

3318

द. 20. 3294/2012

P-586/3574

SCANNED



S. No. 26121, Dt. 28/09/2012, Rs. 20
 Sold to K. Sarav Swathy
 S/o. W/o K. Pradyot Kumar
 For Whom Self Pfo. Hud

ANDHRA PRADESH G. HARA GOPAL 30AA 452152
 G. HARA GOPAL
 LICENSED STAMP VENDOR
 L. No. 15-26-001/1997, H. No. 15-26-008/2010
 H. No. EWS-144, Purnala Nagar, Kapra,
 ECIL (P), R.R. Dist-500 062, Call: 9440094852

SALE DEED

This Deed of Sale is made and executed by and between the parties on this 28th day of SEPTEMBER 2012, at Kapra, Ranga Reddy District:

SRI. KOTTURI SREERAM MURTHY S/O. LATE. K. LINGAMAIAH, aged about 86 years, Occupation: Retd Engineer, R/o: Plot No.58, Manik Sai Enclave, Kapra, ECIL Post, Hyderabad-500 062, Represented by his General Power of Attorney:

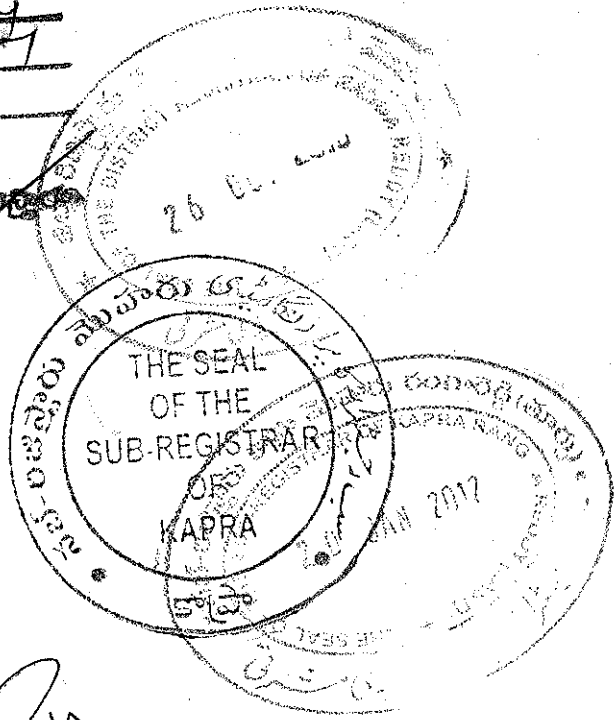
SRI. K. PRADYOT KUMAR S/O. SRI. K. VITTAL RAO, aged about 36 years, Occupation: Business, R/o: Plot No.58, Manik Sai Enclave, Kapra, ECIL Post, Hyderabad-500 062, (The Power of Attorney registered in Document No.319 of 2006, Book IV, Dated 06-11-2006 in the Office of the Sub-Register Malkajgiri, R.R.District).

Hereinafter called as the **VENDOR** which expression shall mean and include all his heirs, legal representatives, successors, executors, and assignees etc. of the **FIRST PART.**

Contd..2..

1వ పుస్తకము 20 12 వ సం॥ పు. 3294
 దస్తావేజు మొత్తము తాగితముల సంఖ్య 17
 ఈ తాగితము వరుస సంఖ్య

నవీరరాజు



20 12 వ సం॥ సెప్టెంబరు నెల... 28 వ తేది
 1934 శా.శ. నవీరరాజు... 6 వ తేది
 పగలు... 3 మరొక... 4 గంటల
 మధ్య కాపా గన్-రిజిస్ట్రేషన్ కార్యాలయములో
 శ్రీ K. Pradyot Kumar
 రిజిస్ట్రేషన్ కార్యము 1006 లోని సెక్షన్ 32.ఎను
 అనుసరించి నమోదించబడిన ఫోటో గ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి
 రుసుము రూ. 5768/- లా వెల్లింబిడూరు

[Handwritten signature]

వ్రాసి ఇచ్చినట్లు ఒప్పకొన్నది
 ఏడమ బొటన నాలు

K. Pradyot Kumar
 S/o. K. Vittal Rao
 R/o. P.No. 58, Marik Sai Enclave,
 Kapra, ECH Part, Hyderabad.

విరూపించినది

1) *[Signature]* V. Palani Chami s/o. Vellai Swamy
 A/o. 1-19-79/16A, Agadhya Nagar, Kapra,
 R.R. District.

[Signature] B. Anand Kumar s/o. B.N. Ramulu
 R/o. P.No-869, Defence Colony, Santhikpur, Sec 2nd

20 12 వ సం॥ సెప్టెంబరు నెల... 28 వ తేది
 1934 శా.శ. నవీరరాజు... 6 వ తేది

[Signature]
 (సి.హెచ్. అనంద్ కుమార్)



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH 30AA 452153
S No. 6.122 Date 8/07/2012, Rs. 20 ✓
G. HARI GOPAL
LICENCED STAMP VENDOR
L. No. 15-26-001/1999, Tel. No. 15-26-008/2010
H. No. EWS-144, Kamala Nagar, Kapra,
ECIL (P), R.R. Dist-500 062, Cell: 9440094852
Sold to K. Saraswathy
S/o. D/o W/o K. Pradyot Kumar
For Whom Self R/o Hud :: 2 ::

AND

SMT. K. SARASWATHY W/O. SRI. K. PRADYOT KUMAR, aged about 35 years, Occupation: Housewife, R/o: Plot No.58, Manik Sai Enclave, Kapra, ECIL Post, Hyderabad-500 062.

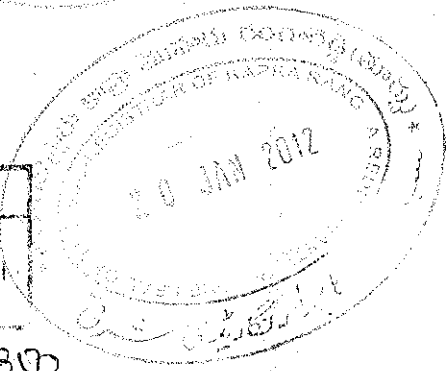
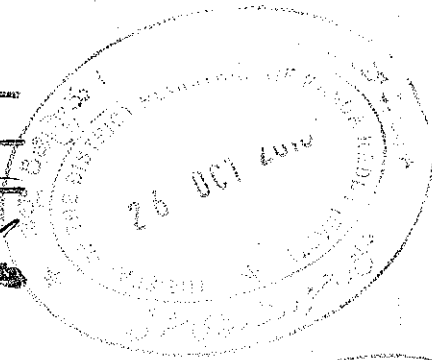
Hereinafter called as the **VENDEE** which expression shall mean and include all her heirs, legal representatives, successors, executors, and assignees etc. of the **SECOND PART.**

WHEREAS the Vendor is the owner, Pattadar and possessor of the lands in Sy.No.602, 605 & 620 admeasuring to an extent of 20.70 Acres, 16.78 Acres and 10.33 Acres respectively totally admeasuring to 47.81 Acres in Kapra Village, Keesara Mandal, Ranga Reddy District inherited the same from his ancestors.

Contd..3..

1వ పుస్తకము 2012 వ సం॥ పు. 3294
 దస్తావేజు మొత్తము కాగితముల సంఖ్య 17
 ఈ కాగితము కరుణ సంఖ్య 2

~~నామినేట్~~



Certified that the following amounts have been paid in respect of this document:

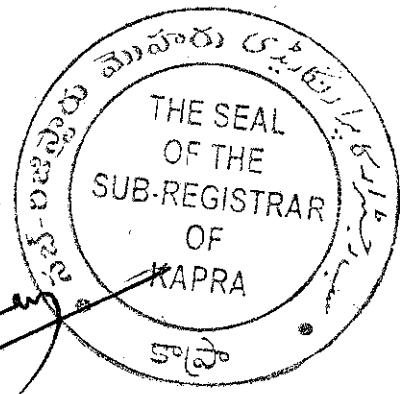
Sl. No	Description of fee/duty	in the form of					Total
		Stamp Papers	Challan u/s 41 of I.S. Act	Cash	Stamp Duty u/s 16 of I.S. Act	DD/BC/ Pay order	
1.	Stamp Duty	100	57685	275	-	BC	57685
2.	T.D.		220740		-	-	220740
3.	Registration Fee		57685		-	-	57685
4.	Stamp Duty	100			-	-	100
Total		100	865000	275	-	-	86530

*Rs: 807590 towards stamp duty including T.D. under Section 41 of the I.S. Act 1899 and Rs. 57685 towards Registration fee on the chargeable value of Rs. 115,37,000 were paid by the party through Bank, vide challan/DD/BC/pay order No 980800
 Date 28/9/12

[Signature]
 Sub-Registrar
 Collection U/S 41 of I.S. Act

1వ పుస్తకము 2012 సం./ కా.శ. 1899 వ
 పు. 3294 నెంబరుగా రిజిస్టరు చేయబడి
 స్టాంపు విధి నిమిత్తం సుప్రీంపు నెంబరు 156
3294/2012 నా యిచ్చడమైనది
 2012 న 28/9/12 నెల 10 వ తేదీ

[Signature]
 నామినేట్





ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH G. HARIPAL 30AA 452154
 S. No. 26123 Dated: 28/09/2012, Rs. 20
 Sold to: K. Saraswathy
 S/o. D/o W/o K. Pradyot Kumar
 For Whom: Relg. Plo Hyd :: 3 ::
 G. HARIPAL
 LICENSED STAMP VENDOR
 L. No. 15-26-001/1992, 15-26-008/2010
 H. No. EWS-144, Basheer Nagar, Kepra,
 EDIL (P), R.R. Dist-500 002. Cell: 9440094852

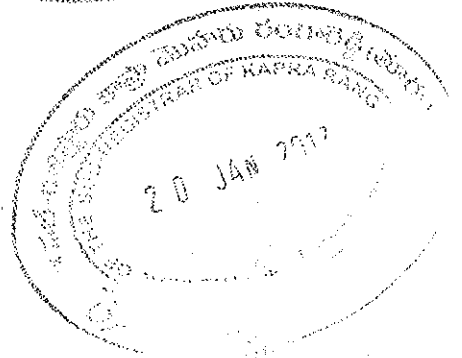
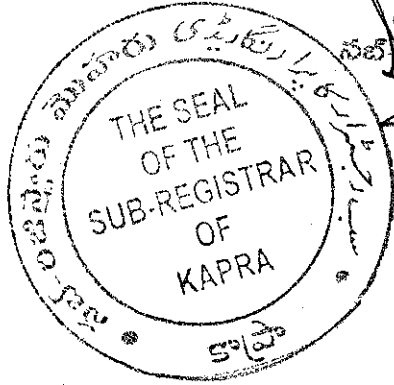
WHEREAS the Vendor has sold major part of the said lands to OU Teachers Co-operative Housing Society Ltd and HMT Bearings Officer Co-operative Housing Society Ltd., Hyderabad after obtaining permissions from the Government under Urban Land Ceiling Act, vide

1. G.O.Ms.No.2494(rev) UC II dept Dated: 31-12-1982.
2. G.O.Ms.No.2495(rev) UC II dept Dated: 31-12-1982
3. G.O.Ms.No.2497(rev) UC II dept Dated: 31-12-1982.

WHEREAS the Vendor has sold the land totally admeasuring 41.24 Acres out of 47.81 Acres in all the three survey numbers i.e., 602, 605 & 620 to OU Teachers Co-operative Housing Society Ltd and HMT Bearings Officer Co-operative Housing Society vide documents bearing No.964/1983, 965/1983 & 966/1983 registered at SRO Vallabh Nagar, Hyderabad dated 25-03-1983 through his GPA Prof. Kaparathi Ramalingam vide GPA No.10/1982. Thus the Vendor is still holding 5.17 Acres in his possession unsold in all the above mentioned survey numbers.

Contd..4..

1వ పుస్తకము 2012 సం॥ పు 3294
దస్తావేజు మొత్తము తాగితముల సంఖ్య 17
ఈ తాగితము వరుస సంఖ్య 3





26/24
 S. No. 26/24, Dt. 28/09/2012, Rs. 20/-
 Sold to K. Saraswathy
 S/o. D/o W/o K. Pradyot Kumar
 For Whom Self. No. Hyd
 :: 4 ::
 30AA 452155
 G. HARA GOPAL
 LICENSED STAMP VENDOR
 L. No. 15-26-001/1982, EL. No. 15-26-002/2010
 H. No. EWS-144, Kumbala Nagar, Kepra,
 EDIL (P), R.R. Dist-500 062. Call: 9440094852

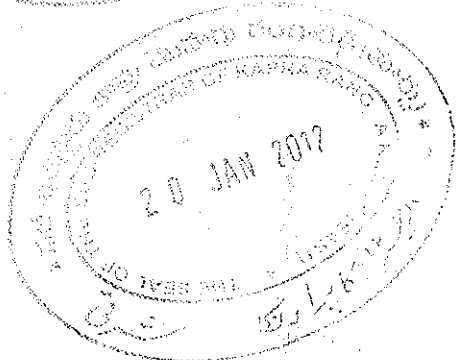
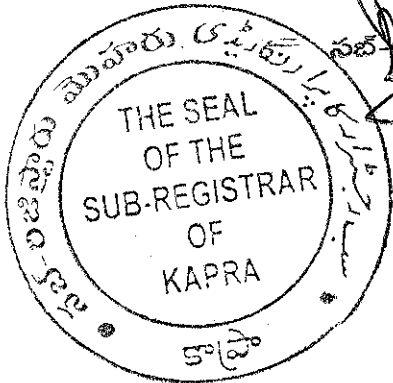
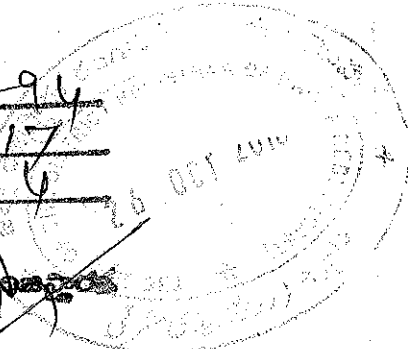
WHEREAS the vendor has revoked the GPA No.10/1982 given to Prof Kaparthi Ramalingam on 23-09-1986 as he was leaving for abroad.

WHEREAS the Vendor after revoking the first GPA in 1986, has executed another GPA in favour of Sri. K. Pradyot Kumar S/o Sri. K. Vittal Rao who is his brother's son in the year 2006 vide document No.319 of 2006 on 06-11-2006 authorizing him to sell, develop, mortgage or transfer the said property to an extent of 2.5 Acres equivalent to 12100 Sq.yds in the above mentioned survey numbers.

WHEREAS the Vendor intends to sell and offered to sell the Vendee the land admeasuring 1602.27 Sq.yds out of 12100 Sq.yds., for a total sale consideration of Rs.36,86,000/- (Rupees Thirty Six Lakhs Eighty Six Thousand Only) to the Vendee.

Contd..5..

1వ పుస్తకము 2012 వ సం॥ వృ. 3294
దస్తావేజు మొత్తము కాగితముల సంఖ్య 17
ఈ కాగితము పఠన సంఖ్య _____



KAPRA



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH 30AA 452156
S No. 26/25. Date 28/09/2012. Re. 20/-
Sold to K. Sava Swathy
S/o. D/o W/o K. Pradyot Kumar
For Whom Self. R/o. Hyd :: 5 ::
G. HARI GOPAL
LICENSED VENDOR
L. No. 15-26-001/EWS dated 15-06-2010
H. No. EWS-144, Kamala Nagar, Kapra,
ECIL (P), B.R. Dist-500 062, Cell: 9440094852

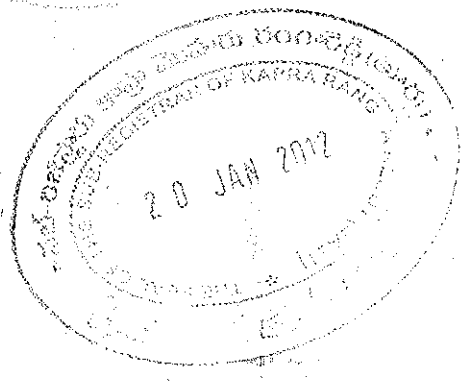
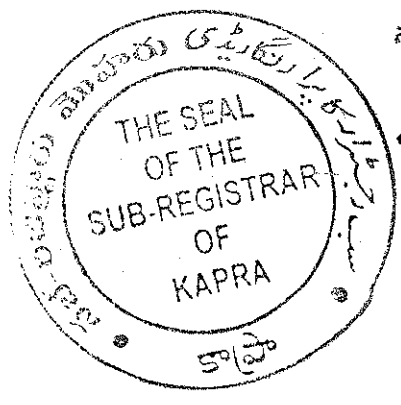
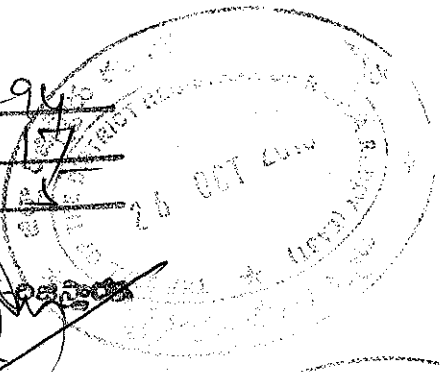
WHEREAS the VENDEE has accepted the said offer and agreed to purchase the schedule described land for said total sale consideration of Rs.36,86,000/- (Rupees Thirty Six Lakhs Eighty Six Thousand Only).

NOW THIS DEED WITNESSTH AS FOLLOWS:

1. That in pursuance of the above offer and acceptance the VENDEE has today paid the entire sale consideration to the Vendor, the receipt of which is admitted and acknowledged by the Vendor.
2. The Vendor shall be bound to indemnify the VENDEE against any loss that the VENDEE may be put to by reason of any defect in the title of the Vendor and the VENDEE shall be entitled to recover from the Vendor the loss for the reasons of any litigations concerning the title or possession of the property mentioned in the schedule.

Contd..6..

1వ పుస్తకము 2012 నం: పు-3294
దస్తావేజు మొత్తము లాగితిముల సంఖ్య 157
ఈ లాగితిము వరుస సంఖ్య 26



[Handwritten marks]

3. That the Vendor has today delivered the actual, physical, vacant possession of schedule described land to the VENDEE and from today the VENDEE shall have and retain peaceful possession and enjoy the same in any manner they desires as absolute owners.
4. That the Vendor hereby transfer, convey and assign all his rights, title and interest over the schedule described land unto the VENDEE absolutely and forever.
5. That the Vendor hereby declare that the schedule described property is free from all demands, either private or public, claims, charges, prior sales, mortgages, hypothecation and lien etc., it is also free from defect of title. That incase VENDEE sustain any loss or damage or deprived of peaceful possession and enjoyment of schedule described property or any part thereof on account of Vendor defect of title, the Vendor hereby jointly and severally indemnify and undertake to keep indemnified the VENDEE of all such losses and damages.
6. That the Vendor hereby declare that he is competent to alienate the Schedule described property and there is no legal impediment whatsoever in conveying the same unto the VENDEE.
7. That the Vendor hereby declares that the schedule described land is not an assigned land and do not attract the Provisions of Act of 1977.
8. That the Vendor hereby declares that the VENDEE shall be entitled to get her name mutated in the revenue record in respect of schedule described property on the strength of this deed.
9. The Vendor through his GPA Holder K. Pradyot Kumar had already obtained Urban Land Ceiling Permission from the office of the Special Officer & Competent Authority vide ULC No.G/A6/1686/2012, dt:30/08/2012.

SCHEDULE OF PROPERTY

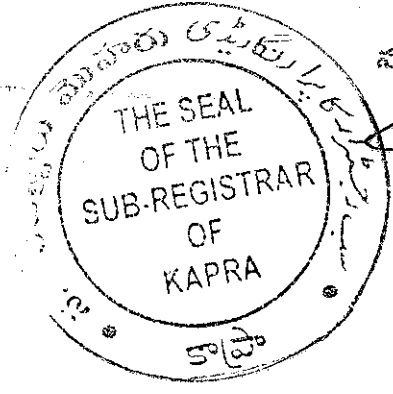
All that part and parcel of Open land in Sy.Nos.602 (Part) and 605 (Part), admeasuring area 1602.27 Sq.yds., Situated at Kapra Village, under GHMC, Kapra Circle, Keesara Mandal, Ranga Reddy District, (Covered under Block No.03) and bounded as:



Contd..7..



1వ పుస్తకము సంఖ్య 12 వ సంఖ్య పు. 3294
దస్తావేజు మొత్తము కారీముల సంఖ్య 17
ఈ కారీము వరుస సంఖ్య 6



సబ్-రెజిస్ట్రారు

:: 7 ::

NORTH : GHMC PARK OF O. U. T. COLONY
 AND 33'-10" WIDE ROAD
 SOUTH : GHMC PARK OF HMT BEARING COLONY
 AND SRI SITARAMACHADRA SWAMY TEMPLE
 EAST : SRI SITARAMACHADRA SWAMY TEMPLE
 WEST : GHMC PARK OF HMT BEARING COLONY

More fully shown in red color in the plan annexed hereto.

This document has been executed on N. J. Stamps worth Rs.900/- and an amount of Rs.8,65,000/- has been paid through Banker's Cheque vide bearing No.980808, dt:28/09/2012, drawn on STATE BANK OF INDIA, which included D.S.D, Registration Fee and User Charges paid in to the account of Sub-Registrar of Kapra, Ranga Reddy District.

In WITNESS WHEREOF the VENDOR hereunto has set his hands to this Deed of Sale with his free will and sound mind on the day, month and year first above mentioned in the presence of the following witnesses.

WITNESSES

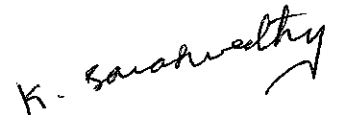
1. 

2. 

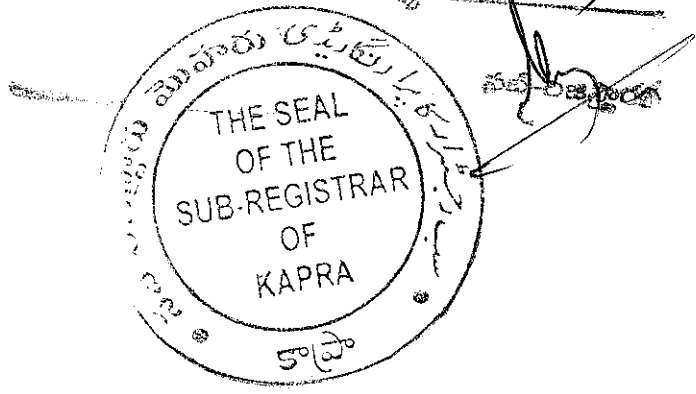


VENDOR

Reptd. by G.P.A. Holder


 VENDEE

అంకం 2012 నంబర్ 3294
దస్తావేజు మొత్తము కాగితముల సంఖ్య 17
ఈ కాగితము వరుస సంఖ్య 7



DECLARATION

I, hereby declare that I am owning a vacant land admeasuring area 12,100.00 Sq.Yds., In the peripheral area of Hyderabad Urban Agglomeration: that after issue of the G. O. Ms. No.733, Rev. (U.L.C) Dept., dated: 31-10-1988 and availing of the exemption granted therein, I have so far transferred an extent of NIL Sq.Yds and through this Document I am transferring 1602.27 Sq.Yds. If the transfer of the land is subsequently found to be violation of any of the provisions of the Urban Land (C & R) Act 1976 or of the G. O. referred to above, I will be liable for prosecution besides this transaction being declared as null and void.

STATEMENT REGARDING MARKET VALUE OF THE PROPERTY FILED

Under Rule 3 of the Andhra Pradesh Prevention instrument Rule 1975.

I, Vendor of the Schedule Property, do hereby declare and state to the best of my knowledge and belief the market value of the property entered is as follows:

Plot No. & SY. NO. & PLACE	AREA	VALUE PER SQ.YARDS	MARKET VALUE
Open Land In Survey Nos.602 (Part) And 605 (Part),	1602.27 Sq.Yds.,	Rs.2,300/-	Rs.36,86,000/-

KAPRA VILLAGE,
Under GHMC, Kapra Circle,
Keesara Mandal, Ranga Reddy District.

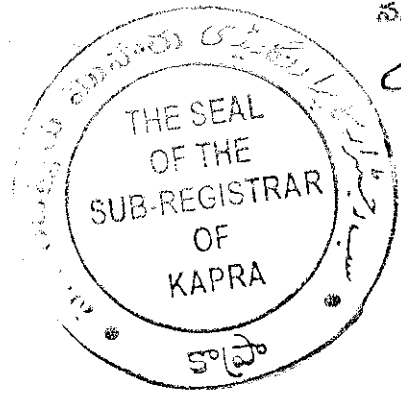
Station: Kapra.

Dated:28/09/2012.



EXECUTANT

ನವ
ನಂ. 8



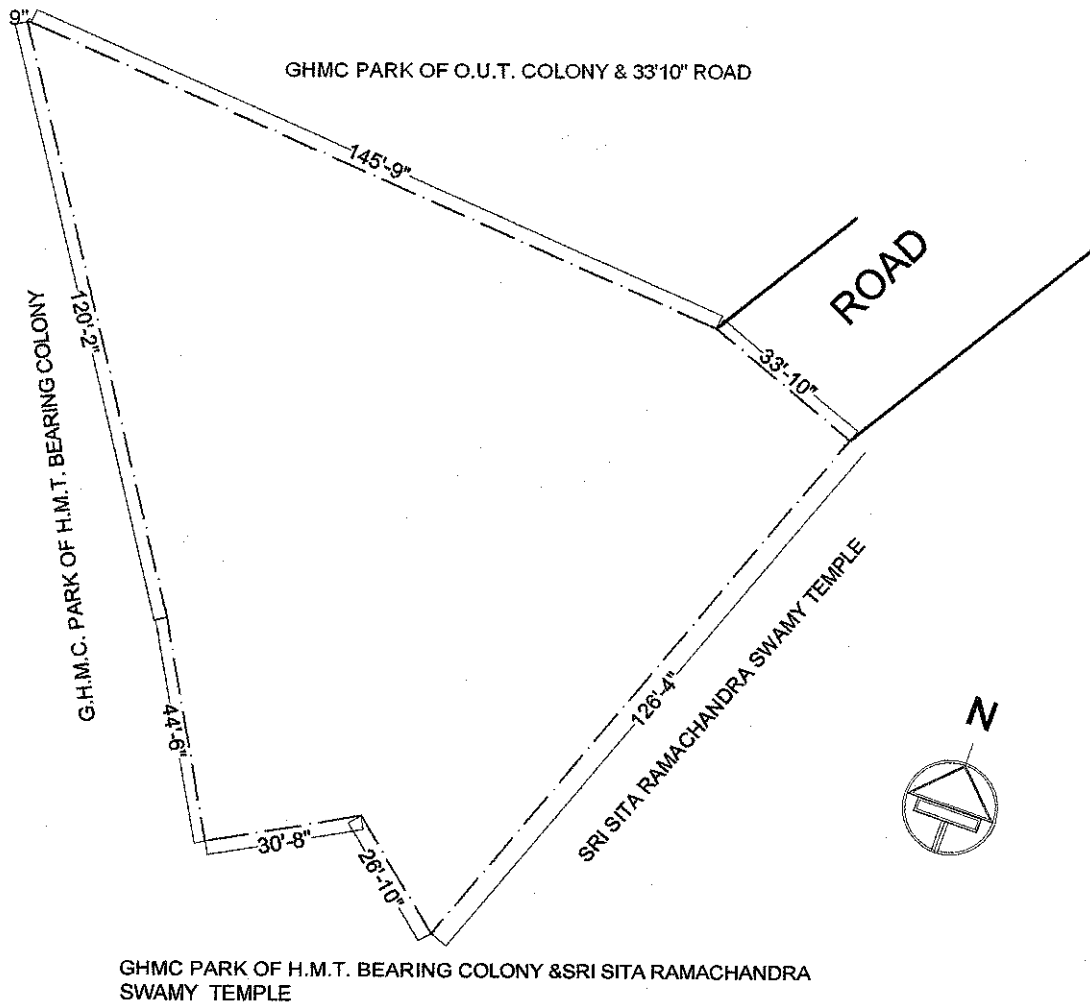
REGISTRATION SITE PLAN SHOWING THE OPEN LAND IN SY.NOS.602 (PART) AND 605 (PART), SITUATED AT KAPRA VILLAGE, UNDER GHMC, KAPRA CIRCLE, KEESARA MANDAL, RANGA REDDY DISTRICT.

VENDOR: SRI. K. SREERAM MURTHY S/O. LATE. K. LINGAMAIAH
Reptd. By his G.P.A. Holder:
SRI. K. PRADYOT KUMAR S/O. SRI. K. VITTAL RAO

VENDEE: SMT. K. SARASWATHY W/O. SRI. K. PRADYOT KUMAR

ADMEASURING AREA 1602.27 SQ.YDS.,

INCLUDED:



WITNESSES:

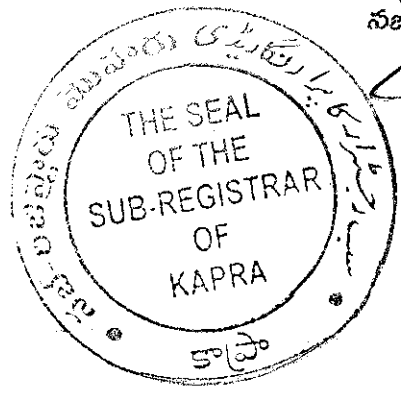
- 1.
- 2.

VENDOR
Reptd. by G.P.A. Holder


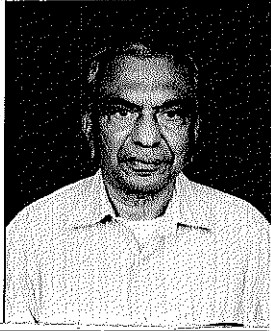




VENDEE

12 జనం 19
దస్తావేజ్ మొత్తము కాగితముల సంఖ్య 17
ఈ కాగితము పరుస సంఖ్య 9

సబ్ రిజిస్ట్రార్

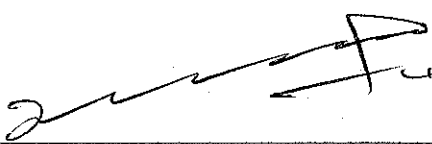


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908**

<u>FINGER PRINT IN BLACK INK (LEFT THUMB)</u>	<u>PASS PORT SIZE PHOTOGRAPH</u>	<u>NAME AND PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/BUYER</u>
		K. SREERAM MURTHY R/o: Plot No.58, Manik Sai Enclave, Kapra, ECIL Post, Hyderabad-500 062.
		K. PRADYOT KUMAR R/o: Plot No.58, Manik Sai Enclave, Kapra, ECIL Post, Hyderabad-500 062
		<i>K. Saraswathy</i> K. SARASWATHY R/o: Plot No.58, Manik Sai Enclave, Kapra, ECIL Post, Hyderabad-500 062.

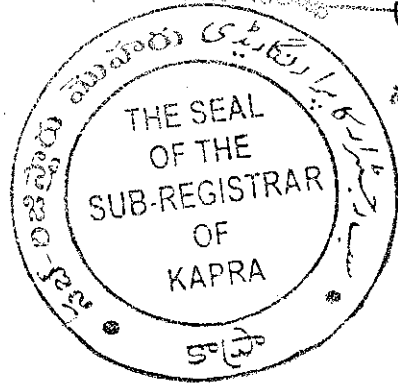
SIGNATURE OF WITNESSES:-

1. 

2. 


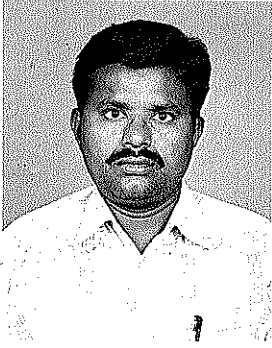


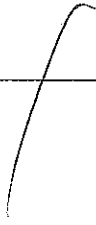
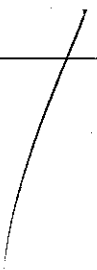





SIGNATURE OF EXECUTANT'S

1వ పుస్తకము 2012 వ సం॥ పు. 3294
దస్తావేజు మొత్తము జాగీరుల సంఖ్య 17
ఈ జాగీరుల వరుస సంఖ్య 10



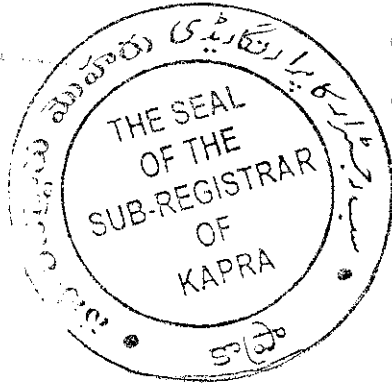
సబ్ రిజిస్ట్రారు

**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908**

<u>FINGER PRINT IN BLACK INK (LEFT THUMB)</u>	<u>PASS PORT SIZE PHOTOGRAPH</u>	<u>NAME AND PERMANENT POSTAL ADDRESS OF WITNESSES</u>
 <u>WITNESS .1</u>		<p>V. Palani Chami S/o. Vellai Swamy R/o- 1-19 - 79/16/B, Ayodhya Nagar, Kara, R.R. District</p>
 <u>WITNESS .2</u>		<p>B. ANAND KUMAR S/o. B. N. Ramulu Plot. No. 869, Defence Colony, Sector, K. Park Seebad. 94</p>
		
<p><u>SIGNATURE OF WITNESSES:-</u></p> <p>1. </p> <p>2. </p> <p align="right"></p>		

1వ పుస్తకము 20 12 నం॥ పు 3294
దస్తావేజు మొత్తము: 17
ఈ కారితము పరమం సంఖ్య 11

సహకార కమిషనరీ



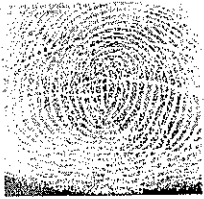

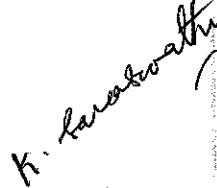

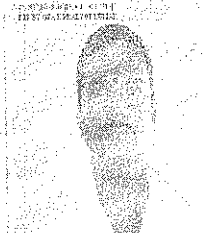

Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 003318/2012 of SRO: 1526(KAPRA)

Presentant Name(Capacity): **KOTTURI SREERAM
MURTHY(EX)**

Report Date: 28/09/2012 18:00:20

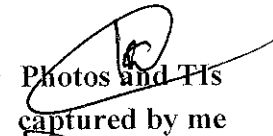
This report prints the Photos and FPs taken on 28/09/2012 17:59:00

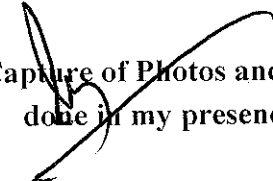
SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) K.SARASWATHY PLOTNO.58 MANIK SAI ENCLAVEKAPRA ECIL POST HYD	
3			(EX) REP BY GPA K.PRADYOT KUMAR PLOTNO.58 MANIK SAI ENCLAVEKAPRA ECIL POST HYD	

Identified by

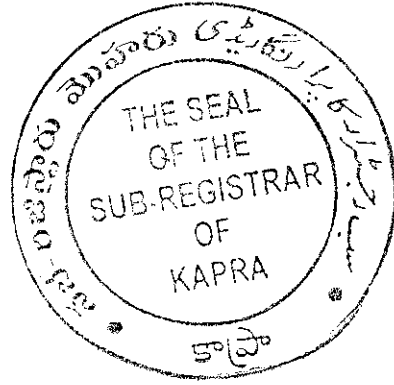
Witness 1 ✓ 

Witness 2 

Photos and TIs
captured by me 

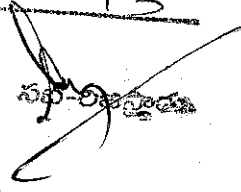
Capture of Photos and TIs
done in my presence 

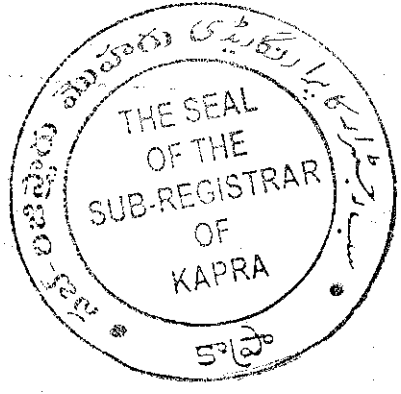
1వ పుస్తకము 27 వ పం. పు. 3294
దస్తావేజు మొత్తము కాగితముల సంఖ్య 17
ఈ కాగితము పరిమాణ సంఖ్య 12



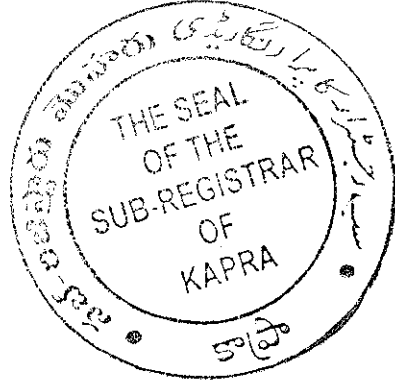
సబ్ రిజిస్ట్రార్

1వ పుస్తకము 20 12 సం॥ పు 3294
దస్తావేజు మొత్తము కారితముల సంఖ్య 17
ఈ జాగీరును వదున సంఖ్య 13


సబ్-రెజిస్ట్రార్



1వ పుస్తకము 2012 వ సం॥ వు 3294
దస్తావేజు మొత్తము కాగితముల సంఖ్య 17
ఈ కాగితము పదున సంఖ్య 14


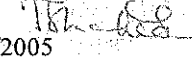


~~సబ్-రెజిస్ట్రారు~~



Family Members Details


S.No	Name	Relation	Date of Birth	Age
2	Anjali	Wife	28/08/81	24
3	Sravan Kumar	Son	03/07/02	3
4	Karthikmkumar	Son	31/01/04	1



 12/08/2005
 కార్యవాహన సంరక్షణ/వెలియ్యల జారీచేయు తేది ఎమ్.ఆర్.ఎ / ఏ.ఎస్.ఎ

HOUSEHOLD CARD

Vithayaluru

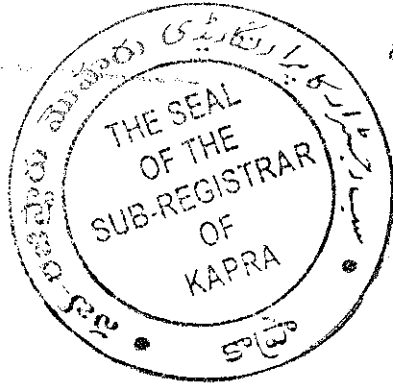
Card No : PAPI587303C0380
 P. Shop No : 303
 పేరు : వెళ్ళస్వామి . వళ్ళనిచ.అమీ
 Name of Head of Household : Vellaswamy . Palanichamy
 తండ్రి/భర్త పేరు : వెళ్ళస్వామి
 Father/ Husband Name : Vellaswamy
 పుట్టినతేది/Date of Birth : 07/04/1975
 వయస్సు/Age : 30
 వృత్తి /Occupation : Own Business
 ఇంటి.నెం./House No. : 1-19-79/16/A
 వీధి /Street : KAPRA
 Colony : AYODHYA NAGAR
 Ward No. : వర్డ్ 23/ Ward-23
 Municipality : కప్రా / Kapra
 జిల్లా /District : రంగా రెడ్డి / Ranga Reddy
 Annual Income (Rs.) : 70,000
 LPG Consumer No. : 12619/(Double)
 LPG Dealer Name : Manikanta Gas Agen , IOC



V. R.

1వ షుద్ధి కము 2012 వ సం॥ ఫి. 3294
దస్తావేజు మొత్తము జాగీరముల సంఖ్య 17
ఈ జాగీరము వరుస సంఖ్య 15

సచివ్ కార్యదర్శి

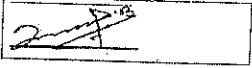



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AENPB5288E

नाम /NAME
ANAND KUMAR BHASHYAKARLA

पिता का नाम /FATHER'S NAME
NARASIMHA RAMULU

जन्म तिथि /DATE OF BIRTH
29-07-1968

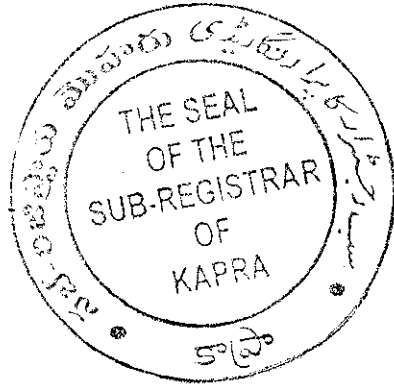
हस्ताक्षर /SIGNATURE



मुख्य आयकर अधिकारी, आन्ध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

Witness

[Handwritten signature]

1వ పుస్తకము 20 12 వ సం॥ పు 3294
దస్తావేజు మొత్తము కాగితముల సంఖ్య 17
ఈ కాగితము వరుస సంఖ్య 16



సబ్ రిజిస్ట్రార్



1వ వుస్తకము 2012 వ సం॥ వ్ర. 3296
దస్తావేజు మొత్తము కారితముల సంఖ్య 17
ఈ కారితము వరుస సంఖ్య 17

