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Account 13071



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

B 768025

Date : 29-08-2006

Serial No : 26,353

Denomination : 100

Purchased By :
 MISS JAMPANI ANURADHA
 W/O J. APPARAO
 SEC-BAD

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

For Whom :

SELF

SALE DEED

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

SHRI EEGA BHIKSHAPATHI, SON OF MR. RAJA MALLAIAH, aged about 62 years, residing at H. No. 2-3-33/1, Cherlapally, Hyderabad, hereinafter referred to as the VENDOR, which terms shall mean and include all his heirs, successors-in-interest, assigns, legal representatives, executors etc.

IN FAVOUR OF

SMT. JAMPANI ANURADHA, WIFE OF MR. JAMPANI APPA RAO, aged about 51 years, residing at 6-3-1085, Flat No. 701, Block-I, Alpine Heights, Rajbhavan Road, Hyderabad, hereinafter referred to as the PURCHASER which terms shall mean and include all her heirs, successors-in-interest, assigns etc.

WHEREAS:

- A) Late Shri Raja Mallaiah was the original pattedar of agricultural land admeasuring about Ac. 1-13 Gts., in survey no. 134, of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District.
- B) After the death of the original pattedar, the VENDOR being the only legal heir of the original pattedar became the lawful owner and possessor of land admeasuring Ac. 1-13 Gts., in survey no. 134, of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District.
- 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 owner and possessor of land admeasuring about Ac. 1-13 Gts., in survey no. 134, of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District. Patta Passbooks and title books 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.	Shri Eega Bhikshapathi	79 / 125426	10477	Ac. 1-13 Gts.

- D) By virtue of the above referred documents, recitals and records, the VENDOR is the absolute owner and possessor of about Ac. 1-13 Gts., in survey no. 134, of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy 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:-

1. 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:
 - a. The sum of Rs. 19,00,000/- paid to VENDOR, by way of Cheque no.199213, dated 28.8.2006 drawn on ICICI Bank Ltd., Khairatabad Branch, Hyderabad.
 - b. The sum of Rs. 5,00,000/- paid to VENDOR, by way of Cheque no. 310307, dated 28.8.2006, drawn on ICICI Bank Ltd., Khairatabad Branch, Hyderabad.
2. For the total sale consideration as mentioned above the VENDOR do hereby grant, convey, transfer and sell all that land admeasuring Ac. 1-13 Gts., in Sy. No. 134, of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, which is hereinafter referred to as the Scheduled Property and more particularly described in the schedule given herein.

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3. The VENDOR hereby covenant that the Scheduled Property was the absolute property belonging to Late Shri Raja Mallaiah and after his death the VENDOR herein alone are the absolute owner of the same and no other person other than the VENDOR have any right, title or interest in respect of the Scheduled Property or any portion thereof. There are no protected tenants in respect of the 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 pattedar 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.

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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 1of 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. 3,77,625/- paid by way of Challan No. 100843 dated 25.08.2006 drawn on State Bank of Hyderabad, Habsiguda Branch, Habsiguda, Hyderabad.

SCHEDULE OF PROPERTY

All that part and parcel of agricultural land admeasuring about Ac. 1-13 Gts., in survey no. 134, of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy, under S. R. O. Uppal and bounded by:

North	: Sy. No. 132
South	: Sy. No. 133, 135 & 139
East	: Sy. No. 142
West	: Sy. No. 133

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. *[Handwritten signature]*

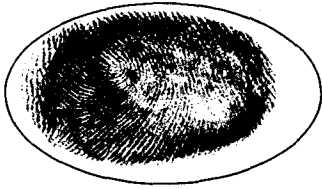
2. *[Handwritten signature]*

[Handwritten signature]

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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VENDORS:

SHRI EEGA BHIKSHAPATHI
S/O. MR. RAJA MALLAIAH (LATE)
R/O. H. NO. 2-3-33/1
CHERLAPALLY,
HYDERABAD

SIGNATURE OF WITNESSES:

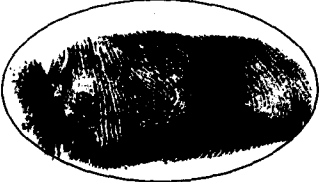

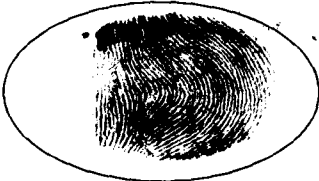

1. E నేనుగొమ్మ

2. P. వసుదేవి

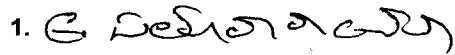
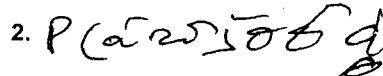
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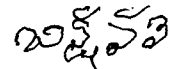
SIGNATURE OF EXECUTANTS

**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>
			<p><u>PURCHASER:</u></p> <p>1. MRS. JAMPANI ANURADHA W/O. MR. JAMPANI APPA RAO R/O. H. NO: 6-3-1085 FLAT NO. 701, BLOCK - I ALPINE HEIGHTS, RAJBHAVAN ROAD HYDERABAD.</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:

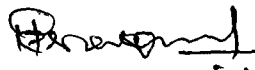
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SIGNATURE OF EXECUTANTS

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

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



Signature of the Representative

x 

SIGNATURE(S) OF BUYER

వ పుస్తకము. 1222/06 సం॥ పు
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య.....6.....ఈ కాగితపు వరుస
 సంఖ్య.....1.....

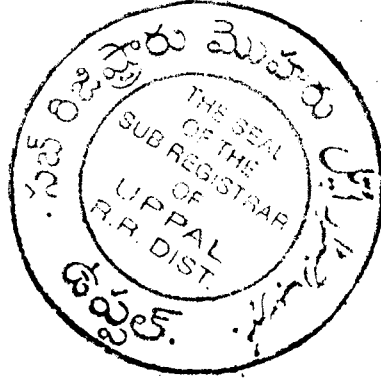


సబ్-రెజిస్ట్రారు

2006 - వ సం॥ 1222/06 సం॥ పు 29 వ తేది
 1928 వ.సా.శా. భూ.ప్రదాన మాసము. 7 తేది
 పగలు.....మరియు.....గంటల మధ్య
 కిచ్చల్ గుట్ట-రెజిస్ట్రారు అఫీసులో

శ్రీ E. Birehapathi
 రెజిస్ట్రేషన్ అఫీసు, 102 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించబడిన బాటోగ్రాఫులు
 మరియు టెలిఫోన్ సహా చాబులు చేసి
 పుస్తకము ఈ.....వి.వి.క./.....ల్లోనినారు.

Receipt No. 100843 Dt. 29/4/06. Vido విద్యోగి
 SBH, Habsiguda Branch, Sec'tad



దాని యిచ్చినట్లు ఒప్పుకొన్నది
 ఎడమ బ్రాటసప్రేలు



విద్యోగి

Eega Birehapathi s/o. Raja mallab (LATE)
 occ: Agriculture. R/o. H.No: 2-3-31/
 Cherlapally, Ghatkesar Mandal, R.R. Dist.

విరూపింపినది.

- శ్రీ C. సత్యనారాయణ (C. Satyanarayana s/o. E. Birehapathi
 occ: Senior R/o. H.No: 2-3-31, Chinnu
 Cherlapally, Ghatkesar Mandal, R.R. Dist.
- శ్రీ P. Narshim Reddy (late), occ: Business
 R/o. Plot no. 22, Sainagar colony,
 Cherlapally, R.R. Dist.

2006వ.సం॥ 1222/06 సం॥ పు 29 వ తేది
 1928వ.సా.శా. భూ.ప్రదాన మాసము. 7 తేది

సబ్-రెజిస్ట్రారు

1వ పుస్తకము. 12.22/సం. 106
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య..... 6..... ఈ కాగితపు వరుస
 సంఖ్య..... 2.....
 పబ్-82

Endorsement Under Section 42 of Act II of 1878
 No. 1272 of 2006 Date 29/8/06

I hereby certify that the proper deficit
 stamp duty of Rs. 35765 Rupees *Three Lacs
 Fifty Seven thousand Five hundred & Fifty*
 has been levied in respect of this instrument
 from Sri. *E. Bishepalli*
 on the basis of the agreed Market Value
 consideration of Rs. *39,75,000/-* being
 higher than the consideration agreed Market
 Value. *Rupees only*

S.R.O. Uppal

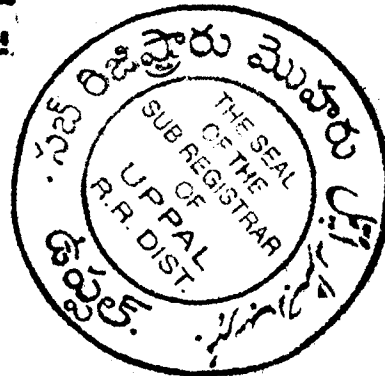
[Signature]

[Signature]
 Sub Registrar
 and Collector U.P. 41 & 4
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. *35765* towards Stamp Duty
 including Transfer duty and Rs. *19875*
 towards Registration Fee was paid by the party
 through Challan Receipt Number *100843*
 Dated *29/8/06* at SBH Habsiguda Branch, Sec'bad.

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

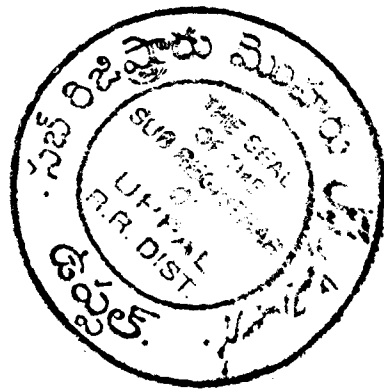


1వ పుస్తకము 1.7.20/సం||
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...6...ఈ కాగితపు వరుస
సంఖ్య...2.....

సబ్-రిజిస్ట్రారు

1వ పుస్తకము సం|| (కా.క) పు..1.27.20/1
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు..1.27.20-1-200 ఇవ్వడమైన
200 సం|| రిజిస్టరు నెంబరు...27...తేదీ

రిజిస్ట్రారు



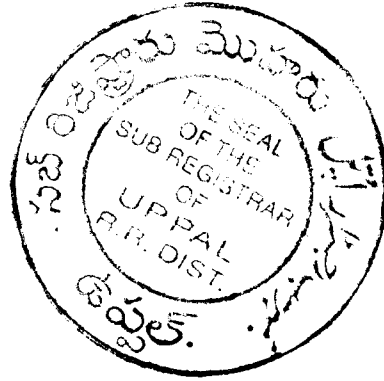
1వ పుస్తకము/27.29/సం||

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....6.....ఈ కాగితపు వరుస

సంఖ్య.....9.....

పబ్-జి.సి.సార్

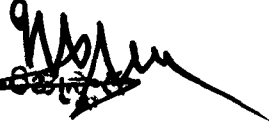


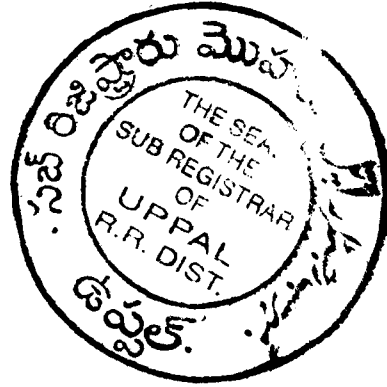
1వ పుస్తకము 1.2.2016/సంఖ్య

దస్తావేజాల మొత్తం కాగితముల

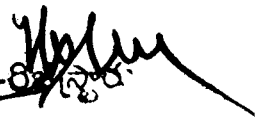
సంఖ్య.....ఈ కాగితపు వరుస

సంఖ్య.....


సబ్ రిజిస్ట్రార్



1 వ పుస్తకము 27.20/సం||
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....6...ఈ కాగితపు వరుస
సంఖ్య.....6.....


పబ్-రిజిస్ట్రార్

