6541/05

भारतीय गैर न्यायिक

भारत

बीस रुपये

Rs.20

रु.20

TWENTY RUPEES

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ आंध्र प्रदेश ANDHRA PRADESH

01AA 119406

S. No. 16653 Date 8/8/2005

Sold to M. Krishna Mohan.

S/o Ramana Rao

For whom

MOHD. HABIBUDDIN
S.T.V L. No 14/88 R. No 37/2005
H. No. 22-2 575 Bazarghatty Kaith.
Hyderabad-500 024

SALE DEED

THIS SALE DEED is made and executed on this the 8th day of August, 2005, at Hyderabad by and between ;

1. SRI P. VENKATA SUBBA RAO Son of late Seeta Ramaiah, aged about 53 years, Occupation Agriculture, Resident of House No.6-3-417, Panjagutta, Hyderabad.

2. SRI TOTTEMPUDI SREENIVASA BHUCHI BABU son of late T.Siva Rama Krishna, aged about 43 years, Occupation Service, Resident of 16-2-751/A/66, Karan Bagh, New Saidabad Colony, Hyderabad. Represented by their G.P.A. Holder K. Bakka Reddy S/o G. Venkatreddy vide G.P.A. No. 3813/2005, 4305/2005 4115/2005 Resd at S.R.O. Cherlapally.

3. SMT. KORPALLI ANNAPURNA Wife of K. Bakka Reddy, aged about 53 years, Occupation Housewife, Resident of House No.6-3-418 Panjagutta, Hyderabad.

4. SMT. PARUCHURI VIJAYA Wife of Sri P. Rama Mohan Rao, aged about 44 years, Occupation Housewife, Resident of 22-226, Jayanagar, Aruna Society, Kukatpally, Hyderabad.

P. Vijaya

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1 2

Sri. Bukka Reddy

1200/-

895817 8/08/05

వ్రాసి ఇచ్చినట్లు ఒప్పుకొన్నది

ఎడమ బొటన వ్రేలు ముద్ర

Sri Yenda Reddy S/o Business

R/o Panjagutta Hyderabad

కలనరంపూర్ణ W/o Bukka Reddy. occ: House wife

R/o Panjagutta Hyderabad

P. Vijaya. W/o P. Ram Mohan Rao, occ: House wife

R/o Jaya Nagar. Aruna Society

Kukat pally Hyderabad

5. SMT. PARUCHURI RADHA KUMARI Wife of P. Siva Prasad, aged about 39 years, Occupation Doctor, presently residing in USA.

The Vendor Nos.1, 2 and 5 are represented by their A.G.P.A SRI K. BAKKA REDDY Son of late K. Gund Reddy, aged about 65 years, Occupation Retired Employee, Resident of 6-3-418, Panjagutta, Hyderabad, vide AGPA registered as No.2815 of 2005, 4305 of 2005 and 4515 of 2003, registered at S.R.O., Chevella.

Hereinafter called the VENDOR of the First Part which term shall mean and include all his heirs, executors, administrators, legal representatives, nominees and assignees etc.,

IN FAVOUR OF

SRI MOVVA KRISHNA MOHAN son of SRI KOTESWAR RAO, aged about 38 years, Occupation: Business, residing at Flat No.108, Phase-II, Metor Palmgrove Apartment, Somajiguda Hyderabad.

Hereinafter called the VENDEE of the Second Part which term shall *mean and include all his heirs, executors, administrators, legal representatives, nominees and assignees etc.,

కలవరపూర్వక
P.Vijaya

సమ్మతి పత్రం

S/o Koteshwar Rao, occ: Business
R/o Somajiguda Hyderabad

సాక్షులు

1) P. Ram mohan Rao S/o P.S. Krishnamurthy
2-22-226, Jaynagar Lakdi-pally occ: Service.

2) B. UMAMAHESWAR RAO S/o Kanaka Rao
Somajiguda, HYDERABAD,
Business

నకలు తేదీ 200
నకలు రుసుము రు. 27-00

WHEREAS the Vendors are the absolute owners and peaceful possessors and pattedars of the Agricultural land bearing Survey Nos.44/ /2, 44/ /2, 44/ /1, 44/ /1, 44/ /2, 44/ /3, 44/ 44/ , 44/ , 44/ , 46/ , 46/ 46/ , 46/ , 46/ , 46/ , 46/ , 46/ , 46/ , and 46/ , total land Ac.33-36 gutas, situated at YENKEPALLY VILLAGE, Chevella Mandal, Ranga Reddy District, purchased the same under registered sale deed No.1314 of 2000, 4948 of 2001, 5267 of 2001, 2899 of 2002, 3116 of 2002, 2511 of 2004 and 3189 of 2004.

AND WHEREAS the VENDORS have agreed and offered to sell the Agricultural land bearing Survey Nos.44/ /2, 44/ /2, 44/ /1, 44/ /1, 44/ /2, 44/ /3, 44/ 44/ , 44/ , 44/ , 46/ , 46/ 46/ , 46/ , 46/ , 46/ , 46/ , 46/ , 46/ , 46/ , and 46/ , land Ac.3-00 guntas out of Ac.33-36 gutas, situated at YENKEPALLY VILLAGE, Chevella Mandal, Ranga Reddy District, to the VENDEE for a total sale consideration of Rs.2,40,000/- (Rupees Two Lakhs Forty Thousand only) and the VENDEE has agreed to purchase the same for the said sale consideration.

కొనుగోలుదారు
P. విజయ్

Duplicate:- No difference between the original and duplicate

Compared by: Reader / Examiner

Registering Officer

An amount of Rs. 21,500/- towards Stamp Duty including Transfer duty and Rs. 1200/- towards Registration Fee was paid by the party through Challan Receipt Number 895817 Dated 8/08/05 at SBH, Chevella Br., R. R. District

Registered as Document No. 6541 2005/1927 SE of Book 1, and assigned the Identification Nuber as 1501 - I - 6541/05 For Scanning.

Date : 8/08/2005

Registering Officer

THAT IN PURSUANCE of the aforesaid offer and acceptance the VENDEE has already paid the entire sale consideration of Rs.2,40,000/- (Rupees Two Lakh Forty Thousand only) in the following manner:

1) Rs.1,00,000/- (Rupees one lakh only) by way of D.D.No.248161, dated 03/08/2005, drawn on ING VYSYA BANK, R.C.C.Hyderabad Branch which was issued to KORPALLI BAKKA REDDY.

and remaining balance amount of Rs.1,40,000/- (Rupees one lakh forty thousand only) to all the vendors equally received from the VENDEE, thus the VENDORS hereby admit and acknowledge the receipt of the entire sale amount having received from the VENDEE and the VENDOR hereby admit and acknowleges the receipt of the same, and the VENDOR hereby convey, sell, transfer and assign unto the schedule property.

కలవరయోగి
P.విజయలక్ష్మి

3) The Vendors have delivered the vacant physical possession of the said property to the Vendees to hold and enjoy the same as the owner and possessor and that the Vendees have also accepted the said physical possession.

IX. VENDORS COVENANTS :

1. That the Vendors being the absolute owners and possessors of the said property, morefully described in the schedule hereto, do hereby transfer, convey, grant, sell and assign the title and possession in respect of the said property and appurtenant whatsoever to hold and enjoy the same as their absolute property.

2. That, the said property is free from every material defect and all encumbrances, demands, charges, taxes, attachments or any other claim or demand and also not affected by any notice or scheme of acquisition. Further the said property does not form any part of transaction pertaining to any security or any mortgage of whatsoever nature.

P. Vijaya.

3. That, the VENDORS hereby indemnify the VENDEE against any such loss which may be put to by the reasons of any defect in the title and possession and the Vendee shall be entitled to recover the same from the Vendors all such expenses that the Vendees may be put to by any litigation concerning the title or possession of the said property.

4. That the Vendors have paid all taxes including the Municipality, agricultural Land cess and other charges such as electricity and water charges to the concerned departments as on and upto the date of the delivery of the possession of the said property to the VENDEE and has also produced the necessary certificates, which are required towards completion of the sale to be annexed alongwith the sale deed.

5. The VENDORS further declare that the VENDEE can enjoy the said property as sole and absolute owners without any disturbance from any person or persons including the VENDORS or their legal heirs or any person claiming through them.

6. All original link documents pertaining to the said are handed over to the Vendees by the Vendors.

7. That the Vendors do hereby assure the VENDEE that they shall sign all the papers, documents, or deeds of transfer of the name in the Municipal Authorities, Revenue Records, Mandal Office and also or any such department to perfect the title of the VENDEE at any time and as and when call upon by the VENDEE.

8. That the land is not an assigned land hit by the Act of 1977 and therefore is alienable.

9. The stamp duty and registration charges shall be borne by the Vendees.

D.S.D.	:	Rs. 21500/-
Registration Fees	:	Rs. 1,200/-
User	:	Rs. 100/-
		Rs. 22,800/-

Challan Receipt No. 895817, dt. 08-August-2005

That the Market value of the property is Rs.80,000/- per acre, thus the total value comes to Rs.2,40,000/- only for Ac.3-00 guntas and stampduty paid accordingly as on market value.

SCHEDULE OF PROPERTY

ALL that the Agricultural land bearing Survey Nos.44/ [illegible]/2, 44/ [illegible] /2, 44/ [illegible] /1, 44/[illegible]/1, 44/[illegible]/2, 44/[illegible]/3, 44/[illegible] 44/[illegible], 44/[illegible], 44/[illegible], 46/[illegible], 46/[illegible] 46/[illegible], 46/[illegible], 46/[illegible]., 46/[illegible], 46/[illegible], 46/[illegible], 46/[illegible], 46/[illegible], 46/[illegible], and 46/[illegible], land Ac.3-00 guntas out of Ac.33-36 gutas, situated at YENKEPALLY VILLAGE, Chevella Mandal, Ranga Reddy District, and bounded by ;

NORTH :: Land belongs to Madhava Reddy & Raman Rao.

SOUTH :: Road.

EAST :: Part of Survey Nos.44 and 46 belongs to B.Umamaheshwara Rao.

WEST :: Land in Survey Nos.42 and 57.

IN WITNESS WHEREOF the Vendors have signed this sale deed with their free will and consent, on the day, month and year first above written, in the presence of following.

WITNESSES:

1.

2. V.M.M.

1. K అన్నపూర్ణ

2. P.Vijaya.

3.

4.

5.

VENDORS.

That the Vendors hereby declares that there are no Mango Trees, and there are no Coconut Trees, Betal Leaf Gardens, Orange Groves or any such other gardens, that there are no mines or quarries of granites or such other valuable stones, that there are no machinery etc., in the lands now being transferred that if any suppression of facts is noticed at a future date, the Vendors will be liable for prosecution as per law, besides payment of deficit duty.

STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY FILED Under Rule 3 of the Andhra Pradesh prevention of under valuation Instrument Rule 1975.

Particulars	Sy. No.	Area Ac.Gts	Per Acre	Total M.V.
YENKEPALLY VILLAGE, CHEVELLA MANDAL, RANGA REDDY DIST.	44/ఆ/2, 44/ఆ/2, 44/ఇ/1, 44/ఉ/1, 44/ఉ/2, 44/ఉ/3, 44/ఊ. 44/ఋ, , 44/ఌ. 44/ఎ, 46/ఏ, 46/ఐ2 46/ఒ, 46/ఓ, 46/ఔ. 46/ఎ , 46/ఏ. , 46/ఐ, 46/ఒ , 46/ఓ. and 46/ఔ. ,	3-00	Rs.80,000/-	Rs.2,40,000/-

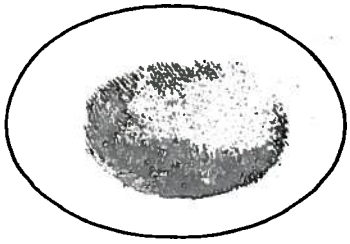
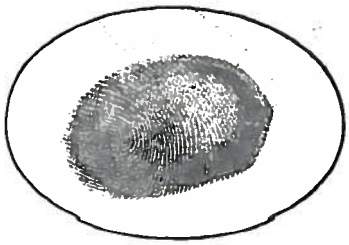
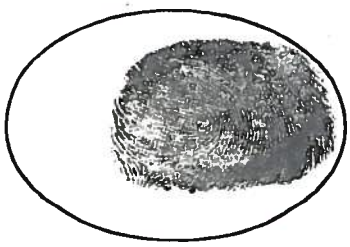
Station : R.O. R.R. District.

Dated: 8-8-2005.

K అనురాధ
P. Vijaya.

EXECUTANTS.

PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32-A OF REGISTRATION ACT. 1908

Sl. No	Finger Print in Black Ink (Left Thumb)	Pass Port Size Photograph (Black & White)	Name & Permanent Postal Address of Presentant / Seller / Buyer
			Smt. K. Annapurna W/o Bakka Reddy R/o Hyderabad
			Smt P. Vijaya W/o Ramohan Rao R/o Hyderabad
			Sri K. Bakka Reddy S/o K. Gunda Reddy R/o Hyderabad
			Mr. M. Keishanamohan S/o Koteswar Rao R/o Hyderabad

SIGNATURE OF WITNESSES :

1.

2.

కలెక్టర్
P. Vijaya

SIGNATURE OF THE EXECUTANT/S

2005 6541

మొత్తం రాగిరేకుల సంఖ్య 9

వ్రాయబడిన పుటల సంఖ్య 9