

CR NO: 7894

7825/06

5405
Acen no 8078



SCANNED

आन्ध्र प्रदेश ANDHRA PRADESH

744679

3616 23.5.06.007
smt. Pathika B. Bhatt
Bhaskar K. Bhatti Sec
Self

REGISTRATION MANDATE

SALE DEED

This Sale Deed is made and executed on this the 25th day of May, 2006 at Secunderabad by:

1. **SHRI. P. MADHAV YADAV**, SON OF. LATE SHRI P. BALAIAH YADAV, aged about 46 years, resident of H. No. 1-19-52/1, Gokul Nagar, Near A.S. Rao Nagar, Hyderabad.
 2. **SHRI V. NARENDER**, SON OF LATE SHRI V. YADIAH, aged about 40 years, resident of H. No. 2-2-12, Cherlapally, Hyderabad – 501 301.
 3. **SHRI V. NARASIMAH**, SON OF LATE SHRI V. YADIAH, aged about 36 years, resident of H. No. 2-2-12, Cherlapally, Hyderabad – 501 301,
- Hereinafter collectively referred to as the **VENDORS** and severally as Vendor No. 1, Vendor No. 2 and Vendor No. 3 respectively which term shall mean and include their heirs, legal representatives, administrators, executors, successor-in-interest, assignee, etc.

IN FAVOUR OF

MRS. PATHIKA B. BHATT WIFE **MR. BHASKAR K. BHATT** aged about 41 years, resident of Plot No. 18, Bapubagh, P.G. Road, Secunderabad – 500 003, hereinafter referred to as the **PURCHASER** which term shall mean and include her heirs, legal representatives, administrators, executors, successor-in-interest, assignee, etc.

-1-

WHEREAS:

- A. Occupancy Right Certificate (ORC) was issued in favour of (a) Vadla Narender S/o. Yadaiah and Vadla Narsimha S/o. Yadaiah for an extent of Ac. 0-15 Gts., in Survey no. 44 and Ac. 0-18 Gts. in Survey No. 45 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, (b) Vadla Venkataiah S/o. Narsimha and Vadla Satyanarayana S/o. Narsimha for Ac. 0-29 Gts. and Survey No. 44 and Ac. 0-36 Gts. in Survey No. 45 in Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District vide the proceedings of the Revenue Divisional Officer, Ranga Reddy East Division bearing no. J/8502/1997, dated 30.11.1998. Accordingly Vadla Narender, Vadla Narsimha, Vadla Venkataiah and Vadla Satyanarayana became the absolute owners of Survey No. 44 & 45 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District.
- B. Subsequent to the issue of the ORC, Patta Passbooks were issued in favour of V. Narender, V. Venkataiah and V. Satyanarayana as per details given below

S.No.	Name of Pattedar	Survey Nos.	Extend of land	Patta & Passbook No	Title book No.
1.	V. Narender	44 45	Ac. 0-15 Gts. Ac. 0-18 Gts.	111 & 367711	381884
2.	V. Venkataiah	44 45	Ac. 0-14 Gts. Ac. 0-18 Gts.	112 & 367708	381883
3.	V. Satyanarayana	44 45	Ac. 0-15 Gts. Ac. 0-18 Gts.	113 & 367712	381882

- C. Vendor No.1 Shri P. Madhav Yadav is the absolute owner of Ac. 0-29 Gts. in Survey No. 44 and Ac. 0-36 Gts. in Survey No. 45 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District having purchased the same vide registered Sale Deed bearing no. 8328 /2003 dated 11/7/2003 registered at the SRO Uppal having purchased the same from its original owners are Shri Vadla Satyanarayana, S/o. Late Shri Narsaiah, Shri V. Rama Chary S/o. Shri V. Satyanarayana, Shri V. Giri Babu S/o. Shri V. Satyanarayana, Smt. Vadla Rajamani W/o. Late Shri Venkataiah, Shri V. Srinivasai Chary S/o. Late Shri Venkataiah and Shri V. Brahma Chary S/o. Late. Shri Venkataiah., all are residents of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District.
- D. As per the proceedings of the MRO bearing no B-749/04 dated 26.9.2004 a portion of land in Survey No. 44 & 45 admeasuring Ac. 0-29 Gts. and Ac. 0-36 Gts. respectively was mutated in favour of Shri P. Madhav Yadav. Accordingly Patta No. 162, Passbook No. 433212 and Title Book No. 425826 were issued in favour of Shri P. Madav Yadav.
- E. As per the various documents and recitals given above the Vendors herein are absolute owners of Ac. 1-04 Gts. in Survey No. 44 and Ac. 1-14 Gts. in Survey No. 45 of Cherlapally Village.

[Handwritten signature]

V. Narender

- F. The Purchaser herein has approached the Vendors to sell a part of the above mentioned land admeasuring Ac.1-09 Gts. in Survey No. 44 & 45 (Ac. 1-04 Gts. in sy. no. 44 & Ac. 0-10 Gts. in sy. no. 45) of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District herein after referred to as Scheduled Land and more fully described in schedule herein and plans attached and as per details given here under. The Vendors have agreed to sell to the Purchasers the Scheduled Land on the terms and conditions mentioned here under.

NOW THIS DEED OF SALE WITNESSETH :

1. In consideration of payment of **Rs. 22,05,000/- (Rupees Twenty Two Lakhs and Five Thousand only)** as per details given below, by the Purchaser to the Vendors, the receipt of which the Vendor hereby acknowledges. The Vendor hereby sells, conveys, transfers and assigns unto the Purchaser all their rights, title and interest, claim and demand whatsoever in the Schedule Land and delivers vacant possession thereof to the Purchaser to hold the same absolutely for ever free from all encumbrances, together with all water sources, privileges, easements, appurtenances or any other things hidden in the earth belonging to or appurtenant thereto.
 - a. Cheque No. 100949, Dated 25.05.2006, Amount Rs. 15,30,000/- (Rupees Fifteen Lakhs Thirty Thousand only), Drawn in Karur Vysya Bank Ltd in favour of Vendor No.1.
 - b. Cheque No. 100950, Dated 25.05.2006, Amount Rs. 6,75,000/- (Rupees Six Lakhs Seventy Five Thousand only), Drawn in Karur Vysya Bank Ltd in favour of Vendor No.2.
2. The Vendors hereby covenants with the Purchaser 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.
3. The Vendors hereby assures the Purchaser that the said property is free from all kinds of mortgage charges, agreements to sell, court litigations and any other statutory charges.
4. The Vendors further covenants with the Purchaser that knowingly or otherwise they have has not caused or allowed any distress to be levied on the said property.
5. The Vendors further assures the Purchaser that they have got a clear, effectual, subsisting and marketable title to the said property and absolute authority to sell the same in the manner aforesaid.
6. The Vendors further covenants with the Purchaser that if there remains any undisclosed and un-discharged liability in respect of the said property, they shall clear the same and the Purchaser is free there from.

P. M. V.

V. N. Srinivasulu

V. N. Srinivasulu

7. The Vendors further agrees to indemnify the Purchaser and keep him free from disputes if any raised or objections made to this conveyance by any one and further should any claim be made or dispute raise at any time of any one in regard to this sale, the vendors hereby undertakes that they shall, at their own cost, settle the same and execute or cause to be executed such further acts, deeds and things as to more fully effectively convey title to the property hereby sold and conveyed to the Purchaser.
8. The Vendors also assures the Purchaser that if there remain any liability of taxes or rates for the said property to the Government department or authority up to the date of this conveyance, the Vendors shall clear the same and in case the same are collected from the Purchaser, the Vendors shall pay the same to the Purchaser.
9. The Vendors further assure and covenant with the Purchaser that the Purchaser and their heirs are entitled to peacefully and absolutely enjoy the said property without let or hindrance from any person claiming through them or in trust form them.
10. The Purchaser is hereby entitled to get the said property transferred mutated in his name in Government records and enjoy the same with absolute rights forever.
11. Stamp duty and Registration amount of Rs. 2,09,470/- is paid by way of challan No. 535084, dated 25.05.2006, drawn on SBH, Habsiguda Branch , Hyderabad.

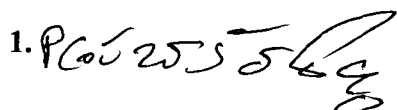

SCHEDULE OF THE PROPERTY

ALL THAT PART AND PARCEL OF LAND admeasuring about Ac. 1-09 Gts. in Sy. No. 44 & 45 (Ac. 1-04 Gts. in sy. no. 44 & Ac. 0-05 Gts. in sy. no. 45), situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District and bounded by:


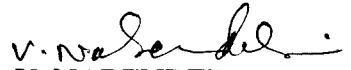

North	Sy.No. 47 & 51
South	Sy. No. 30
East	Part of Sy. No. 45
West	Sy. No. 42 & 43

IN WITNESSES WHEREOF this Sale Deed is made and executed on this the 25th day of May 2006 at Seunderabad by the parties hereto in presence of the witnesses mentioned below:

WITNESSES

1. 
2. 

VENDORS

1. 
P. MADHAV YADAV
2. 
V. NARENDER
3. 
V. NARSIMAH

REGISTRATION PLAN SHOWING

AGRICULTURAL LAND

IN SURVEY NOS.

44 & 45 (PART)

CHERLAPALLY VILLAGE,

GHATKESAR

MANDAL, R.R. DIST.**VENDORS:**

1. SHRI P. MADHAV YADAV, SON OF LATE SHRI P. BALAIAH YADAV

2. SHRI V. NARENDER, SON OF LATE SHRI V. YADIAH, AND OTHERS

VENDEE:

SMT. PATHIKA B. BHATT, WIFE OF SHRI BHASKAR K. BHATT

REFERENCE:**AREA:**

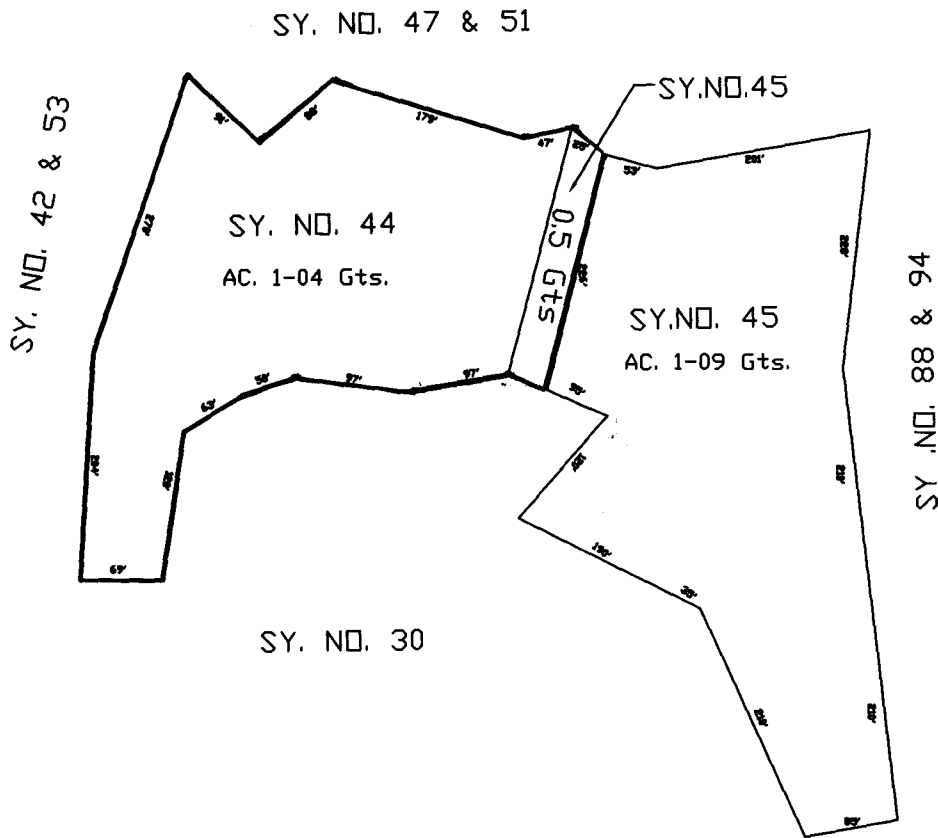
AC. 1-09 GTS.

SCALE:

SQ. YDS. OR

INCL:SQ. MTRS. **EXCL:**

SY. NO. 44: AC. 1-04 GTS.
 SY. NO. 45: AC. 0-05 GTS.
 TOTAL EXTENT: AC. 1-09 GTS.

**WITNESSES:**

1. *P. Madhav Yadav*
2. *A. Shankar Reddy*

V. Narendar
SIG. OF THE VENDORS

V. Narendar

**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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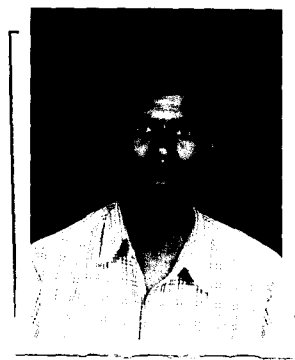
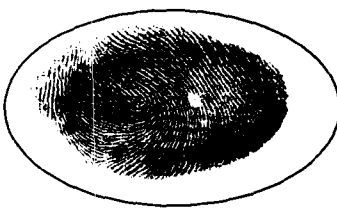


VENDORS:

1. SHRI P. MADHAV YADAV,
S/O. LATE SHRI P. BALAIAH YADAV
R/O H.NO. 1-19-52/1
GOKUL NAGAR
NEAR A.S. RAO NAGAR
HYDERABAD.



2. SHRI V. NARENDER
S/O. LATE SHRI V. YADIAH
R/O H.NO. 2-2-12
CHERLAPALLY
HYDERABAD.



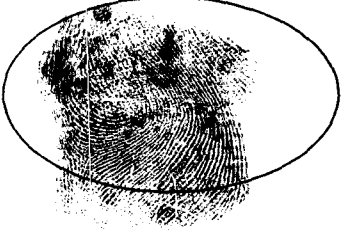



3. SHRI V. NARASIMAH,
S/O. LATE SHRI V. YADIAH
R/O H.NO. 2-2-12
CHERLAPALLY
HYDERABAD.

SIGNATURE OF WITNESSES:

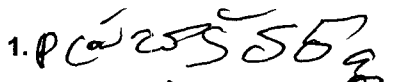

1. *P. Chandra Sekhara*
2. *A. Sheela Lakshmi*

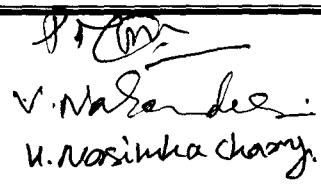
[Signature]
V. Narasimha Chary
SIGNATURE OF THE EXECUTANT'S
V. Narasimha Chary

**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>MRS. PATHIKA B. BHATT W/O. MR. BHASKAR K. BHATT PLOT NO. 18, BAPUBAGH P.G. ROAD, SECUNDERABAD – 500 003</p>
			<p><u>REPRESENTATIVE:</u></p> <p>MR. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD – 500 003</p>

SIGNATURE OF WITNESSES:

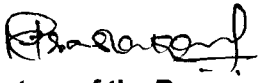
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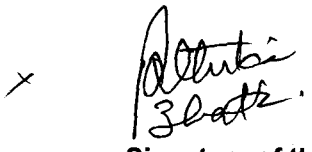
SIGNATURE OF EXECUTANTS

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, **MR. 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 of the Purchaser

7875106

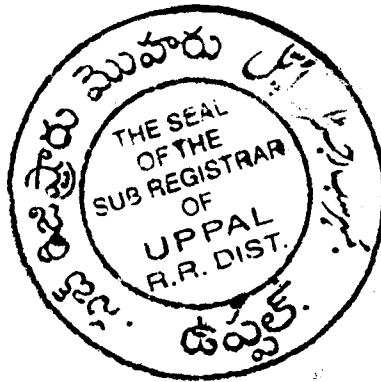
వ పుస్తకము.....సంఖ్య

దస్తవేజాల మొత్తం కాగితముల

సంఖ్య...7...ఈ కాగితపు వరుస

సంఖ్య...7.....

[Handwritten signature]



9875/06

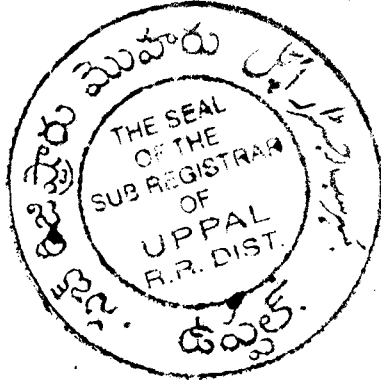
సాక్షాత్ పరీక్షించుటకు.....సంగ్రహ

సాక్షాత్ పరీక్షించుటకు మొత్తం కాగితముల

సంఖ్య.....ఈ కాగితపు వరుస

సంఖ్య.....


సబ్ రిజిస్ట్రార్



7875106

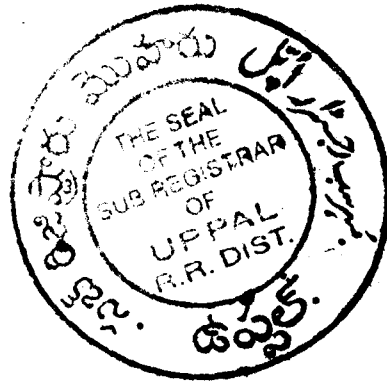
|| వ పుస్తకము.....సంఖ్య

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య.....శ్రీ ఈ కాగితపు వరుస

సంఖ్య.....

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నం-04



౧౯౫౪/౧౬

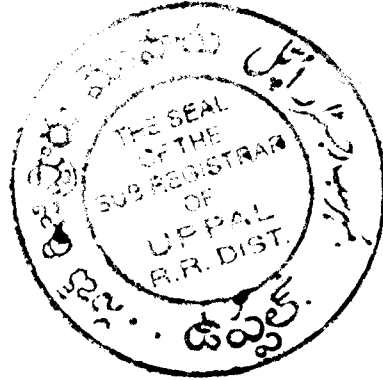
|| నా పుస్తకము.....సంగ్రహ

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య.....౨౯౯౯ కాగితపు వరుస

పంఖ్య.....౪.....

సబ్-రిజిస్ట్రారు



7875/6
సంఖ్య.....సంఖ్య

నిమిత్తం కాగితముల

చేయుచున్న ఈ కాగితపు వరుస

సంఖ్య.....

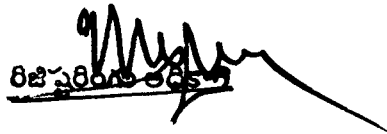
4
సబ్-రిజిస్ట్రార్

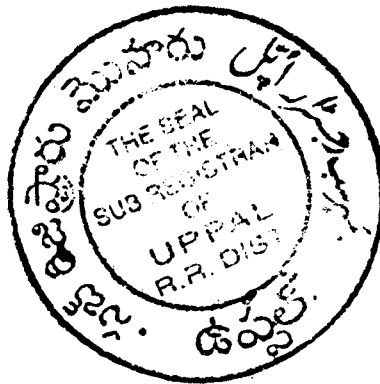
1 వ పుస్తకము సంఖ్య (కా.శ) పు.....7875/6

నింబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం

గుర్తింపు నింబరు.....7875-1-200 ఇవ్వడమైన

200 సంఖ్య.....మై.నెల.....25.....తేది

రిజిస్ట్రార్




7875/06

సంఖ్య 2

హబ్-హబ్ సిగ్నల్

Endorsement Under Section 42 of Act II of 187
No. 7875 of 2006 (Date 25/5/06)

I hereby certify that the proper deficit stamp duty of Rs. 19,835/- i.e. nineteen thousand eight hundred and thirty five only has been levied in respect of this instrument from Sri. Mohan Yadav on the basis of the agreed Market Value consideration of Rs. 2,20,000/- being higher than the consideration agreed Market Value.

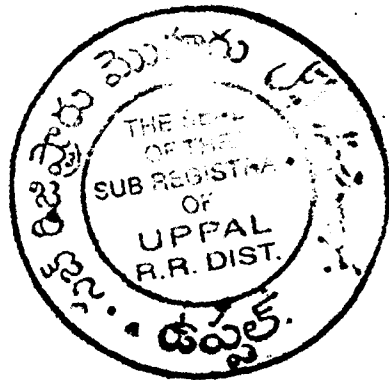
S.R.O. Uppal

Dated 25/5/06

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

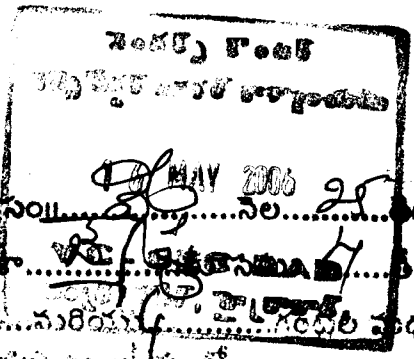
Registration Endorsement

An amount of Rs. 19,835/- towards Stamp Duty including Transfer duty and Rs. 11025/- towards Registration Fee was paid by the party through Challan Receipt Number 535083 Dated 25/5/06 at SBH Habsiguda Branch Sec 69



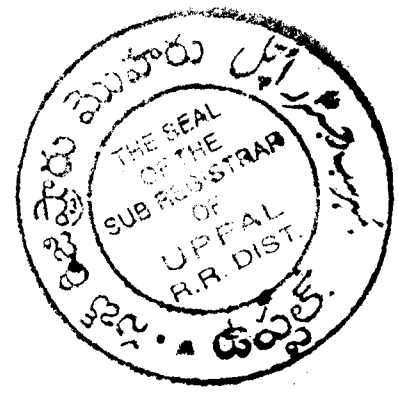
S.B.H Habsiguda A/c No. 0100005079 of S.R.O. Uppal.

7875/06
 - వ పుస్తకము.....సం||ప్ర
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య.....7...ఈ కాగితపు వరుస
 సంఖ్య.....1.....



200/- వ సం||.....నం||.....వ తేది
 192 శ్రీ వ.శ.శా.....వ తేది
 పగలు.....3.....మరియు.....వ తేది
 ఉన్నట్ సబ్-రిజిస్ట్రారు లోనున్నట్

సబ్-రిజిస్ట్రారు



శ్రీ P. Madhava yadav.....
 రిజిస్ట్రారు చట్టము, 1906 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి గడువు పూర్తయిన పాటి గ్రాఫులు
 మరియు పేజీలు గల పాటి సహ బాధులు చేసి
 రుసుము రూ||.....11,025||.....చెల్లించినారు.

Receipt No.....535083 Dt. 25/5/06 vide
 SBH, Habsiguda Branch, Sec'bad

A. Kar

నాని యిచ్చినట్లు ఒప్పకొన్నట్లు
 ఎడమ బ్రౌటనవ్రేలు



P. Madhava yadav S/o. Late P. Balakrishna Yadav,
 Occ: Business R/o. H.No: 1-19-52/1, Gokul nagar
 Near A.S. Rao Nagar, Hyderabad.



ఎడమ బ్రౌటనవ్రేలు V. Narendra

V. Narendra S/o. Late V. Yadaiah Occ: Business
 R/o. 2-2-12, Cherlapally, R.R. Dist. - 501 301.



ఎడమ బ్రౌటనవ్రేలు V. Narasimha Reddy

V. Narasimha S/o. Late V. Yadaiah Occ: Business
 R/o. 2-2-12, Cherlapally, Hyderabad - 501 301.

నిరూపించినది.

- ① P. Prabhakar Reddy (P. Prabhakar Reddy S/o Narasimha Reddy
 Occ: Business, Flat no. 22, Chitra Cherlapally
 R.R. Dist.)
- ② A. Shankar Reddy
 S/o. A. Chitha Reddy. Busem No. 12-1-1433. Shankar
 Nagar, Sec - bad - 17

200/- వ సం||.....నం||.....వ తేది

192 శ్రీ వ.శ.శా.....మం||.....వ తేది.....

సబ్-రిజిస్ట్రారు