

C.S No. 12648 DOCT No. 12609/06 1200

12957



आन्ध्र प्रदेश ANDHRA PRADESH

L.G. Chinnalgi B 315091

No. 6625 Date 25.8.06 Rs. 100/-
Sold to MR. MITTA KESAVA Reddy
By Late M. CHENNA Reddy
For Whom Self & others Hand.

LEELA G. CHINNALGI
STAMP VENDOR
L.No. 02/2006
6-4-76/A, Cellar, Ranigunt
SECUNDERABAD-500 003

SALE DEED

This Sale Deed is made and executed on this the 26th day of August, 2006 at Hyderabad by:

1. SHRI. EEGA MADAIHAH, Son of LATE EEGA SAILOO, aged about 65 years, Occupation: Kavali (Watchman), resident of H. No. 2-3-50, Chinna Cherlapally, Ghatkesar Mandal, R. R. District.
2. SHRI. EEGA NARSIMHA, SON OF LATE SHRI EEGA SAILOO, aged about 48 years, Occupation: Agriculture, resident of H. No. 2-3-51, Chinna Cherlapally, Ghatkesar Mandal, R. R. District.
3. SMT. EEGA RAMULUAMMA, WIFE OF LATE SHRI EEGA SAMAIHAH, aged about 48 years, Occupation: House Wife, resident of H.No. 2-3-48, Chinna Cherlapally, Ghatkesar Mandal, R. R. District.

Hereinafter jointly referred to as the VENDORS and severally referred to as VENDOR NO. 1 and VENDOR NO. 2 & VENDOR NO.3 respectively, which terms shall mean and include all their heirs, successors-in-interest, assigns, legal representatives, executors etc.

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(Left thumb of E-naraina)



(Left thumb of Ramulamma) Page-1-

IN FAVOUR OF

1. MR. MITTA KESAVA REDDY, SON OF LATE. M. CHENNA REDDY aged about 51 years, Occupation: Business, resident of H. No. E-14, Madhura Nagar, Yousuf Guda, Hyderabad.
2. MR. PELLAKURU RAVEENDRA REDDY, SON OF LATE. P. SUBBA REDDY aged about 52 years, Occupation: Business, resident of H. No. E-14, Madhura Nagar, Yousuf Guda, Hyderabad

Hereinafter referred to as the PURCHASERS which term shall mean and include all their heirs, successors-in-interest, assignees etc.

WHEREAS:

- A) Late Shri Eega Pedda Ballaiah and Late Eega Sailoo were the original owners and pattedars of land admeasuring about Ac. 1-14 Gts., in survey no. 135 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District. Late Shri Eega Pedda Ballaiah and Late Eega Sailoo are brothers.
- B) Shri Eega Balaiah was survived by his only son Late Eega Sailoo, who in turn was survived by his only son Shri Eega Narsimha, VENDOR NO. 2 herein. Late Shri Sailoo was survived by his 3 sons namely Shri Eega Madaiah, Late Shri Samaiah and Late Shri E. Ramaiah. Late Shri E. Ramaiah died issueless and his share of land fell to his 2 brothers. Smt. Eega Ramuluamma, W/o. Late Shri Eega Samaiah, became the owner of land which fell to the share of Late Sri Samaiah after his death.
- C) After the death of the Original Pattedars, viz., Shri Eega Pedda Ballaiah and Late Eega Sailoo, the VENDORS No. 1 to 3 being the only legal heirs of the original pattedars became the lawful owners and possessors of the land admeasuring Ac. 1-14 Gts., in survey no. 135 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District.
- D) The names of the VENDORS NO. 1 to 3 were mutated in the revenue records. Pahani for the year 2000 – 01 reflect the names of the VENDORS No. 1 to 3 as owners and possessors of the land admeasuring Ac. 1-14 Gts., in survey no. 135 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District. Patta Passbooks and title books have been issued in favour of the VENDORS NO. 1 to 3 by the Mandal Revenue Office, Uppal Mandal, R.R. District as per the details given below:

S.No.	Name of Pattedar	Patta / Passbook no.	Titlebook no.
1.	Eega Madaiah	82 / 125429	10408
2.	Eega Narsimha	80 / 114680	276278
3.	Eega Ramuluamma	83 / 125430	10481

- E) By virtue of the above referred documents, recitals and records, the VENDORS NO.1 to 3 are the absolute owners and possessors of above Ac. 1-14 Gts., in survey no. 135 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, hereinafter referred to as the Scheduled Property, which is more fully described in the schedule herein.

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(Left Hand of G. Narasingh)

(Left Hand Ramuluamma)

F) THE VENDORS have approached the PURCHASERS to sell the Scheduled Property and the PURCHASERS have agreed to purchase the Scheduled Property for a total consideration of Rs. 24,30,000/- (Rupees Twenty Four Lakhs Thirty Thousand only) on the terms and conditions given hereunder.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. The PURCHASERS have paid the aforesaid total consideration of Rs. 24,30,000/- (Rupees Twenty Four Lakhs Thirty Thousand only) by cash and the receipt of which is hereby admitted and acknowledged by the VENDORS.
2. For the total sale consideration as mentioned above the VENDORS do hereby grant, convey, transfer and sell all that land admeasuring Ac. 1-14 Gts., in survey no. 135 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, unto and in favour of the PURCHASERS by way of absolute sale.
3. The VENDORS hereby covenant with the PURCHASERS that the disbursement/distribution of the sale consideration amongst the VENDORS is purely an internal arrangement and understanding among themselves and no individual VENDOR shall raise any objection/claim as to non receipt/short receipt of share in sale consideration.
4. The VENDORS hereby covenant that Scheduled Property was the absolute property belonging to Late Eega Shri Pedda Balaiah & Late Eega Shri Sailoo and after their death the VENDOR No.1 to 3 herein alone are the absolute owners of the same and no other person other than the VENDORS has any right, title or interest in respect of 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 VENDORS herein above mentioned.
5. The VENDORS hereby declare and covenant that they are the true and lawful pattedars of the Scheduled Property. The VENDORS collectively and severally hereby covenant that no other person(s) other than the VENDORS have any right, title or interest in respect of Scheduled Property or any portion thereof the and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Property by the VENDORS and none of their 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 PURCHASERS.



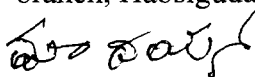


(left thumb of E. Remanamma)



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6. The VENDORS further covenant that Scheduled Property is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the VENDORS hereby give warranty of title. The VENDOR hereby declare that they have 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 VENDORS or otherwise in respect of Scheduled Property it shall be the responsibility of the VENDORS alone to satisfy such claims. In the event of PURCHASERS are put to any loss on account of defecting title or on account of any claims on Scheduled Property, the VENDORS shall indemnify the PURCHASERS fully for such losses.
7. The VENDORS have on this day delivered vacant peaceful possession of Scheduled Property to the PURCHASERS and the PURCHASERS shall be entitled to hold, and enjoy the same as absolute owner thereof from this day.
8. The VENDORS 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 PURCHASERS in the concerned departments.
9. The VENDORS hereby further covenant that there are no rights of any third party relating to any easements, right of way, etc. in respect of Scheduled Property.
10. The VENDORS hereby covenant that the VENDORS have paid all taxes, cess, charges to the concerned authorities relating to 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 VENDORS to clear the same.
11. The VENDORS further declare that the Schedule Property is not attracted by the provisions of A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1 of 1973.
12. The VENDORS further covenants that Scheduled Property is not assigned land within the meaning of A.P. assigned land (Prohibition of Transfers) Act 9 of 1977.
13. The VENDORS hereby further 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 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 VENDORS will be liable for payment of deficit duty.
14. Stamp duty and Registration amount of Rs. 376,700/- paid by way of Challan No. 10090 dated 26.08.06, drawn on State Bank of Hyderabad, Habsiguda branch, Habsiguda, Hyderabad.





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(left thumb of E. Remulome)

SCHEDULE OF PROPERTY

ALL THAT PART AND PARCEL OF AGRICULTURAL LAND admeasuring about Ac. 1-14 Gts., in survey no. 135 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, under S. R. O. Uppal and bounded by:

North : Sy. No. 134
South : Sy. No. 137 & 138
East : Sy. Nos. 139
West : Sy. No. 133 & 136

IN WITNESS WHEREOF the VENDORS and PURCHASERS 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. *V. Venkatesh*

శ్రీ వేంకటేశ్వర

VENDOR NO. 1

2. *P. Sathyanarayana*

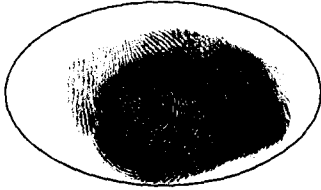
left thumb of E. Narasimha
VENDOR NO. 2

VENDOR NO. 3

(left thumb of E. Ramulamma)

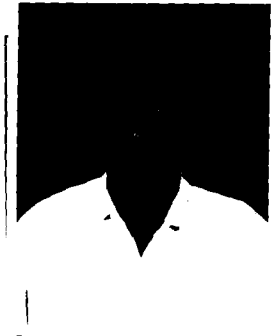
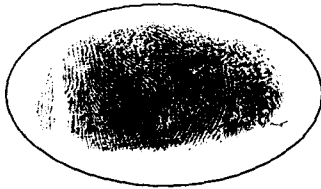
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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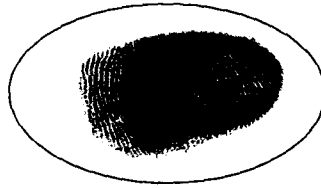


VENDORS:

1. SHRI EEGA MADIAH
S/O. LATE SHRI SAILOO
OCCUPATION: KAVALI (WATCHMAN)
R/O.H.NO. 2-3-50
CHINNA CHERLAPALLY
GHATKESAR MANDAL,
R.R. DISTRICT.



2. SHRI EEGA NARSIMHA
S/O. LATE SHRI SAILOO
OCCUPATION: AGRICULUTE
R/O.H.NO. 2-3-51
CHINNA CHERLAPALLY
GHATKESAR MANDAL,
R.R. DISTRICT.

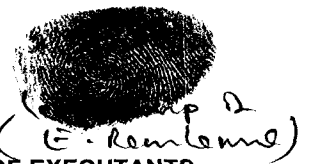


3. SHRI EEGA RAMULUAMMA
W/O. LATE SAMIAH
OCCUPATION: HOUSEWIFE
R/O.H.NO. 2-3-48
CHINNA CHERLAPALLY
GHATKESAR MANDAL,
R.R. DISTRICT.

SIGNATURE OF WITNESSES:

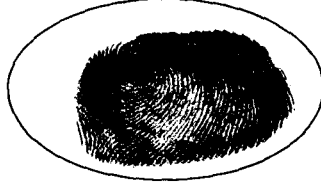
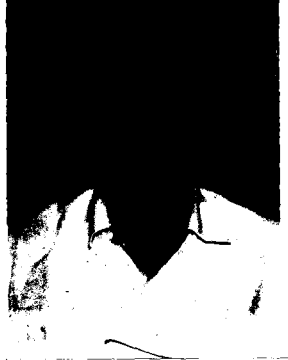

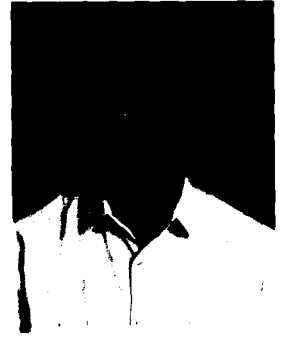
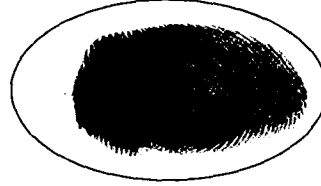

- V. Narasimha*
- K. Satyanarayana*

Shri Eega Madaiiah



SIGNATURE OF EXECUTANTS

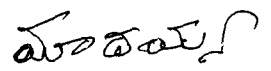
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>PURCHASERS:</p> <p>1. MR. MITTA KESAVA REDDY S/O. LATE. M. CHENNA REDDY OCCUPATION: BUSINESS R/O. H. NO: E-14 MADHURA NAGAR, YOUSUF GUDA HYDERABAD.</p>
			<p>2. MR. PELLAKURU RAVEENDRA REDDY S/O. LATE. P. SUBBA REDDY OCCUPATION: BUSINESS R/O. H. NO: E-14 MADHURA NAGAR, YOUSUF GUDA, HYDERABAD</p>
			<p>REPRESENTATIVE:</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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- 

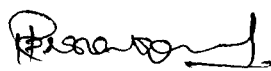


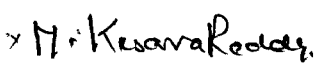


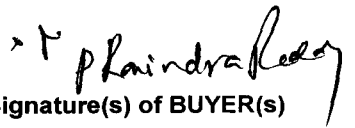
SIGNATURE OF EXECUTANTS

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

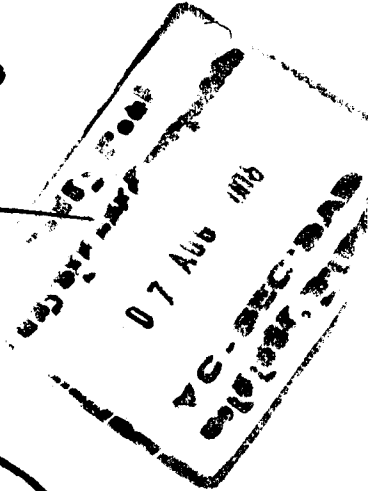
We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, **K. Prabhakar Reddy** as We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.


Signature of the Representative

x 

x 
Signature(s) of BUYER(s)

1 వ పుస్తకము. 1263 3/8 సం॥ పు
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... 7... ఈ కాగితపు వరుస
 సంఖ్య..... 1.....



2006 వ సం॥... 1263 3/8 సం॥ పు... నెల... 26... తేది
 1928- వ.శ.శా... 1263 3/8 సం॥ పు... 4... తేది
 పగలు... 3... మరియు... 4... గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

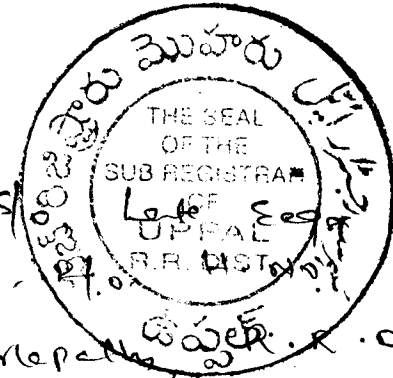
1
 సబ్-రిజిస్ట్రారు

శ్రీ... K. Mandala
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన జిబ్బొగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి

రుసుము రూ॥... 2006/... చెల్లించినారు. హృదయ్య

Receipt No... 100950... Di 24/50... Vide
 SBH, Habsiguda Branch. Sec'bad

హృదయ్య



వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బ్రౌటనవ్రేలు



ఎడమ బ్రౌటనవ్రేలు



ఎడమ బ్రౌటనవ్రేలు



విరూపించినది.

occ: Kavali

Chinna Cherlapally, R. R. Dist

Eega Narshima S/o. Late Eega Sairao
 occ: Agriculture R/o. H-No: 2-3-51
 Chinna Cherlapally, R. R. Dist

Eega Ramulamma w/o. Late Eega Samalab
 occ: Hoveewife R/o. H-No: 2-3-48,
 Chinna Cherlapally, R. R. Dist

V. Narayana S/o. Yedavath occ: Employee
 R/o. 1-41, Cherlapally, R. R. Dist

K. Sattanaraya S/o. Eega Mandala occ: Service
 R/o. H. No. 2-3-51, Chinna Cherlapally
 R R Dist.

2006 వ. సం॥... 1263 3/8 సం॥ పు... నెల... 26 వ తేది

1928 వ. శా.శా... 1263 3/8 సం॥ పు... 4 వ తేది.

సబ్-రిజిస్ట్రారు

1వ పుస్తకము. 126.03/నరసింహ
దస్తావేజాల మొత్తం కాగితములు
సంఖ్య... 7.... ఈ కాగితపు వరుస
సంఖ్య..... 2.....


పబ్-రిజిస్ట్రార్

Endorsement Under Section 42 of Act 17 of 1956
No. 12608 of 2006 Date 26/8/06

I hereby certify that the proper deficit
stamp duty of Rs. 356400 / Rupees ~~Three Lakhs fifty Six~~

Three hundred only.

has been levied in respect of this instrument
from Sri. *E. Madhav*
on the basis of the agreed Market Value
consideration of Rs. 40,500.00 / being
higher than the consideration agreed Market
Value.

S.R.O. Uppal
Sub Registrar and Collector U.S. 4104
INDIAN STAMP ACT
Dated 26/8/06

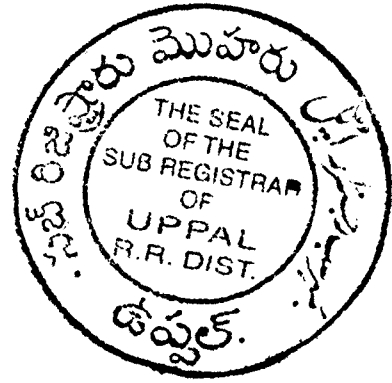
NOTE : D.S.D. Rs. 8000 / D.R.F Rs. — Total
Rs. 8000 / has been collected as
agreed M.V of Rs. 405000 / 26/8/06.

Registration Endorsement

An amount of Rs. 356400 / towards Stamp duty
including Transfer duty and Rs. 20250 /
towards Registration Fee was paid by the party
through Challan Receipt Number 100950
Dated 26/8/06 at SBH Habsiguda Branch. Sec bad.


SUB REGISTRAR

S.B.H. Habsiguda
A/c No. 010000507
of S.R.O. Uppal.

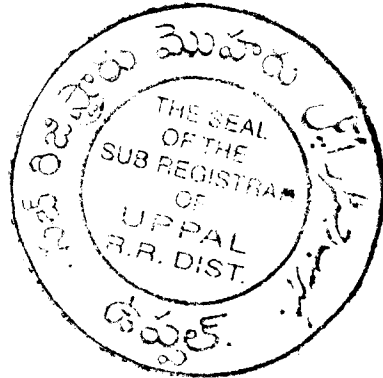


1 వ పుస్తకము 12609/06 సంగీ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 1... ఈ కాగితపు వరుస
పంఖ్య... 3.....

పల్ - రిజిస్ట్రార్

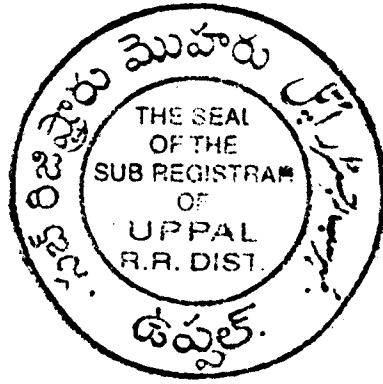
1 వ పుస్తకము సం॥ (కా.4) పు. 12609/06
వెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు 12609... 1-2006 ఇవ్వడమైన
2006 సం॥ గ. రి. నెల... 26... తేది

రిజిస్ట్రార్



1వ పుస్తకము 2499/6 సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...7...ఈ కాగితపు వరుస
సంఖ్య...7.....

పబ్-రజిస్ట్రార్



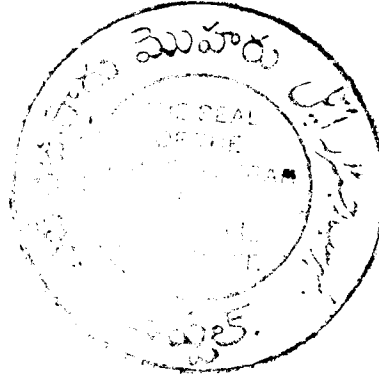
|| వై. పుస్తకము || 2809/6 శాఖాంశం

దస్తవేజుల మొదలుగా గాని ముఖ్యముగా

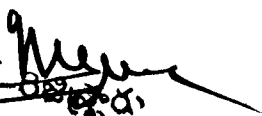
పరిశీలన చేయవలసిందిగా కోరుతున్నాము

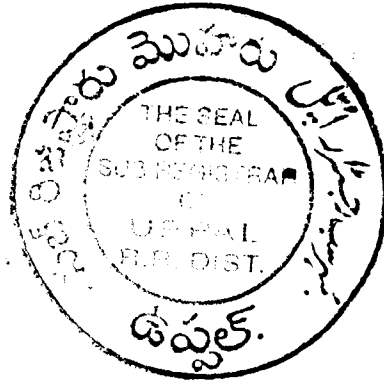
పరిశీలన

~~సీ.ఎ.ఎ.ఎ.ఎ.~~
[Handwritten signature]



1వ పుస్తకము. 2699/06 సం||
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...7...ఈ కాగితపు వయస్
పంఖ్య...8.....


పబ్లికేషన్



1 వ పుస్తకము. 12609/సం||
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...ఈ కాగితపు వరుస
సంఖ్య...7.....

[Handwritten signature]
సర్కిలార్.

