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7274

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
S. NO. 7034 DT. 11/05 100/ — 08AA 322328

SOLD TO S.V.V. Rao & Harinadha Babu
BY WHOM M/s. Axis Engineers & Co. Hyderabad
Rep by its partners; - S.V.V. Rao & Harinadha Babu.

Md. MOHSIN

S.V.L. No: 15/98 R.N. 27/2004
CHILKALGUDA, SEC'BAD.



SALE DEED

THIS DEED OF SALE is made and executed on this 3rd day of NOVEMBER 2005, at SHAMIRPET BY:

Sri. S.V.S. RAMA RAJU S/O. S.M. RAJU, aged about 51 years, Occupation : Business, R/o. 66 Vengal Rao Nagar Colony, HYDERABAD.

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. Re. by its Partners:

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

contd..2..

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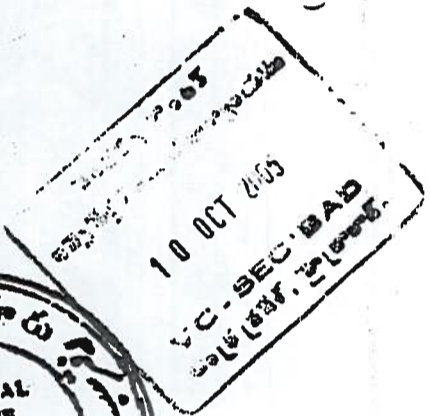
ఇది సర్దుకముయ వ సం॥ పు 7274
 దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 5.....
 ఈ కాగితము వరుస సంఖ్య 1.....

[Signature]
 రిజిస్ట్రార్

2005 వ సం॥ నవంబర్ నెల 3 వతేది
 1927 వ. శా. క. కే. కే. మాసము 12 వతేది
 పేజీలు..... 3..... మరియు..... 4..... గంటల మధ్య

కామిటీ సెల్ రిజిస్ట్రారు ఆఫీసులో

శ్రీ..... S.V.S. Rama Raju
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 - ఎ ను
 అనుసరించి సమర్పించబడిన ఫోటో గ్రాఫులు మరియు
 వేరిముద్రలతో సహా దాఖలు చేసి రుసుము
 రూ. 9.00/- లు చెల్లించినారు.



హాజరు ఉన్నట్లు ఒప్పుకొన్నది
 ఎడమ లోతున పేలు

[Signature]

[Signature] · S.V.S. Rama Raju & S.M. Raju,
 etc! Business, R/o 66 Vengal Rao Nagar,
 colony, Hyd.



నిరూపించినది

1 SSV Retnana (S S V RATNAM S/o S.V.N
 Moulthy (Lohy) 2-4-198 Rangal
 Secondarabad

2 S. H. N. Babu S/o S. Raghavaiah,
 occupation : Agriculture, 207, Vahini Towers,
 A.S. Raju Nagar Colony, Kukatpally, Hyderabad-52

2005 వ సం॥ నవంబర్ నెల..... 3 వతేది
 1927 వ. శా. క. కే. కే. మాసము 12 వతేది

[Signature]
 రిజిస్ట్రార్
 కామిటీ సెల్

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, and pattadar of the Agricultural land bearing Survey Nos. 556/9, (Ac. 0-32 3/4 Gts) and Survey No. 556/10, (Ac. 3-28 Gts) total admeasuring Ac. 4-20 3/4 Gts., Situated at Village KOLTHUR, Mandal Shamirpet, Ranga Reddy District., having purchased from Sri. Konda Mallaiah s/o. Mallaiah, Sri. Konda Pochaiiah s/o. Mallaiah and Konda Bala Pochaiiah s/o. Pedda Mallaiah, by virtue of Regd. Sale deed Duct. No. 507/99, Book-I, Vol: 205, Pages : 273 to 280, dt. 18th February 1999, regd. at S.R.O. Shamirpet. subsequently MRO Shamirpet has issued Pattadar Pass Books and Title Deeds Vide patta No. 912, Pass Book No. 335575 and Title Deed No. 375494.

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. 18,07,500/- (Rupees Eighteen lakhs seven thousand and five hundred only) which is more fully described in the Schedule hereto hereinafter called the said land.

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. 18,07,500/- (Rupees Eighteen lakhs seven thousand and five hundred 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.

contd..3..

SWH

1వ పుస్తకము 05 వ సం॥ పు 7274
 దస్తావేజు మొత్తము కా గిరము S.....
 ఈ కా గిరము వరుస సంఖ్య 2

సబ్-రిజిస్ట్రార్

ENDORSEMENT UNDER SECTIONS 41 AND 42 OF ACT 19 OF 1907
 Date No. 7274/2005 Dt. 3/11/2005
 Whereby certify that the proper adlic Stamp duty of Rs. 1,62,575/-
 has been levied in respect of this instrument from
 S.V.S. Rama Rao
 on the basis of the Market Value/Consideration of Rs. 18,07,500/-

SUB-REGISTRAR OFFICE
 SHAMIRPET
 Date 3/11/2005

Registrar/Collector
 Under the Indian Stamp Act.

An Amount of Rs. 1,62,575/- towards Stamp Duty including Transfer
 Duty and Rs. 9,040/- towards Registration Fee was paid by the party
 through Challan Receipt Number 079082 Dated 3/11/2005
 at S.B.H. Bank Thumkuda Branch

Sub-Registrar

1వ పుస్తకము 05వ సం॥ (కా.శ. 1927) పు
 7274 నెంబరునా రిజిస్ట్రేషన్ చేయబడినది స్కానింగ్
 నిమిత్తం గుర్తుపు నెంబరు 1516 - I-7274-2005
 ఇవ్వడమైనది
 2005 సం॥ నవంబరు 3 నెంబరు 3 చేరి

సబ్-రిజిస్ట్రార్ అధికారి



- 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.
- 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.

contd..4..

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7274
దేవునికము 05వ సం॥ పు
..... 5
..... 3

పట్టణాధికారి



SCHEDULE OF PROPERTY

All that the part and parcel of the Agricultural land bearing Survey Nos. 556/2, (Ac. 0-32 3/4 Gts) and Survey No. 556/0, (Ac. 3-28 Gts) total admeasuring Ac. 4-20 3/4 Gts., or 1.830 hectares., Situated at Village and Grampanchayat: KOLTHUR, Mandal & Sub-Dist: Shamirpet, Dist & Regn-Dist: Ranga Reddy is bounded by:

North: Gangadharapally Village Shivaru,
South: Survey No. 555,
East : Survey No. 556 Part.
West : Survey No. 558.

That the Market value of the said land is Rs.73,000/- per Acre and the total value comes to Rs. 4,03,000/- and the stamp duty is paid Under Rule 3 of A.P.P.U.V.I. Rules 1975. and party's own consideratin value is Rs. 18,07,500/-

THIS DOCUMENT HAS BEEN EXECUTED ON 03-11-2005, N.J. STAMPS WORTH Rs. 100/- AND THE D.S.D. Rs. 1,62,575/- Registration Fee Rs. 9040/-, User Charges, Rs 100/- Total Rs 1,17,715/-, HAS BEEN REMITTED/PAID IN SBH THUMKUNTA BRANCH VIDE RECEIPT NO. 079082, CHALLAN NO.122, DT.03-11-2005.

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. S: H N Sury

V E N D O R

S V

ఇది జిల్లా కేసు 05 నంబరు 7274
అప్పీల్ పేర్లకు కేసు నంబరు 5
సంబంధించినది.

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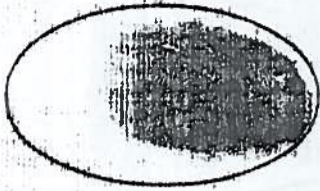


**PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32 A OF
REGISTRATION ACT, 1908**

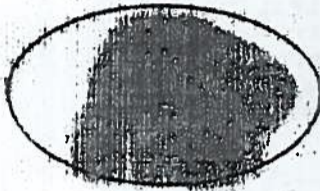
**FINGER PRINT IN BLACK
(LEFT THUMB)**

**PASS PORT SIZE
PHOTOGRAPH**

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



S.V.S. Rama Raju
 Syo S.M. Raju
 No 66 Vengal Rao Nagar
 Colony, Hyderabad



S.V.V. Rao
 Syo Haniratha Babu
 No 5-49, Sy no 303
 Jeedimetla, Hyd - 055.



S. Ravi Shankar
 Syo Haniratha Babu
 No 5-49, Sy no 303
 Jeedimetla, Hyd - 055.

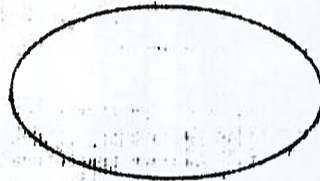


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WITNESSES

1. S.V. Ratnam
2. S.H. NAIN

S.V. Rao
Deeshankar
 (VENUE)

SIGN OF EXECUTANTS :

[Signature]

7274
ఇది పుస్తకము 05వ సం॥ పు
దస్తావేజు మొత్తము లా గిరిముల సంఖ్య 5
ఈ లా గిరిము వరుస సంఖ్య 5

ప. రెజిస్ట్రార్

