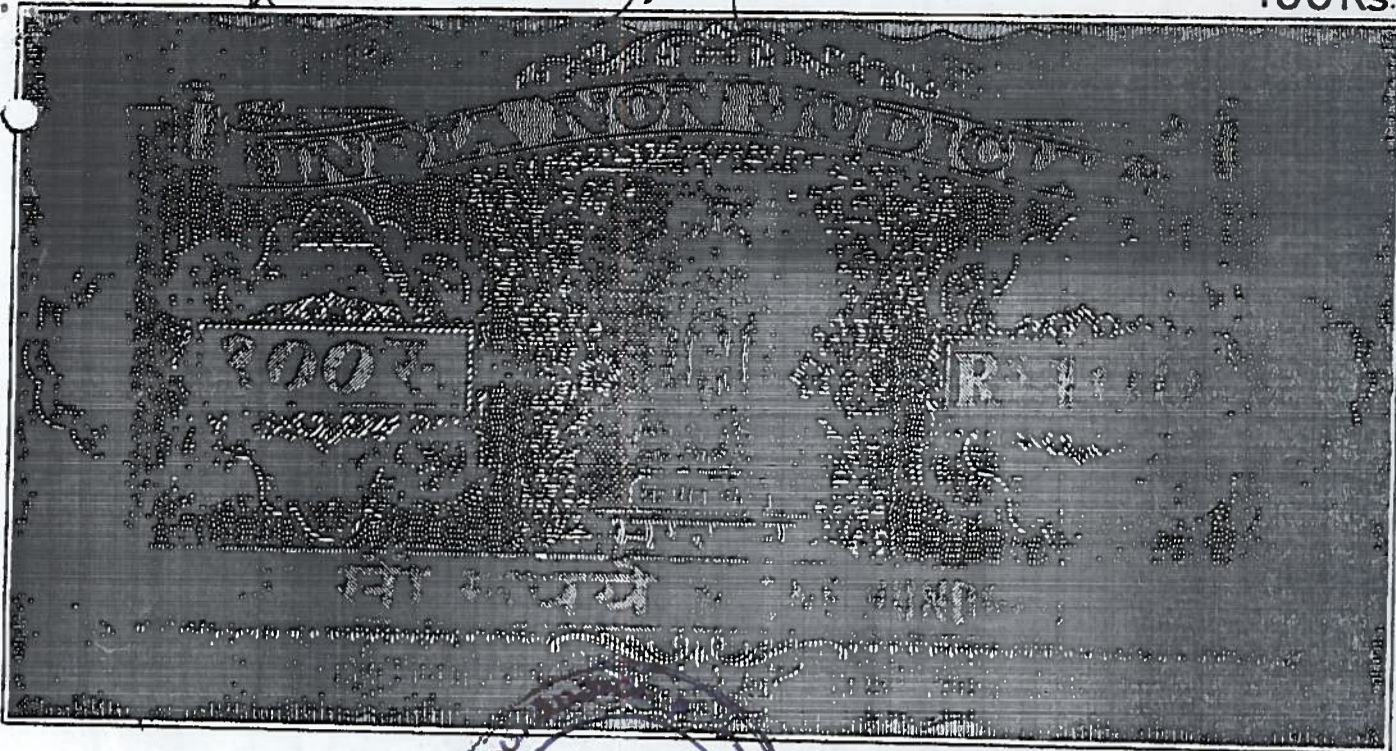


5360 11/936

52321070

CCNO 1235 100Rs.



5268

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 25816 27/10/05 100/-
 S/o. D/o. W/o. Harinath Babu
 For Whom M.H. Axis Engineers
 M. RAMADEVI
 STAMP VENDOR
 L No: 22/98
 Beside A.P.S.E.R.
 City Civil
 East Marredpally.

SALE DEED



This Deed of Sale is made and executed on this the day of 10th December 2005, at Corabad.

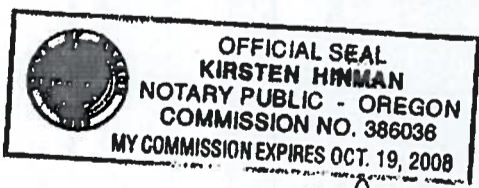
I P.GANESH, s/o. Vistwanatham Prabhala, aged about 42 years, Occupation: Employee in USA, R/o. 15390. S.N.KIWANDA.C.T. BEAVERTON. OR 97007, USA;

Hereinafter referred to as the "VENDOR" which term shall mean and include all his heirs, representatives, administrators, executors, assignees etc.

IN FAVOUR OF

M/S. AXIS ENGINEERS,
 Office at : 5-49, Adj. to Rami Reddy Nagar, Survey No. 303, Jeedimetala, Hyderabad - 500 055. Rep. by its Partners (a) Sri S.V.V.Rao, s/o. Sri Harinath Babu, aged 41 years;
 (b) Sri S.Ravi Shankar, s/o. Sri Harinath Babu, aged 39 years;

Hereinafter referred to as the "VENDEE" which term shall mean and include all its executors, administrators, assignees etc.



Contd. 2..

[Handwritten Signature]
 x *[Handwritten Signature]*

"TRUE COPY"

[Handwritten Signature]
 Sub-Registrar
 Shamirpet

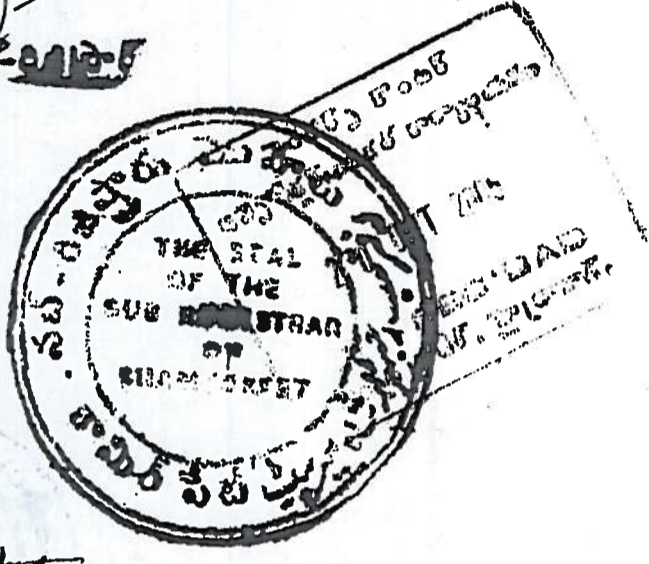
శ్రీ సుబ్రహ్మణ్యం వ సం|| పు 5232

దస్తావేజు మొత్తము కాగితము అనుంభ్యం..... 7

ఈ కాగితము వరుస సంఖ్యం..... 1

2008-04-29

శ్రీ P. Govardhan...
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32-ఎ కు
అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు మరియు
పేరిముద్రలతో సహా తాము చేసే రుసుము
రూ. 9525/- ను చెల్లించినాము.
వాసియ్యి వట్టు కట్టికొన్నది
ఎడమ తొటిన దిలు



Sh. Vishwanatham prabalan
occl. Business, R/a. H.no. 8-1-363/174,
Adityanagar colony, Tolichewki,
Culconda post, Hyd.

విరూపించినది





- ① SSV R... Sh. SVN murthy (Late) R. 2-4-198, Rangopal pet. Sec-board.
- ② Sh. M. Venkatesh Sh. mallesha, Sh. medchal (V.M.), R. R. D.M.





2008వ సం||... 29... వతది నవ్-రిజిస్ట్రార్
1928వ. కా.శ.న... మాసము... 8... వతది కామిర్ పేట్

"TRUE COPY"

Sub-Registrar

WHEREAS the Vendor is the absolute owner and possessor of the agricultural land totally admeasuring Ac.3-07 gta., situated at Kolthur Village and Gram-Panchayat, Shamserpet Mandal, Ranga Reddy district.

WHEREAS originally the Vendor purchased land admeasuring Ac.3-07 gta., in Sy.No.554/ , Sy.No.554/ , Sy.No.554/ , Sy.No.554/ , situated at Kolthur Village and Gram Panchayat, Shamserpet Mandal, Ranga Reddy District, from Sri Konda Narayana s/o Mallaiiah, Sri Gaji Sailoo s/o Laxmaiah, Sri T.Vittal s/o Narasiah, Sri T.Mallaiiah s/o Narasiah, Sri T.Balaiah s/o Narasiah for a valuable consideration vide Regd.sale deed No.2926/1998, dt: 24-09-1998, Bk: I, pages 1 to 9, Registered at the O/o the Sub-Registrar, Shamserpet.

WHEREAS the Vendor is in need of money for his urgent finance necessities and therefore hereby agree to sell the said agricultural land admeasuring Ac.3-07 gta., in in Sy.No.554/ , Sy.No.554/ , Sy.No.554/ , Sy.No.554/ , situated at Kolthur Village and Gram Panchayat, Shamserpet Mandal, Ranga Reddy District, more particularly described in the schedule mentioned at the foot of the document and delineated and marked in red in the plan annexed to for a total consideration of Rs.19,05,000/- (Rupees nineteen lakhs and five thousand only) @ Rs.6,00,000/- per acre. The purchaser orally agreed to purchase the same for the said sale consideration.

WHEREAS the Vendor has already received from the said purchaser the said total sale consideration of Rs. Rs.19,05,000/- (Rupees nineteen lakhs and five thousand only) the receipt of which the Vendor hereby admits and acknowledges.

NOW THIS SALE DEED WITNESSETH AS UNDER:

That in pursuance of the said oral agreement and total sale consideration of Rs.19,05,000/- (Rupees nineteen lakhs and five thousand only) already received by the Vendor from the purchaser, the said vendor as absolute owner of the said property described in the schedule hereto and more clearly delineated in the plan annexed with the boundaries thereof shown in red colour does hereby transfer, convey and assign free from encumbrances, all the said property to hold the same to the said purchaser as absolute owner together with appurtenances belonging hereto and all the estate, right, title, interest and claim whatsoever of the Vendor in or to the said property hereby conveyed. The purchaser shall hold and enjoy the same as absolute owner.

The Vendor hereby covenants with the purchaser as follows:

1. The said property shall be quietly entered into and upon by the purchaser who shall hold and enjoy the same as absolute owner without any interruption from the Vendor or any persons claiming through the Vendor.
2. That the Vendor has given vacant and peaceful possession of the said property to the purchaser.
3. The Vendor has paid all taxes etc., payable on the said property upto date and the purchaser will have to pay such taxes etc., payable hereafter.
4. The property is free from all encumbrances, charges, mortgages, prior assignments of sale or leasehold or court attachments and it is not subject of any other litigation.



Contd...3
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Sub-Registrar
Shamirpet



1 వ పుస్తకము 2006 వ సం॥ (ప)..... 5232
 దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 7
 ఈ కాగితము వరుస సంఖ్య..... 2

[Signature]
 సబ్-రజిస్ట్రార్

ENDORSEMENT UNDER SECTIONS 41 AND 42 OF ACT II OF 1899

Doc't No 5232 Date 29-3-26

I hereby certify that the Proper deficit Stamp duty of Rs 1,71,350/- + by cash. 100 = 1,71,450/- has been levied in respect of this instrument from P. Ganesh on the basis of the Market Value/Consideration of Rs. 19,05,000/-

SUB-REGISTRAR OFFICE
 SHAMIRPET
 Date..... 29-3-26

[Signature]
 Registrar/Collector
 (Under the Indian Stamp. Act)

An Amount of Rs. 1,71,350/- towards Stamp Duty including Transfer Duty and Rs. 9525/- towards Registration Fee was paid by the party through Challan Receipt Number 523482 Dated 24-3-26 at S.B.H. Bank Thumkunta Branch

[Signature]
 Sub-Registrar

1వ పుస్తకము 2006 సం॥ (కా.క 1928) పు
 5232 నెంబరుగా రిజిస్టరు చేయబడినది స్కానింగ్
 నిమిత్తం గుర్తింపు నెంబరు 1516 - I - 5232/2006
 ఇవ్వడమైనది
 2006 సం॥... మార్చి... నెం... 29... తేది

[Signature]
 సబ్-రజిస్ట్రార్ అధికారి



"TRUE COPY"
[Signature]
 Sub-Registrar
 Shamirpet

5. The title deeds relating to the said property are hereby handedover to the purchaser
6. The vendor hereby agrees to co-operate with the purchaser to get the title of the said property changes in the name of the purchaser in Revenue and Grampanchayat etc records.
7. The Vendor does hereby further agree with the purchaser at all times hereafter and at the cost of the purchaser to do and execute all such lawful acts, deeds and things for further and more perfectly assuring the said property to the purchaser.
8. The vendor does hereby agree to keep indemnified the purchaser from and against all losses which the purchaser may sustain by reason of any claim being made by anybody to the said property.
 - a. The Vendor hereby declares that he was owning a vacant land admeasuring 3 Acres 7 guntas in the peripheral area of Koltur Village and Grampanchayat, Shameetpet Mandal, Ranga Reddy District he has so far not transferred any extent and though this document and vendor further declares that he is transferring above said entire land to the purchaser only. He will be liable for prosecution besides this transaction being declared as null and void.
9. Whereas the property is the self acquired property of the Vendor. Whereas the Vendor is absolute owner and possessor of the said property.
10. That the Vendor hereby covenant with the Vendee that the Vendor has got absolute title and authority to grant, transfer, convey and assign the said agricultural land hereby conveyed to the Vendee and that it shall be lawful for the Vendee for all times hereinafter to enter into and upon the said land and enjoy the same in any manner whatsoever without any interruption, disturbances, claim or demand by the Vendor or his legal representatives, heirs, assigns or successors and the family members are aware of this transaction.
11. That the said property is not hit by the A.P. Agricultural Land Ceiling and Regulation Act, as the Vendor does not hold any land in excess of Ceiling Limits.
12. That the said property is not an assigned land and not effected under Sec. 2(1) of A.P. Assigned Lands Prohibition of Transfer Act (Act 9 of 1977).

The terms 'the Vendor' and 'the Purchaser' herein used shall wherever the context so admits mean and include their respective heirs, executors, successors, legal representatives, administrators and assignees etc.

Contd 4

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Sub-Registrar
Shamirpet



I వ పుస్తకము 2006వ సం॥పు..... 5232

దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 7

ఈ కాగితము వరుస సంఖ్య..... 3

సబ్ రిజిస్ట్రార్



సబ్ రిజిస్ట్రార్

13. That I, 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 any other valuable stones. That there are no machinery and no fishponds etc., in the land now being transferred. If any suppression of facts that may be noticed at a future date I will be liable for prosecution as per law, besides the payment of deficit duty.

14. That the parties hereby declare that the particulars furnished above are true and correct as required under Section 27 of the Indian Stamp Act. And the parties agree to abide by the provisions of Indian Stamp Act to pay the amounts due including previous arrears if any under any Section of Indian Stamp Act in lieu of prosecution under Section 64 of Indian Stamp Act.

SCHEDULE OF PROPERTY

All that the Agricultural land admeasuring totally Ac.3-07 gts., in Sy.No.554/ ⁶, Sy.No.554/ ⁶, Sy.No.554/ ⁶, Sy.No.554/ ⁶, situated at Kollhur Village and Gram Panchayat, Mandal: Shamserpet, Sub-Dist: Shamserpet, Dist & Regn-dist: Ranga Reddy District, and bounded as follows:

NORTH : By Sy.No.555
SOUTH : By Sy.No.554 part
EAST : By Sy.No.554 part
WEST : By Sy.No.550

and more clearly delineated in the plan attached hereto and marked in RED Colour.

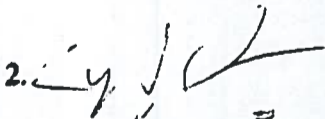
Statement regarding market value of the property under Rule 3 of the A.P.Prevention of under Valuation of Instrument Rules 1975.

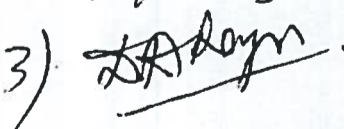
Sl.No.	Total extent	Area sold	Market value	Total
01.	Ac.3-07 gts.	Ac.3-07 gts.	Ac.6,00,000/-	Rs.19,05,000/-

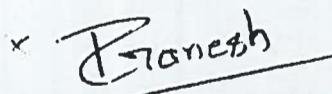
In witnesses whereof the Vendor has signed this deed of sale out of free will and consent on the day, month and year first above mentioned.

WITNESSES.

1. 

2. 

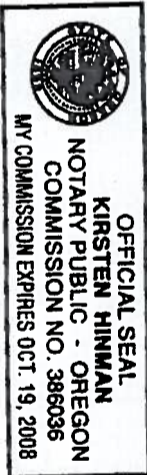
3) 

x 


SIGNATURE OF VENDOR

"TRUE COPY"


Sub-Registrar
Shamirpet



I వ పుస్తకము 2006వ సం॥పు.....5232
దస్తావేజు మొత్తం కాగితముల సంఖ్య.....7
ఈ కాగితము వరుస సంఖ్య.....4


సర్కిరిస్ట్రార్



121 121

TRUSTEES
1

THIS DOCUMENT HAS BEEN EXECUTED ON

N.J. STAMP WORTH Rs. 100/- AND THE

D. S.D. Rs. 171350 1.

R. F. Rs. 9525 1.

U/C. Rs. 100 1.

TOTAL Rs. 180925 1.

HAS BEEN REMITTED/PAID IN S B H., thunkurk BRANCH VIDE

RECEIPT No. 523482 CHALLAN No. 105 DATED: 24.3.06.

Pradeep
EXECUTANT

"TRUE COPY"

P
Sub-Registrar
Shamirpet

5232
 I వ పుస్తకము 2006వ సం॥పు.....
 దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 7
 ఈ కాగితము వరుస సంఖ్య..... 5

[Handwritten Signature]
 సచి-రిజిస్ట్రార్



"TRUE COPY"

1

[Vertical text on the right edge, partially cut off]

REGISTRATION PLAN of AGRL. LAND -

in Sy. No. 554/6 554/7 554/8 554/9 Situated at

(Vg) KOLTHUR (M) SHAMIRPET. R.R. Dist.

Vendor SRI P. GANESH

S. VISHWANATHAM PRABHALA.

Vendee M/S AXIS ENGINEERS REP. BY ITS PARTNERS:

(1) Sri S.V.V. RAO. (2) Sri S. RAVI SHANKER

AREA :

Ac. 3-07 GTS. (M).

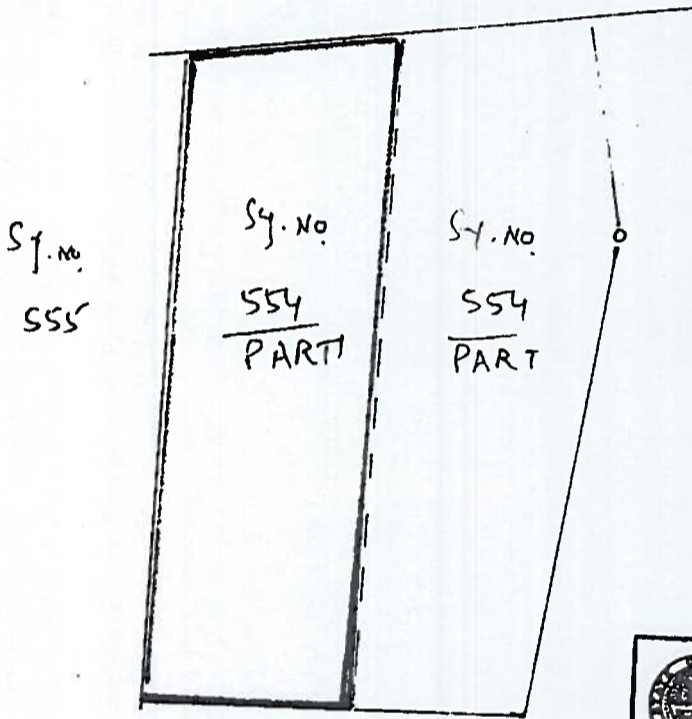
1.27 HECT.

SCALE : _____

INCLUDED

EXCLUDED

Sy. No. 554 Part



Witnesses :

1) [Signature]

2) [Signature]



[Signature]

x P. Ganesh

Signature of the Vendor

"TRUE COPY"

[Signature]

Sub-Registrar
Shamirpet

1 వ పుస్తకము 2006వ సం॥పు.....5232
దస్తావేజు మొత్తం కాగితముల సంఖ్య.....7
ఈ కాగితము వరుస సంఖ్య.....6









[Handwritten Signature]
సెక్-రిజిస్ట్రార్



[Handwritten mark]

TRUTH
1
ENTERED
100

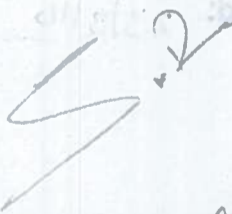
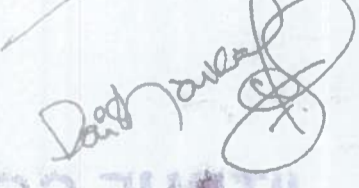
**PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

FINGER PRINT IN BLACK INK (Left Thumb)	PASSPORT SIZE PHOTOGRAPH (Black & White)	NAME AND PERMANENT POSTAL ADDRESS OF Presentant / Seller / Buyer
		P. Ganesh S/o Vishwanatham Prabhalu R/o 15390, S.N. KIWINDA C.T. Beaverton OR 97007 USA
		<u>SPA HOLDER:</u> P. Bala Subramanyam S/o Vishwanathan R/o Str. 8-1-363/114 Aditya Nagar Colony Tolichowk Hyd.
		<u>Vendees:</u> ① S.V.V. Rao S/o Sri Harinatu Babu R/o. P.No. 303, Vivekananda Nagar Colony, Kukatpally Hyd.
		② S. Ravi Shanker S/o Sri Harinatu Babu R/o P.No 207, Valmiki Towers A.S. Raju Nagar Kukatpally Hyd.

SIGNATURE OF WITNESSES

1) 
 2) 
 3) 

SIGNATURE OF THE EXECUTANTS

 P. Ganesh




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Sub-Registrar
Shamirpet

I వ పుస్తకము 2006వ సం॥ను..... 5232
దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 7
ఈ కాగితము వరుస సంఖ్య..... 7

శం-881స్కా5



TRUE COPY DOCT No: 5232 / 2006
Copy Prepared by K. Gonda Shekar (S.A.)
S.R.O. Shamirpet
Dated: 23/8/16

"TRUE COPY"
Sub-Registrar
Shamirpet