

G.12753.

12719/06

Ac No 12070



SCAM

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

B 768028

Date : 29-08-2006 Serial No : 26,356 Denomination : 100

Purchased By :

V. SHIVA SWAMY
S/O VAGULA BARANAN
SEC-BAD

Sub Registrar
Ex.Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :

SEL

SALE DEED

This Sale Deed is made and executed on this the 29th day of August, 2006 at Hyderabad by:

SHRI CHAKALI SATHAIAH, Son of Late Shri M. Chakali Pentaiah alias Balaiah, aged about 65 years, Occupation: Agriculture, resident of H.No. 2-1-18, Pedda Cherlapally Village, Ghatkesar Mandal, R.R. District.

Hereinafter referred to as the VENDOR which terms shall mean and include all his/her heirs, successors-in-interest, assigns, legal representatives, executors etc.

IN FAVOUR OF

SHRI V. SHIVA SWAMY, Son of Shri Vagula Baranan, aged about 42 years, Occupation: Business, resident of 710, Amar Chand Sharma Complex, S.P. Road, Secunderabad, hereinafter referred to as the PURCHASER which term shall mean and include all their heirs, successors-in-interest, assignees etc.

WHEREAS:

- A) Shri. M. Chakali Sathaiah, S/o. Late Shri Chakali Pentaiah is the owner, possessor & pattedar of agricultural land admeasuring about Ac. 1-12 Gts., in survey no. 97, of Cherlapally Village, Ghatkesar Mandal, R.R. District.
- B) Shri M. Chakali Sathaiah became the owner and pattedar of the said land vide Occupancy Right Certificate issued by Revenue Divisional Officer, Ranga Reddy East Division vide proceedings no. J/8503 / 1997 dated 16.12.1997.
- C) The name of the VENDOR has been mutated in the revenue records. Pahanis for the year 2000 - 2001 reflect the name of the VENDOR as owners and possessors of land admeasuring about Ac. 1-12 Gts., in survey no. 97, of Cherlapally Village, Ghatkesar Mandal, R.R. District. Patta Passbook and title book have been issued in favour of the VENDOR by the Mandal Revenue Office, Ghatkesar Mandal, R.R. District as per the details given below.

S.No.	Name of Pattedar	Patta & Passbook no.	Titlebook no.	Extent of Land
1.	M. Chakali Sathaiah	110 / 122377	276687	Ac. 1-12 Gts.,

- D) By virtue of the above referred documents, recitals and records, the VENDOR is the absolute owner and possessors of about Ac. 1-12 Gts., in survey no. 97, of Cherlapally Village, Ghatkesar Mandal, R.R. District, hereinafter referred to as the Scheduled Property, which is more fully described in the schedule given herein.
- E) THE VENDOR approached the PURCHASER to sell the Scheduled Property and the PURCHASER has agreed to purchase the Scheduled Property for a total consideration of Rs. 24,00,000/- (Rupees Twenty Four Lakhs Only) on the terms and conditions given hereunder.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:-

- The PURCHASER has paid the aforesaid total consideration of Rs. 24,00,000/- (Rupees Twenty Four Lakhs Only) in a mode and manner given below and the receipt of which is hereby admitted and acknowledged by the VENDOR.
 - The sum of Rs. 10,75,000/- paid to VENDOR, by way of Chq no. 523655 dated 28.08.2006, drawn on Oriental Bank of Commerce, S.D. Road Branch.
 - The sum of Rs. 13,25,000/- paid to VENDOR, by way of Chq. no. 973736 dated 28.08.2006 drawn on State Bank of Mysore, S.D. Road Branch.
- For the total sale consideration as mentioned above the VENDOR does hereby grant, convey, transfer and sell all that land admeasuring Ac. 1-12 Gts., in survey no. 97, of Cherlapally Village, Ghatkesar Mandal, R.R. District, which is hereinafter referred to as the Scheduled Property and more particularly described in the schedule given herein, unto and in favour of the PURCHASER by way of absolute sale.

M. Chakali Sathaiah

3. The VENDOR hereby covenant that the Scheduled Property is the absolute property belonging to the VENDOR herein alone and he is the absolute owner of the same and no other person other than the VENDOR has any right, title or interest in respect of the Scheduled Property or any portion thereof. There are no protected tenants in respect of Scheduled Property and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Property by the VENDOR herein above mentioned.
4. The VENDOR hereby declares and covenants that he is the true and lawful pattedars of the Scheduled Property. The VENDOR hereby covenants that no other person(s) other than the VENDOR have any right, title or interest in respect of the Scheduled Property or any portion thereof and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Property by the VENDOR and none of his / her heirs shall have any manner of right or title over the Scheduled Property and they shall have not objection for the sale of the Scheduled Property to the PURCHASER.
5. The VENDOR further covenants that Scheduled Property is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the VENDOR hereby gives warranty of title. The VENDOR hereby declares that he / she has not entered into any agreement or executed any deed prior to this deed with respect to the Scheduled Property. If any claim is made by and person either claiming through the VENDOR or otherwise in respect of Scheduled Property it shall be the responsibility of the VENDOR alone to satisfy such claims. In the event of PURCHASER is put to any loss on account of defective title or on account of any claims on the Scheduled Property, the VENDOR shall indemnify the PURCHASER fully for such losses.
6. The VENDOR has on this day delivered vacant peaceful possession of the Scheduled Property to the PURCHASER and the PURCHASER shall be entitled to hold, and enjoy the same as absolute owner thereof from this day.
7. The VENDOR hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Property unto and in favour of the PURCHASER in the concerned departments.
8. The VENDOR hereby further covenants that there are no rights of any third party relating to any easements, right of way, etc. in respect of Scheduled Property.
9. The VENDOR hereby covenant that the VENDOR has paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Property payable as on the date of this deed of sale. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the VENDOR to clear the same.

M. S. S. S.

10. The VENDOR further declares that the Scheduled Property is not attracted by the provisions of A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1 of 1973.
11. The VENDOR further covenants that Scheduled Property is not assigned land within the meaning of A.P. assigned land (Prohibition of Transfers) Act 9 of 1977.
12. The VENDOR hereby further declares 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 suppressions of facts is noticed at a future date, the VENDOR will be liable for payment of deficit duty.
13. Stamp duty and Registration amount of Rs.3,70,500/- paid by way of Challan No. 100842, dated 29.08.2006 drawn on State Bank of Hyderabad, Habsiguda Branch, Habsiguda, Hyderabad.

SCHEDULE OF PROPERTY

All that part and parcel of agricultural land admeasuring about Ac. 1-12 Gts., in survey no. 97, of Cherlapally Village, Ghatkesar Mandal, R.R. District, under S. R. O. Uppal and bounded by:

North	: Sy. No. 92 & 93
South	: Sy. No. 96
East	: Sy. No. 98
West	: Sy. No. 95

IN WITNESS WHEREOF the VENDOR and PURCHASER have affixed their signatures on this sale deed on the day, the month and year first above mentioned in presence of the following witnesses at Hyderabad.

WITNESSES:

1. *m. Parthab*

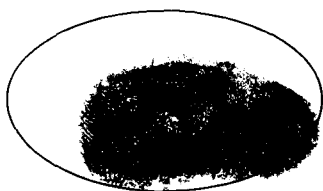
2. *P. Govind*

m. Parthab

VENDOR

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

<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
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VENDOR:

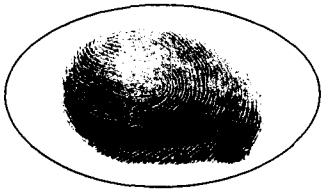
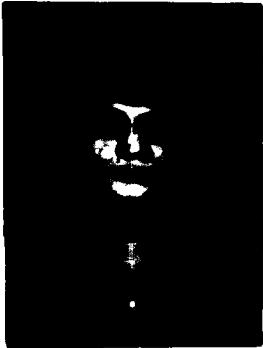
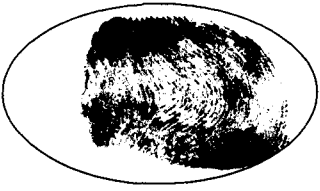
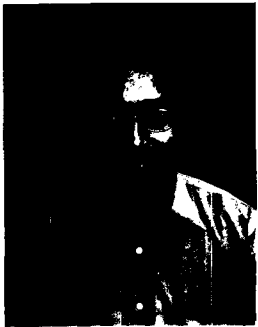
MR. SHRI CHAKALI SATHAIAH
S/O. LATE M. CHAKALI PENTAIAH ALIAS BALAIAH
OCCUPATION: AGRICULTURE
R/O. H.NO. 2-1-18
PEDDA CHERLAPALLY VILLAGE
GHATKESAR MANDAL
R.R. DISTRICT.

SIGNATURE OF WITNESSES:



1. M. Prabhakar
2. P. Govindarao

SIGNATURE OF EXECUTANTS

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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>PURCHASERS:</u></p> <p>1. MR. V. SHIVA SWAMY S/O. VAGULABARANAN OCCUPATION: BUSINESS R/O. 710, AMAR CHAND SHARMA COMPLEX S.P. ROAD, SECUNDERABAD</p>
			<p><u>REPRESENTATIVE:</u></p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4, 3RD FLOOR SOHAM MANSION M. G. ROAD SECUNDERABAD – 003.</p>

SIGNATURE OF WITNESSES:

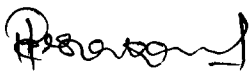
1. 
2. 



SIGNATURE OF EXECUTANTS

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, **K. Prabhakar Reddy** as We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.



Signature of the Representative



Signature(s) of BUYER(s)

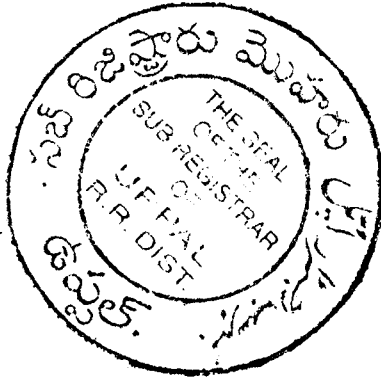
వ పుస్తకము. 2.71.9/01 సం॥పు
 దస్తావేజాల మొత్తం కాగితము
 సంఖ్య.....ఈ కాగితపు వరు
 సంఖ్య.....



2006 - వ సం॥...నెల...29...తేది
 1929- వ.శ.శా...మాసము...తేది
 పగలు.....మరియు.....గంటల మధ్య
 ఉన్నట్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ...M. Sathya...
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోలోగ్రాఫులు
 మరియు పేరికముద్రలతో సహా దాఖలుచేసి
 రుసుము రూ॥...19,500/...చెల్లించినారు.

Receipt No. 100842 Dt. 29/8/06 Vide
 SBH, Habsiguda Branch. Sec'bad



నాకు యిచ్చినట్లు ఒప్పుకొన్నది
 ఎడమ బ్రాటసిద్దిలు



నిరూపించినది.

M. Chakali Sathya's s/o. Late M. Chakali Pentalaiah
 alias Balalaib, occupation : agriculture
 P/o. H.No.: 2-1-18, Pedda Cherlapally village
 Ghatkesar Mandal, R.R. Dist

(1) M. Pentalaib s/o. M. Chakali Sathya's occ: Service
 P/o. 2-1-18, Pedda Cherlapally, Ghatkesar mandal,
 R.R. Dist


పాతనాకకర్త

s/o. Alorshing Reddy (LATE), occ: Business
 P/o. flat no. 22, Cherlapally, Sainagar Colony, R.R. Dist

2006వ.సం॥...నెల...29వ తేది
 1929వ.శా.శా...మాసము...తేది

[Signature]

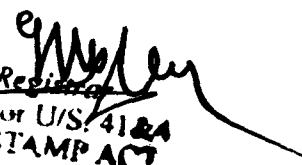
1 వ పుస్తకము 1.2.71.9/06 సర్కార్
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య.....6....ఈ కాగితపు వరుస
 సంఖ్య.....2.....


 పబ్-రిజిస్ట్రారు

Instrument Under Section 42 of Act II of 1927
 No. 12719 of 2006 Date 29/12/06

I hereby certify that the proper deficit
 stamp duty of Rs. 3,50,900 Rupees Three lakhs
 Fifty thousand nine hundred Rupees only
 has been levied in respect of this instrument
 from Sri. C.H. Sathyanarayanan
 on the basis of the agreed Market Value
 consideration of Rs. 39,00,000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal

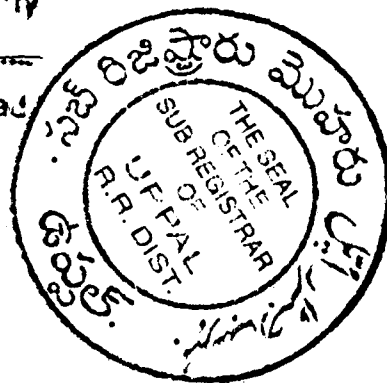

 Sub Registrar
 and Collector U/S 41 & 44
 INDIAN STAMP ACT

Dated 29/12/06

Registration Endorsement

An amount of Rs. 3,50,900 towards Stamp Duty
 Including Transfer duty and Rs. 19,500
 towards Registration Fee was paid by the party
 through Challan Receipt Number 100.84.2
 Dated 29/12/06 SBI Habsiguda Branch, Sec'bad

S.B.H. Habsiguda
 A/c No. 01000050788
 of S.R.O. Uppal

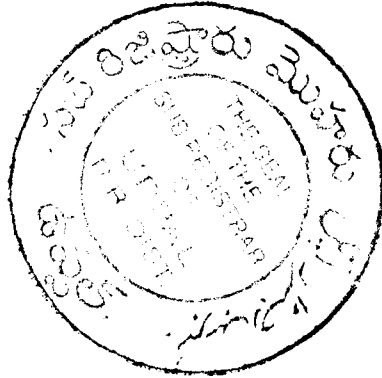


1 వ పుస్తకము 1:21.9/సం||
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....9...ఈ కాగితపు వరుస
పంఖ్య...10.....

సబ్-రిజిస్ట్రార్

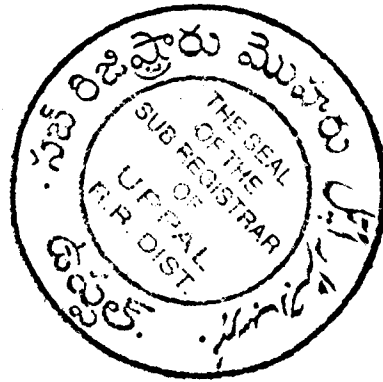
1 వ పుస్తకము సం|| (కా.క) పు.....1971/9/10
నింబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నింబరు.....1-200 (ఇవ్వడమైన
200 సం|| రిజిస్ట్రారుల.....10.....

రిజిస్ట్రారు




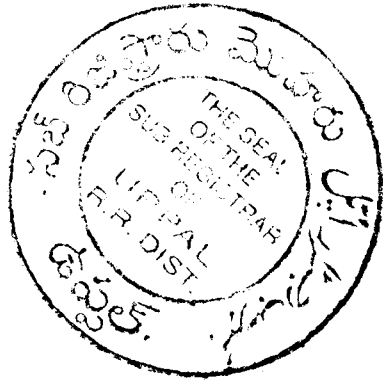
1 వ పుస్తకము. 127.19/66 నంబరు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....6...ఈ కాగితపు వరుస
సంఖ్య.....4.....

పబ్-రిజిస్ట్రారు



1వ పుస్తకము 1919/20 సంవత్సరం
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....6 ఈ కాగితపు వరుస
సంఖ్య.....క.....


పబ్లికేషన్



1వ పుస్తకము. 1991. 9/10. సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..... 6... ఈ కాగితపు వరుస
సంఖ్య.....
6


సబ్-రిజిస్ట్రార్

