

6  
CNO: 7895

787606

Ann: 0079



SCANNED

ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

744680

31617

23.5.06 100/-

Hetak K. Parikh

Krishna Kamli S. Parikh, beg  
self & others

744680  
RECORDS SECTION  
SECUNDERABAD

SALE DEED

This Sale Deed is made and executed on this the 25<sup>th</sup> 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. YADIAIAH, aged about 40 years, resident of H. No. 2-2-12, Cherlapally, Hyderabad – 501 301.
3. SHRI V. NARASHIMA, SON OF LATE SHRI V. YADIAIAH, 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.

*[Signature]*

V. Narendar V. Narasimacharya

**IN FAVOUR OF**

1. **MS. HETAL K. PARIKH**, DAUGHTER OF MR. KRISHNA KANTH S. PARIKH, aged about 22 years, resident of 1-10-98/6, Dwarakadas Co-operative Society, Begumpet, Hyderabad – 16.
2. **MR. PRAVESH B. PARIKH** SON OF MR. BHARAT S. PARIKH, aged about 27 years, resident of 1-10-98/41, 1<sup>st</sup> Floor, Dwarakadas Co-operative Society, Begumpet, Hyderabad – 16.
3. **MR. PIYUSH J PARIKH**, SON OF LATE JAGADISH S. PARIKH, aged about 24 years resident of 1-10-98/41, 2<sup>nd</sup> Floor, Dwarakadas Co-operative Society, Begumpet, Hyderabad – 16.

Hereinafter referred to as the **PURCHASERS** which term shall mean and include her heirs, legal representatives, administrators, executors, successor-in-interest, assignee, etc.

**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 No.	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


*R. C. S.*

*V. Narender*  
*V. Narsimha*

- 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. Srinivasa 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.
- F. The Purchasers herein has approached the Vendors to sell a part of the above mentioned land admeasuring Ac.1-09 Gts. in Survey 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 Purchasers all their rights, title and interest, claim and demand whatsoever in the Schedule Land and delivers vacant possession thereof to the Purchasers 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. 423121, Dated 25.05.2006, Amount Rs. 4,65,000/- (Rupees Four Lakhs Sixty Five Thousand only), Drawn in Indus Ind Bank Ltd in favour of Vendor No.1.
  - b. Cheque No. 423122, Dated 25.05.2006, Amount Rs. 2,70,000/- (Rupees Two Lakhs Seventy Thousand only), Drawn in Indus Ind Bank Ltd in favour of Vendor No.2
  - c. Cheque No. 692741, Dated 25.05.2006, Amount Rs. 4,65,000/- (Rupees Four Lakhs Sixty Five Thousand only), Drawn in Indus Ind Bank Ltd in favour of Vendor No.1.
  - d. Cheque No. 692742, Dated 25.05.2006, Amount Rs. 2,70,000/- (Rupees Two Lakhs Seventy Thousand only), Drawn in Indus Ind Bank Ltd in favour of Vendor No.2.



V. Narasimha Chary

V. Narasimha Chary

- e. Cheque No. 692848, Dated 25.05.2006, Amount Rs. 4,65,000/- (Rupees Four Lakhs Sixty Five Thousand only), Drawn in Indus Ind Bank Ltd in favour of Vendor No.1.
- f. Cheque No. 692849, Dated 25.05.2006, Amount Rs. 2,70,000/- (Rupees Two Lakhs Seventy Thousand only), Drawn in Indus Ind Bank Ltd in favour of Vendor No.2.
2. The Vendors hereby covenants 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.
  3. The Vendors hereby assures the Purchasers 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 Purchasers 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 Purchasers 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 Purchasers 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.
  7. The Vendors further agrees to indemnify the Purchasers and keep them 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 Purchasers 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 Purchasers, the Vendors shall pay the same to the Purchaser.
  9. The Vendors further assure and covenant with the Purchasers that the Purchasers 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 Purchasers 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.



V. Narasimha Chary

V. Narasimha Chary

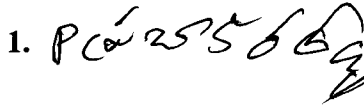
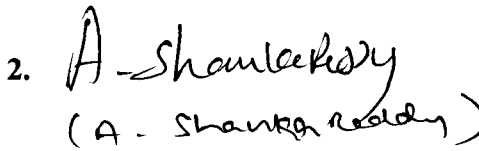
**SCHEDULE OF THE PROPERTY**

**ALL THAT PART AND PARCEL OF LAND** admeasuring about Ac. 1-09 Gts. forming a part in Sy. No. 45, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District and bounded by:



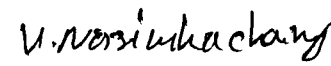
| **West** | Part of Sy. No. 45 |

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

**WITNESSES**

1. 
2.   
(A - Shankar Reddy)

**VENDORS**

- 
1. P. MADHAV YADAV
- 
2. V. NARENDER
- 
3. V. NARSHIMA

**REGISTRATION PLAN SHOWING**

AGRICULTURAL LAND

**IN SURVEY NOS.** 45

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

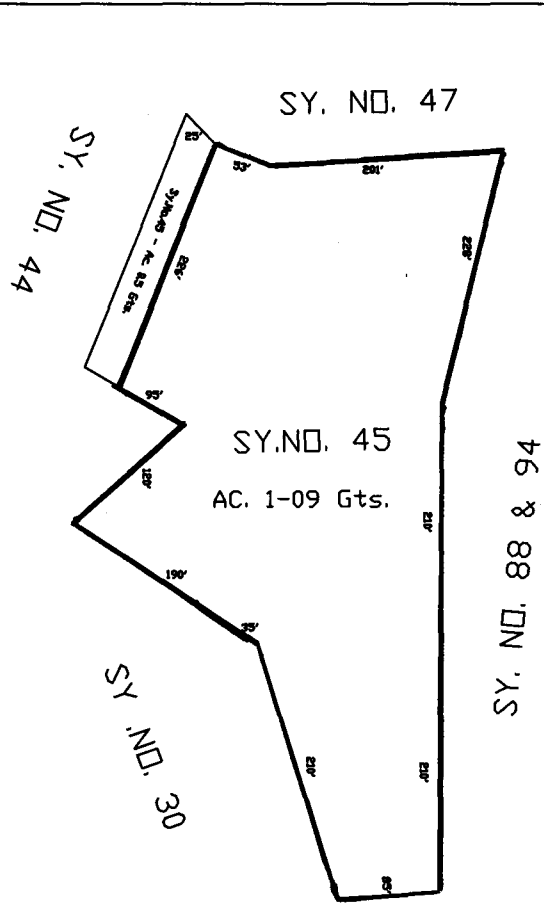
**VENDEE:** MS. HETAL K. PARIKH, DAUGHTER OF MR. KRISHNA KANTH S. PARIKH  
AND OTHERS

**REFERENCE:**  
**AREA:** AC. 1-09 GTS.

**SCALE:**  
**SQ. YDS. OR**

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

**EXCL:**



**WITNESSES:**

- 1. *P. Lakshmi Reddy*
- 2. *A. Shankar Reddy*

*[Signature]*

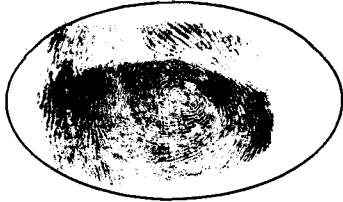
*V. Narendar*

*V. Vasimachari*

**SIG. OF THE VENDORS**

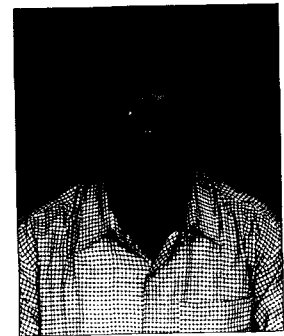
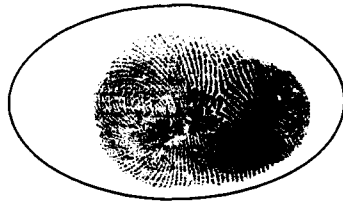
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

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

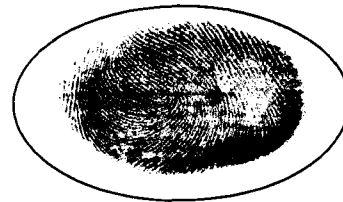


**VENDORS:**

**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. Govind Reddy

2. A. Shankar Reddy

  
 V. Narender  
 V. Narasi mahachary

**SIGNATURE OF THE EXECUTANT'S**

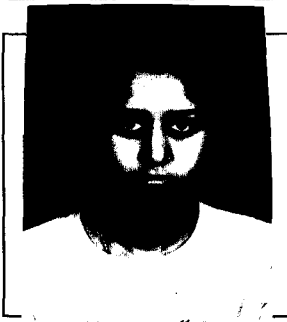
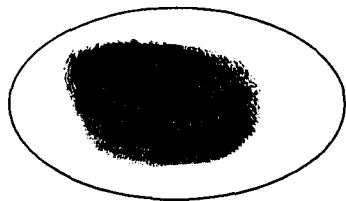
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT  
IN BLACK  
(LEFT THUMB)

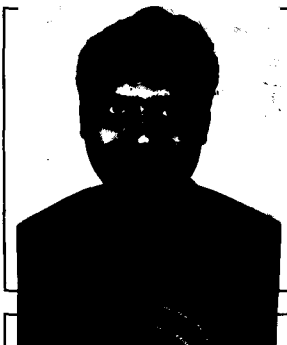
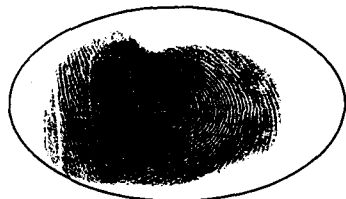
PASSPORT SIZE  
PHOTOGRAPH  
BLACK & WHITE

NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT / SELLER / BUYER

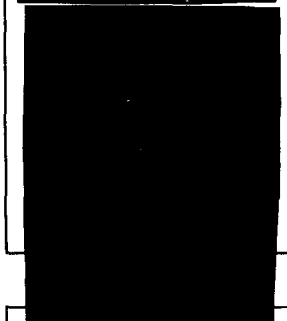
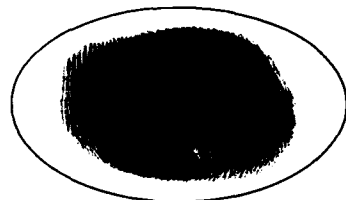


**PURCHASERS:**

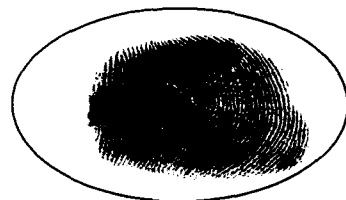
**1. MS. HETAL K. PARIKH**  
D/O. MR. KRISHNA KANTH S. PARIKH  
1-10-98/6  
DWARAKADAS CO-OPERATIVE SOCIETY  
BEGUMPET, HYDERABAD – 500 016.



**2. MR. PRAVESH B. PARIKH**  
S/O. MR. BHARAT S. PARIKH  
1-10-98/41, 1<sup>ST</sup> FLOOR  
DWARAKADAS CO-OPERATIVE SOCIETY  
BEGUMPET, HYDERABAD – 500 016.



**3. MR. PIYUSH J. PARIKH**  
S/O. LATE JAGADISH S. PARIKH  
1-10-98/41, 2<sup>ND</sup> FLOOR  
DWARAKADAS CO-OPERATIVE SOCIETY  
BEGUMPET, HYDERABAD – 500 016.



**REPRESENTATIVE:**

**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

**SIGNATURE OF WITNESSES:**

1. P. C. S. S. S. S.
2. A. S. S. S. S.

*[Handwritten Signature]*  
V. N. S. S. S.  
V. N. S. S. S. S. S.

**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.

*[Handwritten Signature]*

**Signature of the Representative**

*[Handwritten Signature]*

**Signature(s) of PURCHASER(s)**

*[Handwritten Signature]*

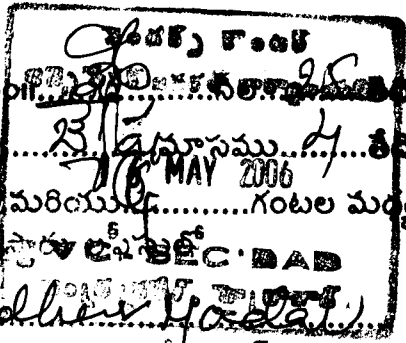
*[Handwritten Signature]*



7876106

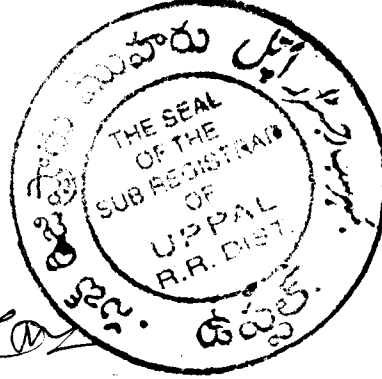
1 వ పుస్తకము.....సం||పు||  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య.....౬.....ఈ కాగితపు వరుస  
సంఖ్య.....1.....

2006- వ సం||.....నెల||.....వ తేది  
192౬ వ.శ.శా.....మాసం.....వ తేది



పగలు.....3.....మరియు.....గంటల మధ్య  
ఉప్పుల్ సబ్-రిజిస్ట్రారుల సెక్షన్ SEC'DAB  
శ్రీ.....P. Madhar Yadav  
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
అనుసరించి సమర్పించవలసిన పోబోగ్రాఫులు  
మరియు పేలిముద్రలతో సహా దాఖలుచేసి  
రుసుము రూ||.....11095/.....చెలింబినారు.

సబ్-రిజిస్ట్రారు



Receipt No...535084...Dt.25/5/06...Vida  
SBH, Habsiguda Branch, Sec'bad

ద్రాసి యిచ్చినట్లు ఒప్పుకోవారు.

P. Madhar Yadav



P. Madhar Yadav s/o. Late Balairab Yadav, occ:  
Business Pl. 1-19-52/1, Gokul Nagar, near  
A.S. Row Nagar, Hyderabad.

ఎడమ బ్రౌణనవ్రేలు

V. Narendar



V. Narendar s/o. Late V. Yadaiah occ: Business  
Pl. 2-2-12, Cherlapally, Hyderabad. - 501301



ఎడమ బ్రౌణనవ్రేలు

V. Narshama

V. Narshama s/o. Late V. Yadaiah occ: Seerice  
Pl. 2-2-12, Cherlapally, Hyderabad - 501301.

నిరూపించబడింది.

P. Chaitanya Reddy

P. Chaitanya Reddy s/o. Narshama Reddy  
occ: Business Pl. 22, Chincherlapally  
R.R. Dist.

A. Shanthi Reddy

A. Shanthi Reddy, occ: Business Pl. 12-1-1433,  
Nageram, Sec-Bad - 017.

2006 వ సం||.....నెల||.....వ తేది  
192౬ వ.శ.శా.....మాసం.....వ తేది

7876106  
 నా పుస్తకము.....సంఖ్య  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య.....ఈ కాగితపు వరుస  
 పంఖ్య.....  
 పద్-రిజిస్ట్రారు

2000... them Under Section 42 of Act II of 189

No. 7876 of 200 Date 25/5/06

I hereby certify that the proper deficit  
 stamp duty of Rs. 198350 rupees... nineteen lakhs  
 eight thousand three hundred and thirty only  
 has been levied in respect of this instrument  
 from Sri. P. Madhav yadav  
 on the basis of the agreed Market Value  
 consideration of Rs. 2,20,500/- being  
 higher than the consideration agreed Market  
 Value.

S.R.O. Uppal

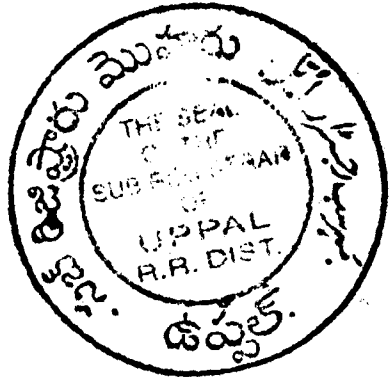
Dated 25/5/06

*[Signature]*  
 Sub Registrar  
 and Collector U/S. 41&4  
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 1,98,350 towards Stamp Duty  
 including Transfer duty and Rs. 11,025  
 towards Registration Fee was paid by the part,  
 through Challan Receipt Number 525084  
 Dated 25/5/06 SBH Habsiguda Branch Sec 039

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



7876106

1వ పుస్తకము.....సంఖ్య

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....ఈ కాగితపు వరుస

సంఖ్య.....

1

సబ్-రిజిస్ట్రారు

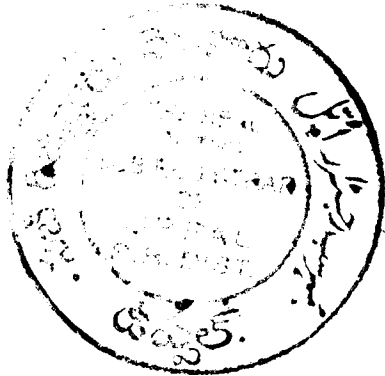
1వ పుస్తకము సంఖ్య (కా.న) పు.....7876106

వెంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం

గుర్తింపు వెంబరు.....200 ఇవ్వడమైనది

200 (సంఖ్య).....నెల.....వీధి.....

*[Handwritten signature]*



7876106

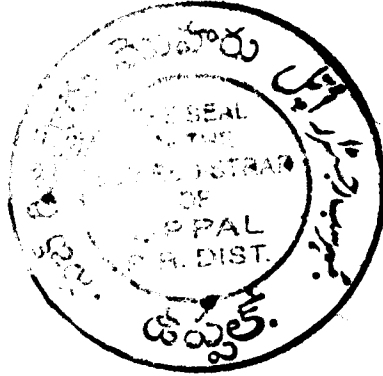
వస్తువులము.....సంఖ్య

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....ఈ కాగితపు వరుస

సంఖ్య.....

పద్-రిజిస్ట్రారు



౭౪౭౬/౦౬

1 వ పుస్తకము.....సంగ్రహ

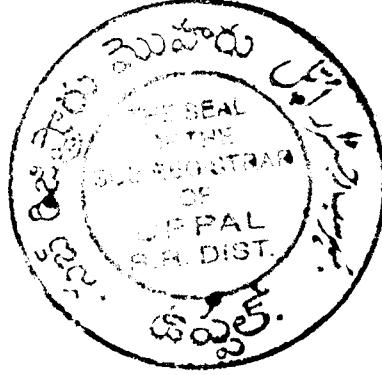
దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...౯౯...ఈ కాగితపు వరుస

సంఖ్య...౧.....



సబ్-రిజిస్ట్రారు




7876106

వస్తువు.....సంఖ్య

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య.....ఈ కాగితపు వరుస

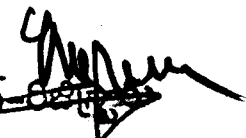
సంఖ్య.....

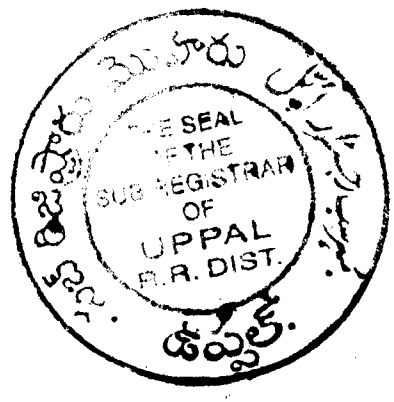
  
సబ్ రిజిస్ట్రార్



౩౪౩౬౧౬  
1వ పుస్తకము.....సం||

దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య...౩...ఈ కాగితపు వరుస  
సంఖ్య...౭.....

  
పబ్లికేషన్



7876106

1వ పుస్తకము.....సంఖ్య

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...ఈ కాగితపు వరుస

*[Handwritten signature]*  
సబ్ రిజిస్ట్రార్

