

6331/06

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No. 4739
 Date: 5/5/06
 State: P.V. Srinivasa Raju s/o Sar Raju
 District: Bheemavaram -
 For Whom: Self

05AA 064419
 G. N. Lakshminarayana
 L.No: 1/38, R.No: 10/2006
 Stamp Vendor, Chevella R.R. Dist

SALE DEED

This Deed of Sale is made and executed on this the 05th day of May 2006 at Chevella by:-

1. Sri Bonda Umamaheshwara Rao S/o Late. Kanaka Rao Aged about 40 years, Occ: Business, R/o H-No. 502, Royal Residency Apartments, Prajashakthi Nagar, Vijayawada-10.
2. Sri Movva Krishna Mohan S/o Koteswar Rao Aged about 38 years, Occ: Business, R/o H-No. 108, Phase-II, Meteor Palmgrove Apartment, Somajiguda, Hyderabad-500 082.

Represented by their A.G.P.A. Holders:

1. Sri G. Ramchander S/o Yellaiah Aged about 32 years, Occ: Agriculture, R/o Chevella Village, Chevella Mandal, Ranga Reddy District.
2. Sri P. Ravinder S/o Yellaiah Aged about 33 years, Occ: Business, R/o M.I.G. 9, Housing Board Colony, Chevella Village, & Mandal, Ranga Reddy District.

Representing on behalf of the vendors by virtue of Registered A.G.P.A. Document bearing No.1037/2005, Dated:10-11-2005, Registered at S.R.O. Chevella, Ranga Reddy District.

Contd.2...

Ramchander

P. Ravinder

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S.B.H. CHEVELLA R.
 Rapt No. 497643 Date 5/5/06

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ప్రతి అర్జీనకు అర్హుడై
 ఎడమ వలపు నేల మార్గ

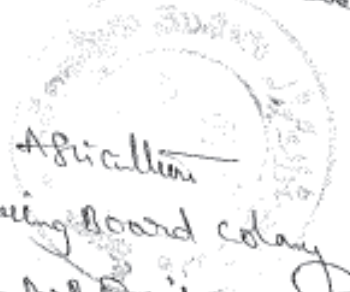


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 S. B. H. Chevela of Agriculture
 Chevelle mandal Chevelle

ఎడమ వలపు నేల మార్గ



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 S. B. H. Chevela of Agriculture
 Chevelle N. A. Dist



ఎడమ వలపు నేల మార్గ



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 S. B. H. Chevela of Business
 Chevelle mandal Chevelle

వివరాలు

- 1) గ్రామంలో 500 పార్సెల్స్. వీల్చు వీలినవారిని గానీ.
- 2) 13. వీలినవారిని గానీ.

నా గానీ
 5/5/06
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Hereinafter called the 'VENDORS' of the First Part which term shall mean and include all their heirs, executors, administrators, legal representatives, nominees and assignees etc.,

IN FAVOUR OF

Sri P.V. Srinivasa Raju S/o Sar Raju, Aged about 31 years, Occ: Business, R/o Opp: Ramalayam Adarsh Nagar, J.P. Road, Bheemavaram.

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

Whereas the VENDORS herein are the absolute owners and possessors of the agricultural land bearing in Survey No's.44/A/2, 44/AA/2, 44/E/1, 44/EE/1, 44/EE/2, 44/EE/3, 44/RU, 44/A/1, 46/P, 46/A, 46/AA, 46/EE, 46/U, 46/UU, 46/E, 46/EE/2, 46/UU, 46/RU, 46/RUU, 44/A/2, 44/AA/2, 44/E/1, 44/EE/1, 44/EE/2, 44/EE/3, 44/U, 44/RU, 44/1/A, 44/UU, 46/E, 46/EE/2, 46/U, 46/RU, 46/RUU, 46/LU, 46/P, 46/A, 46/AA, 46/RU, & 46/U, an extent area of Ac.15-00 Gts., out of Ac. 33-36 Gts., Situated at Yenkapally Village, Gram Panchayath Yenkapally, Chevella Mandal, Ranga Reddy District. Which is having purchased the same from Sri P. Venkata Subba Rao S/o Late. Seetha Ramaiah and 4 others by virtue of through Registered Sale Deed bearing No.6541/2005, & 6542/2005, Dated:08-08-2005, Registered at S.R.O. Chevella, Ranga Reddy District.

AND WHEREAS, the Vendors, in need of money to meet their family necessities have offered to sell the Agricultural land in Survey No's.44/A/2, 44/AA/2, 44/E/1, 44/EE/1, 44/EE/2, 44/EE/3, 44/RU, 44/A/1, 46/P, 46/A, 46/AA, 46/EE, 46/U, 46/UU, 46/E, 46/EE/2, 46/UU, 46/RU, 46/RUU, 44/A/2, 44/AA/2, 44/E/1, 44/EE/1, 44/EE/2, 44/EE/3, 44/U, 44/RU, 44/1/A, 44/UU, 46/E, 46/EE/2, 46/U, 46/RU, 46/RUU, 46/LU, 46/P, 46/A, 46/AA, 46/RU, & 46/U, an extent area of Ac.15-00 Gts., out of Ac. 33-36 Gts., Situated at Yenkapally Village, Gram Panchayath Yenkapally, Chevella Mandal, Ranga Reddy District. which is more fully described in the schedule annexed mentioned below and hereinafter referred to as "Schedule property", for a total sale consideration of **Rs.15,00,000/-[Rupees Fifteen Lakhs Only]** and the Vendee accepted to purchase the same for the said consideration.

NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:-

1. In consideration of **Rs.15,00,000/-[Rupees Fifteen Lakhs Only]** paid by way of cash to the vendors and The Vendors hereby admit and acknowledges as sufficient and full sale consideration and accordingly discharge the Vendee, the vendors do hereby sell convey transfer and assign all their rights, title and interest in the schedule property land along with all easements appurtenance etc., their to the Vendee herein have and hold the same absolutely forever. **Contd.3...**



US 472 #2 of 801953
6331/06 Dt. 5.5.06

certified that I have duly
44900/- found four
thousand nine hundred only
has been levied
Shri. Uma Maheshwari
Vijayawada
15,00,000/-
Handwritten signature

6331/06
శ్రీ విజయవారి
మొత్తం రూపాయలు 15,00,000/-
శ్రీ విజయవారి
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చేసాడు

2990/-
2500/-
Handwritten signature
497643
5/5/06

6331/06
The identification Number is 1501
5-5-06
Handwritten signature




2. The vendors have today delivered the vacant peaceful possession of the schedule property to the Vendee and the Vendee shall be entitled to enjoy the same without any obstruction from the vendors or anyone claiming through them.
3. The vendors do hereby declare that the schedule property is free from all encumbrances, prior mortgages, charges, agreement of sale, adverse claims, litigations, demands, joint family interest etc, and they have free and marketable title to sell the same to the purchaser and further covenant to indemnify the purchaser and keep the purchaser fully indemnified from all or any loss that may be caused to the purchaser or anyone claiming through the vendors, due to any defect in the title of the vendors or otherwise.
4. The Vendors have delivered the link documents of the scheduled property to the Vendee.
5. The vendors do hereby declare that the purchaser shall be entitled to apply for mutation in their favour in the records of rights or other revenue records with out any further reference to the vendors and further agree to execute any other document or deed for better conveyance as and when required by the purchaser at his costs.
6. The vendors do hereby declare that they have already paid all the taxes and other amounts due or other amount payable to the government and other local bodies in respect of the schedule land.
7. That the VENDORS shall indemnify and keep the vendee indemnified from all losses expenses and other damages in respect of the scheduled property hereby conveyed that the land effected by the document is not the assigned lands defined in section 2[1] Act 9 of 1977.
8. The vendors are not surplus landholder under the provisions Andhra Pradesh Land Reforms (Ceiling on Agricultural Holdings) Act. 1 of 1973.
9. That the value of the said property is **Rs.15,00,000/-[Rupees Fifteen Lakhs Only]** @ of **Rs.1,00,000/- per acre** and the requisite stamp duty is paid DSD Rs. 44900 /- Registration Fees Rs. 7500 /- and User Charges Rs.100/-, total paid Rs. 52500 /- vide challan receipt no. 497643, dated:05-05-2006 of SBH, Chevella Branch, Ranga Reddy District.

Contd.4...



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6331) 3 ನೇನು ಕಡೆ,
ಬೆಂಗಳೂರು ಜಿಲ್ಲಾ, 6
* ಶಾಖೆ: 103


ಅಧಿಕಾರಿ
ವಹ,





SCHEDULE OF PROPERTY

All that part and parcel of Agricultural land bearing in Survey No's. 44/A/2, 44/AA/2, 44/E/1, 44/EE/1, 44/EE/2, 44/EE/3, 44/RU, 44/A/1, 46/P, 46/A, 46/AA, 46/EE, 46/U, 46/UU, 46/E, 46/EE/2, 46/UU, 46/RU, 46/RUU, 44/A/2, 44/AA/2, 44/E/1, 44/EE/1, 44/EE/2, 44/EE/3, 44/U, 44/RU, 44/1/A, 44/UU, 46/E, 46/EE/2, 46/U, 46/RU, 46/RUU, 46/LU, 46/P, 46/A, 46/AA, 46/RU, & 46/U, an extent area of Ac.15-00 Gts., out of Ac. 33-36 Gts., Situated at Yenkapally Village, Gram Panchayath Yenkapally, Chevella Mandal, Ranga Reddy District. Registered in the office of District Sub-Registrar Chevella, Ranga Reddy District, and bounded as follows:-

- SY NO'S. 44/A2, 44/AA2 44/EE/1, 44/EE/2, 44/EE/3, 44/RU, 44/A/1, 46/P, 46/A, 46/AA, 46/EE, 46/U, 46/UU, 46/E, 46/EE/2, 46/UU, 46/RU, 46/RUU, 44/A/2, 44/AA/2, 44/E/1, 44/EE/1, 44/EE/2, 44/EE/3, 44/U, 44/RU, 44/1/A, 44/UU, 46/E, 46/EE/2, 46/U, 46/RU, 46/RUU, 46/LU, 46/P, 46/A, 46/AA, 46/RU, & 46/U. Extent 9-00 AC
- 1) NORTH : LAND OF MADHAVA REDDY & RAMANA RAO
 SOUTH : ROAD
 EAST : SY.NO. 45 & GOVT. LAND
 WEST : LAND IN SY. NO. 44, & 46 PARTS OF M. KRISHNA MOHAN
- SY NO'S 44/A/2, 44/AA/2, 44/E/1, 44/EE/2, 44/EE/3, 44/RU, 44/A/1, 46/P, 46/A, 46/AA, 46/EE, 46/U, 46/UU, 46/E, 46/EE/2, 46/UU, 46/RU, 46/RUU, 44/A/2, 44/AA/2, 44/E/1, 44/EE/1, 44/EE/2, 44/EE/3, 44/U, 44/RU, 44/1/A, 44/UU, 46/E, 46/EE/2, 46/U, 46/RU, 46/RUU, 46/LU, 46/P, 46/A, 46/AA, 46/RU, & 46/U. Extent 6-00 AC
- 2) NORTH : LAND OF MADHAVA REDDY
 SOUTH : ROAD
 EAST : SY.NO. 45 & GOVT. LAND
 WEST : LAND IN SY. NO. 42, & 57

In witness whereof the Vendors herein have set their hands and signed on this Deed of Sale with free will and consent on the day month and year first above mentioned, in the presence of the following witnesses:-

WITNESSES:-

1. 
2. 

VENDORS
(AGPA -Holders)

1. 
2. 

VENDEE

1. 

శ్రీ సుబ్బరామిమ్మమ్మ పేరిట
6331 నంబరులో
మొదటి దశలో
* వసూలు చేసినట్లు


మ.వి.కె.ఎస్.
కమిషనరీ



That, the vendors hereby declare, that there are no Mango Trees, Coconut Trees, Betel 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, no fish ponds 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.

Place	Survey No.	Area in Ac.Gts.	M.V. Per Acre	Total Value
YENKAPALLY Village	44, & 46	15-00	1,00,000/-	15,00,000/-

Place: CHEVELLA

Date: 05-05-2006

VENDORS
(AGPA -Holders)

1. 





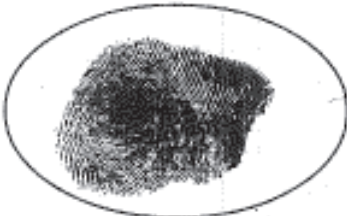


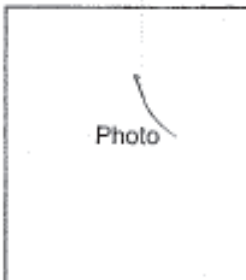
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2006
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2006



Photographs and Fingerprints As per Section 32A 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
			G. Ramchander s/o Yellaiah R/o Chevells m/d Chevella Dist- Ranga Reddy
			P. Ravinder s/o Yellaiah R/o Chevells m/d Chevella Dist- Ranga Reddy
			P.V. Srinivasa Raju s/o Saru Raju R/o Bheemavaram
			

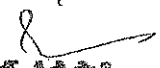
SIGNATURE OF WITNESSES

1. pargat
2. B. Suresh

SIGNATURE OF THE EXECUTANT/S

P.V.S. Srinivasa Raju

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633/ క. పాఠశాల చిన్న
పాఠశాల కార్యదర్శి కార్య
కార్యాలయం నం: 107


సహ-కార్యదర్శి
చిన్న

