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5244/100

CCNO 1234



5249

आन्ध्र प्रदेश ANDHRA PRADESH

512138

S. No. 42010 Dt. 22/3/2006 Rs. 50/-

Sold To... Sridhar

S/o. W/o. U/o... N. Rao no Hud

To Whom... Axis Engineers

SALE DEED

K. Rama Chandravathi
 STAMP VENDOR (LNO: 27/99 R.L.No. 20/2009)
 6-3-387, Beside Banjara Durbar Hotel, Panjagutta,
 HYDERABAD - 500 082 Phone No: 2335175

THIS DEED OF SALE is made and executed on this 29th day of MARCH 2006, at SHAMIRPET BY:

Sri. P. BALA SUBRAMANYAM S/O. VISHWANATHAM PRABHALA, aged about 47 years, Occupation : Business, resident of H.No. 8-1-363/114, Adityanagar Colony, Tolichowki, Golconda Post, HYDERABAD - 500 008.

Hereinafter referred to as "VENDOR" of the First part :

IN FAVOUR OF:

M/S. AXIS ENGINEERS, office at 5-49, Adj to Rami Reddy Nagar, Survey No. 303, Jeedimetla, Hyderabad - 500 055. Rep. by its Partners:

1. Sri. S.V.V. RAO S/O. Sri. HARINADHA BABU, aged about 41 Years,
2. Sri. S. RAVI SHANKAR S/O. Sri. HARINADHA BABU, aged about 39 Years,

Both are residents of 5-49, Adj to Rami Reddy Nagar, Survey No. 303, Jeedimetla, Hyderabad - 500 055.

Hereinafter referred to as "VENDEE" of the other part:

contd...2..

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Sub-Registrar
 Shamirpet



23 AUG 2016

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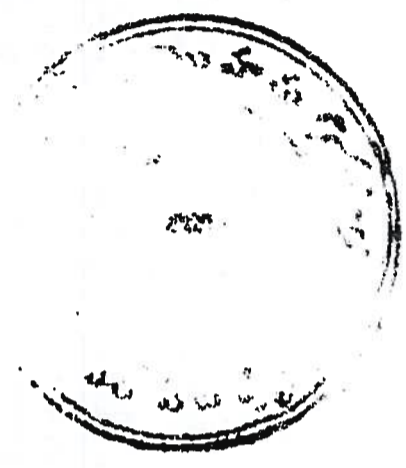
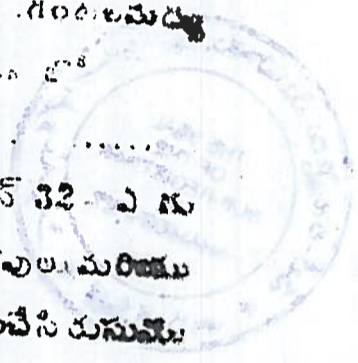
వస్త్రావేళ మొత్తము కా గితము

ఈ కా గితము వర్తన సందర్భ

శా.వి.సం.సం.శా. 1928 MAR 23 1928

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1928... 8 తది

అనుసరించి సమర్పించవలసిన పాట...
శేరిమల్లపల్లి కల్యాణం
శా.వి.సం.సం.శా. 1928



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Shamirpet

Both the expressions "Vendor" and "Vendee" shall mean and include all their respective heirs, executors administrators, legal representatives, nominees, successors, and assignees etc.

Whereas the Vendor is the sole and absolute owner, peaceful possessor, purchaser and pattadar of the Agricultural land bearing Survey Nos. as shown below:

Sy.No.	area	Ac. Gts.,
554/ε	---	1-31
554/δ	---	0-15
554/α	---	0-13
554/ω	---	0-27
Total area		Ac.3-06 Gts.,

Situated at Village KOLTHUR, Mandal Shamirpet, Ranga Reddy District., Vide Patta No. 921, Pass Book No. 395583 and Title Deed No. 375495, issued from MRO Shamirpet.

Whereas the Vendor has offered to sell the above said land to the Vendee and the Vendee herein has agreed to purchase the same for a total sale consideration of Rs. 18,90,000/- (Rupees Eighteen lakhs ninty thousand only) which is more fully described in the Schedule hereto hereinafter called the said land.



contd..3..

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Sub-Registrar
Shamirpet

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దస్తావేజు వందల రూపాయల వాల్చు 6

ఈ భాగమున వారున వాల్చు 2

[Signature]
సబ్-రెజిస్ట్రార్

REGISTRATION SECTIONS 41 AND 42 OF ACT 1 OF 1938

Date: 29-3-06

Doc. No. 5230/06

Value: 1,70,000/-

Sub-Registrar

Under the Indian Stamp Act

To Amount: 1,70,000/-

Doc. No. 7450

Value: 3484

Sub-Registrar

5230

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5230/

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సబ్ రెజిస్ట్రార్ శామిరపేట



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[Signature]
Sub-Registrar
Shamirpet

NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:

1) That in pursuance of the above offer and in acceptance of consideration the Vendee has already paid the sum of Rs. 18,90,000/- (Rupees Eighteen lakhs ninty thousand only) to the Vendor towards the full and final settlement of the same. That the Vendor hereby acknowledge the receipt of the said sum and releases the Vendee from any future liability of payment in this transaction. That the Vendor also hereby declares and transfers the Scheduled mentioned property by the ABSOLUTE SALE the Vendee TO HAVE and TO HOLD the same absolutely forever together with all the rights, title, liens, easements, advantages and appurtenances pertaining in which the Vendor having in respect of the Scheduled property.

2) That the Vendor has to-day handed over the vacant and peaceful physical possession of the Scheduled property to the Vendee and assure to keep indemnified from all losses, costs, expenses, damages and whatever may be the Vendee shall be put into reason of any defect in the title of the Scheduled property hereby conveyed.

3) That the Vendor further covenants with the Vendee that if the Vendee shall be deprived of whole or any part on account of any defect in the title of the Vendor, they shall indemnify and compensate the Vendee against the same.

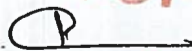
4) That the Vendee shall hold and enjoy the Scheduled property as an absolute owner as he likes without any coercion or hindrance either from the Vendor or any others whomsoever.

5) That the Schedule of property is free from all encumbrances, charges, sales, gifts, mortgages, and court attachments etc.

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**Sub-Registrar
Shamirpet**

1 వ సభ్యులు 2006 వ సం. 5230

దస్తావీజుల సంఖ్య కాగితముల సంఖ్య 6

ఈ కాగితము పట్టణ సంఖ్య 3

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6) That the land effected by this document is not an assigned land as defined in Sec. 2(1) Act 9 of 1977.

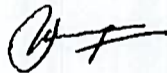
7) That there are no legal impediments whatsoever for the Vendor conveying the Scheduled property in favour of the Vendee herein.

8) That the Vendor has paid all the revenue taxes upto-date in respect of the Scheduled property. If any dues found unpaid the Vendor will be liable to pay all such dues on later date. That the Vendee shall pay hereafter all taxes in respect of the Scheduled property.

9) That the Vendor further agree to sign all such papers and petitions which shall be required reasonably in getting mutation in the revenue records or in any other concerned departments at the expenses of the Vendee only.

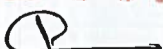
10) That the Vendor hereby agree and deliver all the title deeds, certificates, receipts etc., in respect of the Scheduled property to the Vendee.

11) The Vendor hereby declare that there are no Mango trees/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, no fish ponds etc., in the land now being transferred. If any suppression of the above facts is noticed at a future date, the Vendor will be liable for prosecution as per law, besides the payment of deficit duty.



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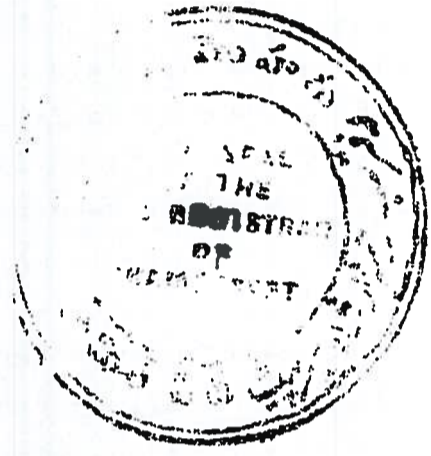

**Sub-Registrar
Shamirpet**

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దస్తావేజు... 6

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12/11/2011

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2011-11-11

SCHEDULE OF PROPERTY

All that the piece and parcel of the **Agricultural** land bearing Survey Nos. as shown below:

Sy.No.	area	Ac. Gts.,
554/ⓐ	---	1-31
554/ⓑ	---	0-15
554/ⓒ	---	0-13
554/ⓓ	---	0-27
Total area		Ac.3-06 Gts., or 1.275 Hectors.,

Situated at Village and Grampanchayat: KOLTHUR, Mandal & Sub-Dist: Shamirpet, Dist & Regn-Dist: Ranga Reddy is bounded by:

North: by land in Survey No. 555,
South: by land in Survey No. 552,
East : by land in Survey No. 554 part,
West : by land in Survey No. 550.

That the Market value of the said land is Rs.73,000/- per Acre and the total value comes to Rs. 2,30,000/- and the stamp duty is paid Under Rule 3 of A.P.P.U.V.I. Rules 1975. and party's own consideration value is Rs. 18,90,000/-

THIS DOCUMENT HAS BEEN EXECUTED ON 29-2-06, N.J. STAMPS WORTH Rs. 50/- AND THE D.S.D. Rs. 170,000/-, Registration Fee Rs. 9450/-, User Charges, Rs 100/- Total Rs 179,550/- HAS BEEN REMITTED/PAID IN SBH THUMKUNTA BRANCH VIDE RECEIPT NO. 523984, CHALLAN NO. 107, DT. 24.3.06

IN WITNESSES WHEREOF VENDOR has set his hands to these papers with free will and consent on the day, month and year first mentioned above.

WITNESSES

1. S.S.V. Ratnam

2. Rudh

[Signature]
VENDOR

"TRUE COPY"

[Signature]
Sub-Registrar
Shamirpet

[వచ్చిన తేదీ 2006 ... 11 ... 5240

దాఖలను తయారు చేసేందుకు సులభం 6

ఈ కార్యక్రమం వరుస సులభం 5

[Handwritten Signature]
సం- 08/నా.5



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Registrar

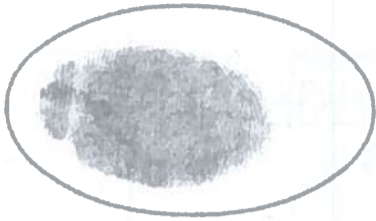
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**PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32 A OF
REGISTRATION ACT, 1908**

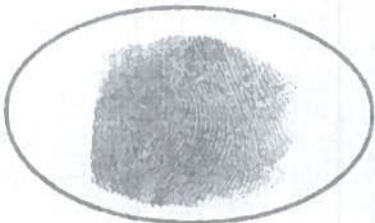
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(LEFT THUMB)**

**PASS PORT SIZE
PHOTOGRAPH**

**NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER
BUYER**



A. Bala Subramanyam
R/o. # -1-363/114, Adityanagar
Tolichowki, Golconda
Hyderabad.



S. V. V. Rao
R/o 5-49, Rami Reddy
Nagar, Teedimetla
Hyderabad.



S. Rami Shankar
R/o 5-49 Rami Reddy
Nagar, Teedimetla
Hyderabad.



PHOTO
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WITNESSES

1. S. S. V. Ratnam
2. Ravi

SIGN OF EXECUTANTS :

S. V. V. Rao
(Vendor)

[Signature]

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**Sub-Registrar
Shamirpet**

I వ పుస్తకము 2006వ సం॥ను..... 5230
దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 6
ఈ కాగితము వరుస సంఖ్య..... 6

S.R.O.
సబ్ రిజిస్ట్రార్



TRUE COPY DOCT No: 5230/2006
Copy Prepared by K. Chandra Shekar (I.A.)
S.R.O. Shamirpet
Dated: 23/8/16

"TRUE COPY"

S.R.O.
Sub-Registrar
Shamirpet