE OF
 CANCELLED FULLY.

: 13 :

Vallabh Nagar taluka, Rangareddy district
and bounded by:-

- North: S.Nos. 599 and S.No. 621
- South: S.No.604 and Kandigudem.
- East: Part of S.No.605
- West: S.Nos. 612, 616 and 618

Ramalingam Karpanti

30 Rs.



S.No. 7449 Date 24.3.43 Rs. 30/-

Sold to J.S. Babu Rao of Von Katarakom
Boronia University Teachers
For whom Co-op Housing Society T.A.B. 134

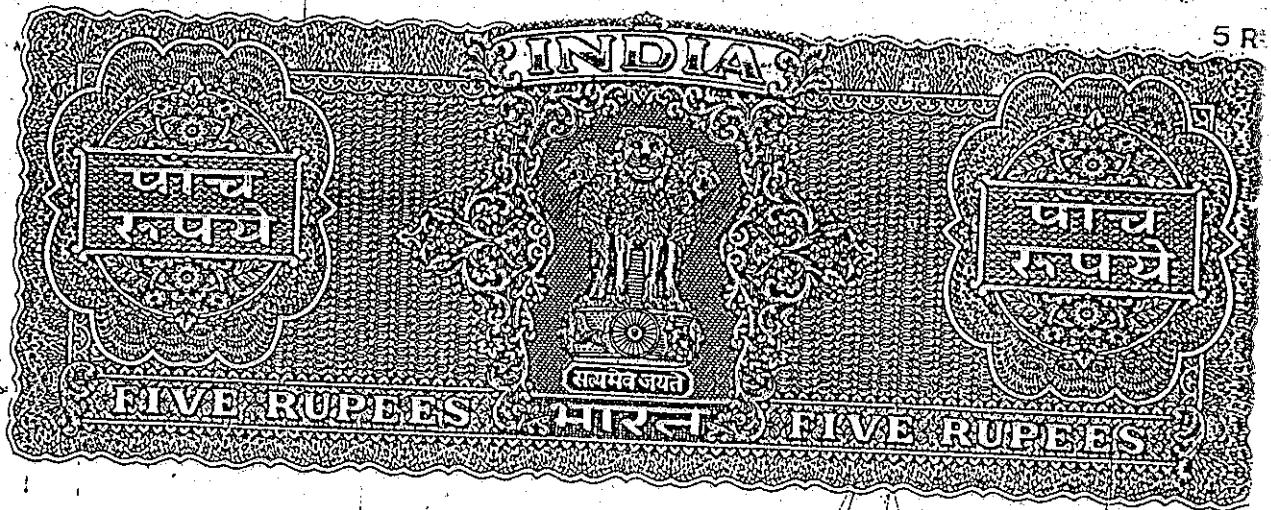
STAMP VENDOR
CHENNAI

: 14 :

IN WITNESS WHEREOF THE VENDOR

through his G.P.A. holder has signed with
free will and consent, on this the

Ramalingam Kupartan



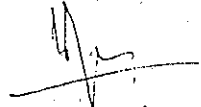
8631... 29/3/83...
Babu...
C. U. Teachers Co. of Hyderabad

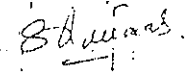
RECU...
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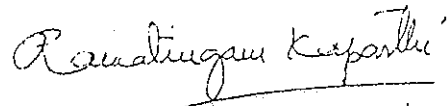
: 15 :

25th day of March 1983 in the presence of
the following witnesses at Hyderabad.

WITNESSES:

1. 
(K.M.S. Prabhakar)

2. 
(S. PULLAIAH)



VENDOR
(Through G.P.A. Prof.
Ramalingam Kaparthi)

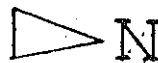
REGISTRATION PLAN OF SITE IN SURVEY
NOS. 605 (PART) AND 620 (PART), SITUATED
AT KAPRA VILLAGE, VALLABHNAGAR TALUK, R.R. DIST.

VENDOR: MR. KOTTURI SREERAMA MURTHY 3/4 MR. LINGAMAYYA
THROUGH HIS G.P.A. MR. RAMALINGAM KAPHARTHI.

VENDEE: OSMANIA UNIVERSITY TEACHER'S CO-OP; HOUSING SOCIETY.

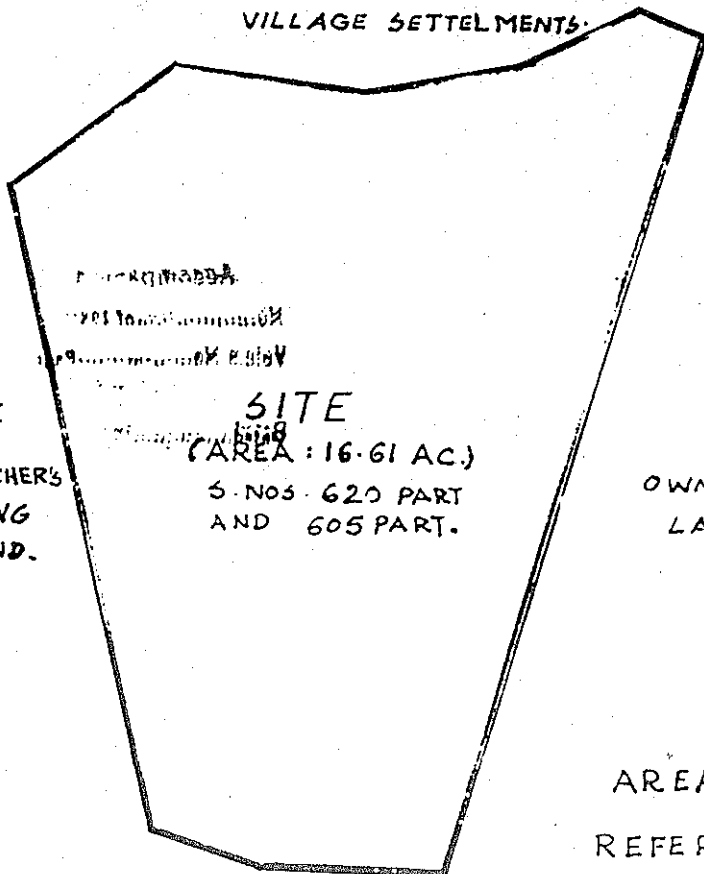
SCALE: 1" = 200' 0"

EXISTING AMMUGUDA
VILLAGE SETTLEMENTS.



ENTURE I

O.U. TEACHER'S
CO-OP; HOUSING
SOCIETY LAND.



OWNER'S
LAND.

AREAS: 16.61 AC.

REFERENCE

INCLUDED

EXCLUDED

NEIGHBOUR'S
LAND (OPEN).

WITNESSES:

1.

2.

SING. OF VENDORS.

S. P. ...

Vallabhnagar