

No. 51735 21-3-83. 5000/-

W. S. Balu Rao & Co. Voluntary Trustees & Ex-Officio
 OR Osmania University Teachers Co-operative Housing Society Hyderabad

N. Sahu
 Sr. Supdt,
 Ex-Officio Govt. Vendor,
 G.S.O., Hyderabad.

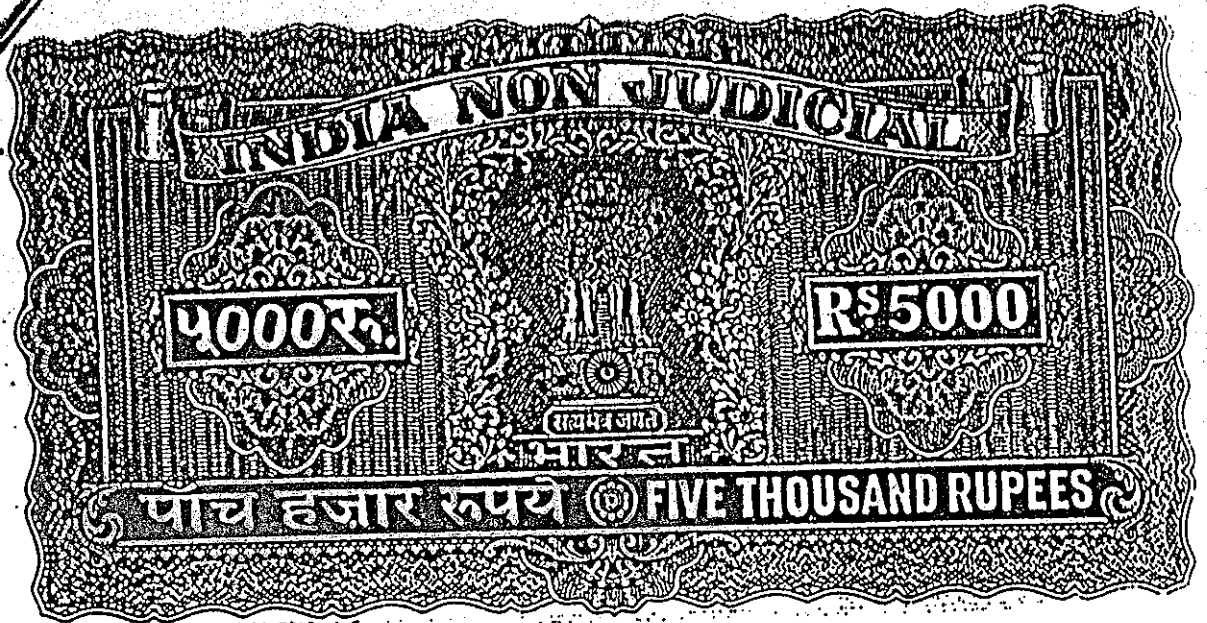
SALE DEED

THIS DEED OF ABSOLUTE SALE is made and executed on this the 25th day of March 1983 by Sri Kothuri Sreerama Murthy son of late Sri Lingamaiah, aged about 56 years, occupation land lord, native of Ammuguda village Vallabhanagar taluka, Rangareddy District, who is temporarily residing at 2440 Alpine Crescent of the City of Victoria in the Province of British Columbia CANADA, represented by his General Power of Attorney Prof. Ramalingam Kaparthi son of late Sri Ramulu aged about 53 years, residing at H.No. 10-3-18/4 East Marredpally, Secunderabad, Andhra Pradesh, India (the power of Attorney Registered in document No. 10 of 1982 dt. 11-1-1982 of the Office of the Sub-Registrar, Secunderabad) hereinafter called the **VENDOR** of the First part,

IN FAVOUR OF

The Osmania University Teachers' Co-operative Housing Society (TAB No. 134) represented by its President Prof. P. Ramachander Rao son of Sri P. Madhava Rao aged 49 years resident of H.No. 6-1-69/4/4 Saifabad, Hyderabad and its Secretary Sri J.S. Babu Rao son of Sri late Sri Venkat Ratnam aged about 43 years, resident of L/53,

Ramalingam Kaparthi



Sl. No. 51736, 21-3-83 Rs. 5000/-

J. S. Babu Rao, s/o Venkatarathnam R/Hyd.
Osmania University Teachers Co-op Housing Society Hyd.

A. S. Sreenivasulu
Sub-Registrar, Supdli,
& Ex-officio Stamp Vendor.

: 2 :

Osmania University quarters, Tarnaka, Hyderabad,
hereinafter called the PURCHASER of the other part,
(the terms VENDOR and PURCHASER wherever they occur
hereunder and whenever the context so admits shall
mean and include their heirs, executors, administrators,
assigns, legal representatives, successors-in-interest
etc.,)

WITNESSETH ASFOLLOWS:-

WHEREAS the VENDOR is the absolute owner and in
possession and enjoyment of agricultural lands in
S.No. 602 (admeasuring 20.70 acres) and S.No. 603
(admeasuring 16.78 acres) situated at Kapra village,
Vallabh Nagar taluka, Rangareddy district which has been
vested from his father late Sri Lingamaiah.

Sri Lingam Kapra



51737 21-3-82 5000/-

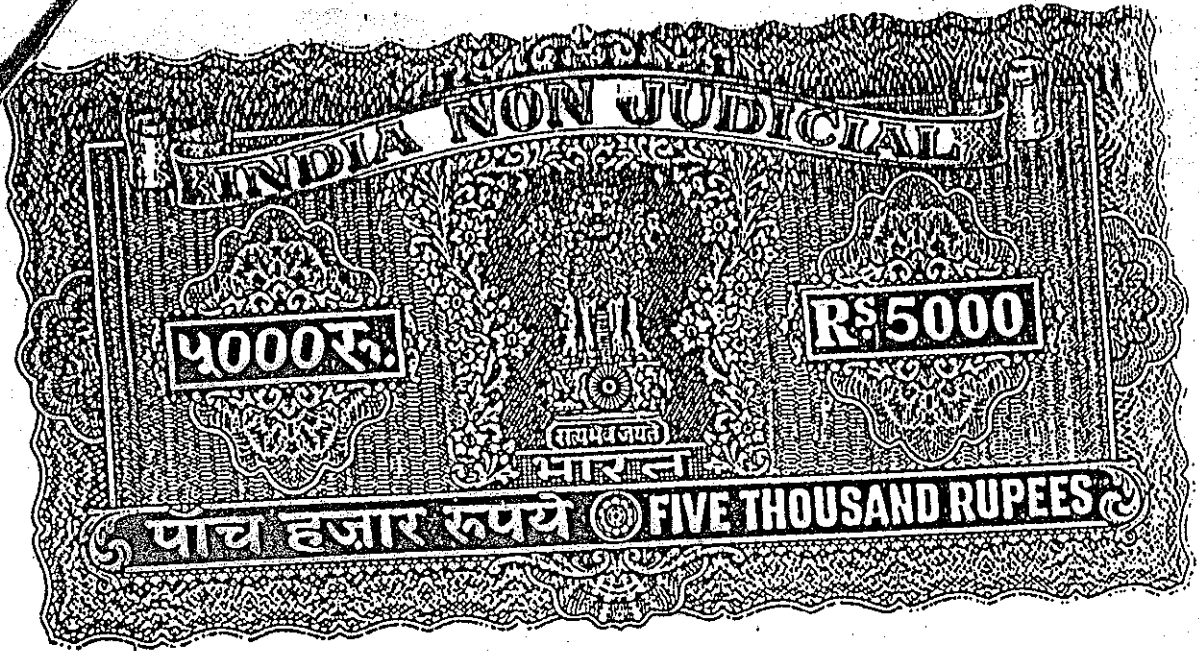
J.S. Babu Rao, S/o. Venkataratnam, R/o Hyd.
Osmania University Teachers Co-op
Housing Society, Hyd.

S. Selenam
Sub-Registrar, S.M.P.H.
& Ex-officio Stamp Vendor,
G.S.O., Hyderabad.

: 3 :

AND WHEREAS the VENDOR has offered to sell an area of 10.35 acres in S.No.602 and an area of 8.50 acres in S.No. 605, set out above, for a consideration of Rs. 20,000/- (Rupees twenty thousand) per acre as price thereof, and the PURCHASER has agreed to purchase the same for the said sale consideration, and accordingly an agreement was reduced into writing on 22-1-1982 between the parties herein, and in pursuance of the said agreement, the PURCHASER herein has paid a sum of Rs. 5,000/- (Rupees five thousand only) to the VENDOR herein through cheque No. 889040 dt. 22-1-1982 as part sale consideration and the VENDOR hereby acknowledges the same.

Ramaalingam Kaparthi



51738 21-3-83 5000/-
J S. Babu Rao S/o Venkataratnam, R/O Hyd. *S. S. Srinivasulu*
Oswania University Teachers Co-op Housing
Society, Hyd. *S. S. Srinivasulu*

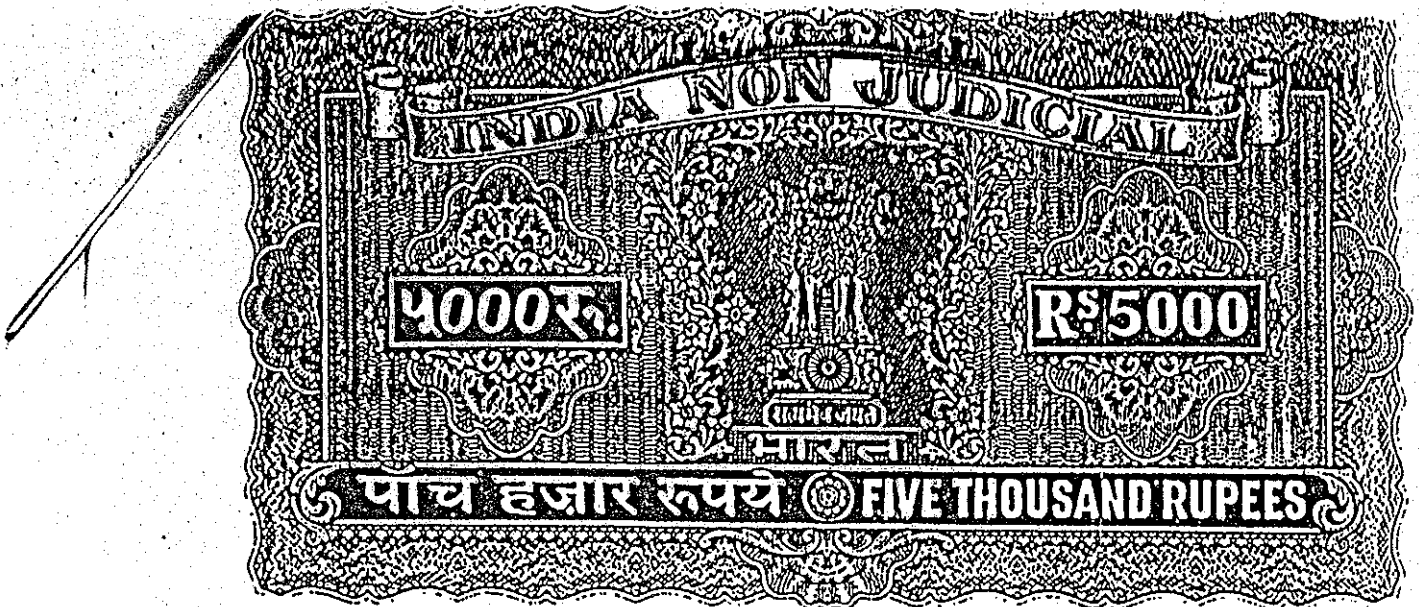
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AND WHEREAS, the Government of Andhra Pradesh accorded permission under the Urban Land Ceiling Act, to the extent of 10.35 acres in S.No.602 and 4.65 acres in S.No.605 viz. 15 acres in total, hence this sale deed is limited to the said extents, as shown in the schedule to this sale deed.

AND WHEREAS the PURCHASER has paid a further sum of Rs. 2,95,000-00 (Rupees two lakhs ninety five thousands) to the VENDOR herein towards the full sale consideration as follows:

- Rs. 75,000/- (Rupees seventy five thousand) cheque No.889048 dt. 24-3-1982.
- Rs. 10,000/- (Rupees ten thousands) cheque No.035341 dt.20-12-'82
- Rs. 10,000/- (Rupees ten thousands) cheque No.035343 dt. 03-01-'83.

R. Sundararam Kaparthi



51739 21-3-83 5000/-

T.S. Babu Rao, S/o. Venkataratnam, R/Hyd.

Osmania University Teachers Co-op. Housing
Society, Hyd.

S. S. Sreenivasulu Reddy

Sub-Reg. Officer, Supdt.,
& Ex-officio Stamp Vndr.
G.S.O., II, Hyderabad.

: 5 :

Rs. 1,00,000/- (Rupees one lakh) cheque No. 035345 dt. 10-01-1983.

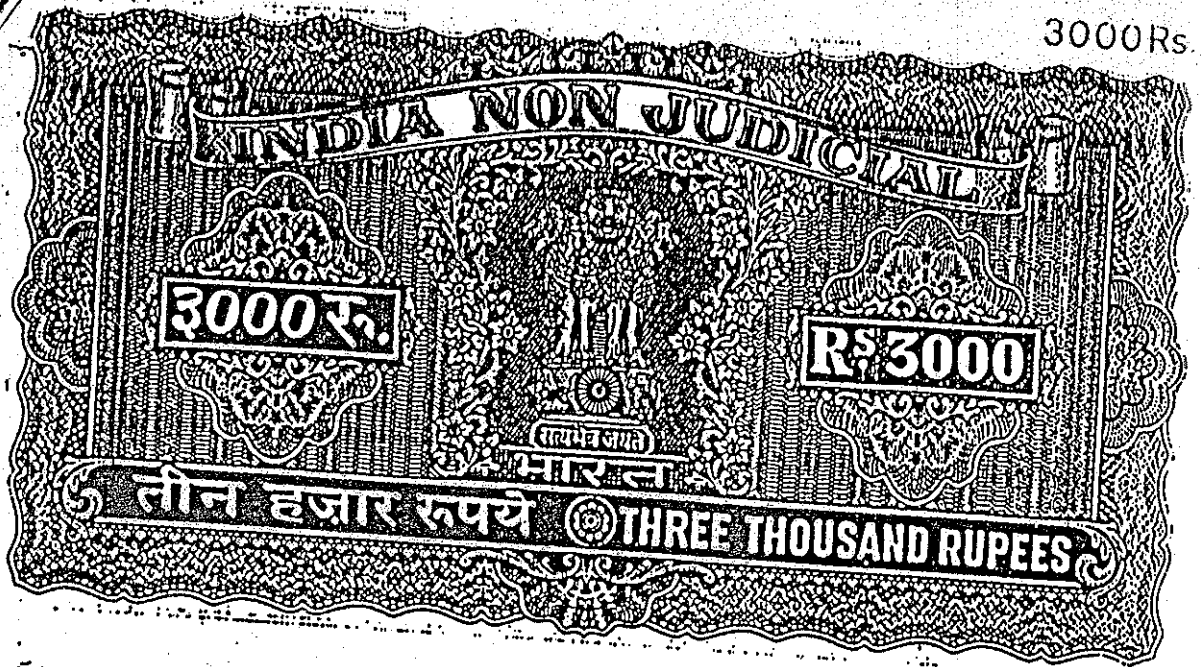
Rs. 1,00,000/- (Rupees one lakh) cheque No. 035347 dt. 15-01-1983.

And thus the PURCHASER has already paid the entire sale consideration of Rs. 3,00,000/- (Rupees three lakhs) to the VENDOR herein, and the VENDOR hereby acknowledges the receipt of the same.

WHEREAS the VENDOR having received the entire sale consideration of Rs. 3,00,000/- (Rupees three lakhs) from the PURCHASER, hereby grants, assigns, sells, transfers and conveys his right, title and interest in the schedule mentioned property more fully described at the foot of this indenture and as delineated in the plan annexed hereto and marked Red, to the purchaser herein together with all the liberties, privileges,

Ramesalingam Karaparthi

3000Rs



51745 21.3.33 3000/-

D. S. Babu Rao, Secy, Venkataswamy Trust, Hyderabad.
 D. S. Babu Rao, Secy, Venkataswamy Trust, Hyderabad.
 Hyderabad Society, Hydol.

A. Saleem
 Sub-Registrar, Suppl,
 & Ex-officio Stamp Vendor,
 G.S.O., Hyderabad.

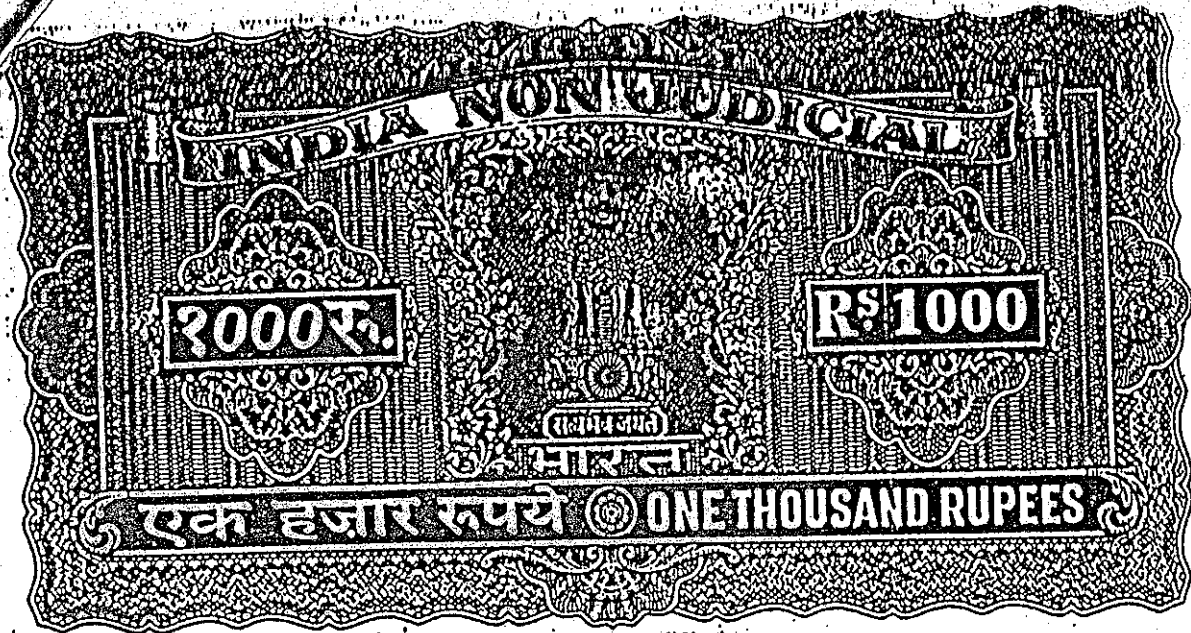
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easements advantages, and appurtenances, standing tress etc.,
 whatsoever belonging to or relating to the schedule mentioned
 property and every part there to have and to hold the same
 absolutely and for ever.

THIS SALE DEED WITNESSETH THAT:

1. The VENDOR hereby declares that he is the absolute owner of the schedule mentioned property and this sale is an absolute sale.
2. The schedule property hereby conveyed shall be quietly and peacefully held and enjoyed by the PURCHASER absolutely and without any interruption or disturbance whatsoever by the VENDOR or his legal representatives. The possession of the schedule mentioned property was already delivered to the PURCHASER.

Rundiyam Kapurli



dt. No. 22510, 22-12-1977, 1000/-

SOLD TO: S. Babu, P.O. Venkateswaram, B. K. Road
 FOR THE: ~~Government of Andhra Pradesh~~
 Government of Andhra Pradesh, Hyderabad

A. Saleem
 Sub-Registrar, Supdt,
 Ex-officio Vendor,
 G.S.C. Hyderabad.

: 7 :

3. There are no persons whatsoever that can claim any title to the schedule property, hereby sold.
4. The VENDOR assured the PURCHASER that the schedule property or every part thereof is free from all encumbrances, charges, liens and securities, prior agreements of sale, Government attachments or litigations. The schedule property is not subject to any acquisition proceedings of any Revenue, Government or Public authorities.
5. The PURCHASER shall always be kept indemnified by the VENDOR for and against all losses, damages, costs and expenses

Ramalingam Kaparthi



cl. : 51746 21-3-83 Mumbai
 T.S. Babu Rao, S/o Venkataratnam, R/o Md
 Ushania University, Teachers
 Co-op Housing Society, Md.

S. S. S. S.

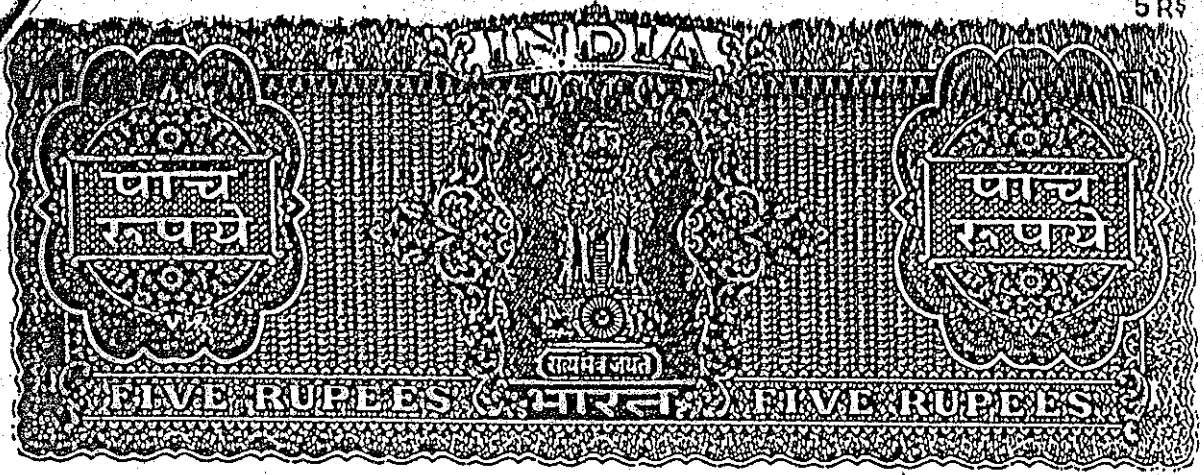
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which the PURCHASER may sustain, incur, suffer or be put to by reason of any defect in the title of VENDOR to the schedule property hereby conveyed or any part thereof.

6. The VENDOR and all persons lawfully and equitably claiming through or under him shall and will from time to time and at all times hereinafter at the request and the cost of the PURCHASER execute and register, if necessary, all such lawful acts, deeds and things whatsoever for further and more perfectly assuring the schedule property hereby conveyed and every part thereof to the PURCHASER.

7. The VENDOR has paid the land revenue payable, other dues and demands to the Government and all other authorities on the

Ramalingam Karpurthi



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 Baburao
 Bhuktaracham
 B.N. Teachers Co-op. Socy. Ltd., Hyd

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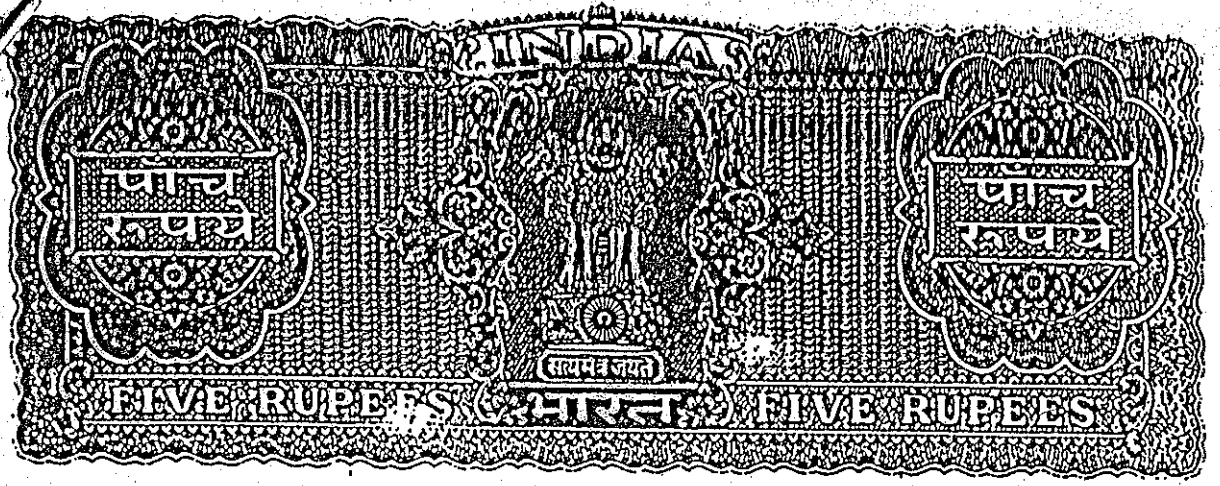
schedule property upto date, and nothing is due. It shall be the responsibility of the Vendor to pay any arrears in this regard.

8. The VENDOR further agrees, and assures, the purchaser that the recitals afore-mentioned are true and nothing material has been concealed and nothing in false herein.

9. The schedule mentioned property hereby conveyed is not an assigned land, and hence the provisions of Act. No.9 of 1977 have no application.

10. The Government of Andhra Pradesh has accorded exemption under Sec. 20(1) (a) of Urban Land (Ceiling and Regulation) Act, 1976 under G.O.Ms.No.2194 Revenue (DC.II) Department dated 31.12.1982, and hence there is no embargo for sale of the schedule mentioned property.

Rameshwar Karanthi



863). 29/3/52 - 5/

K. S. Subbarao

West. Madras. Sec.

W. T. Tendler Co. of H. S. Road, Madras.

: 10 :

SCHEDULE OF PROPERTY

Survey No. 602 admeasuring 10.35 acres out of total area of 20.70 acres.

Survey No. 605 admeasuring 4.65 acres out of total acre of 16.78 acres.

Total area hereby sold 15.00 acres.

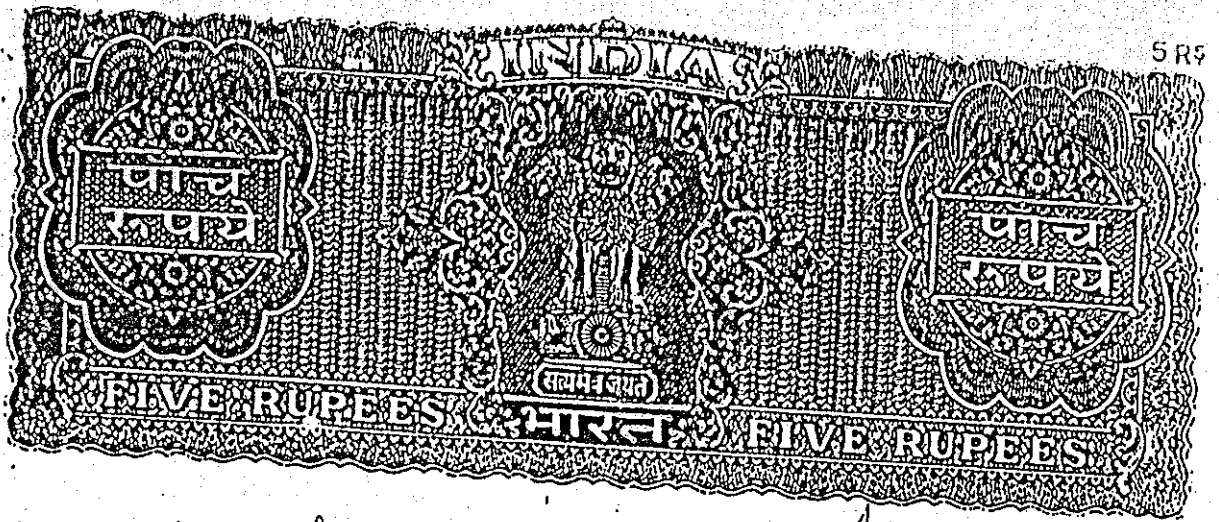
under Gram Panchayat, Kapra situated at Kapra village (Vallabhnagar) talukā Rangareddy

District, and bounded by:-

North	:	S.No.600 and S.No.599
South	:	S.No.602 (part) 603 and S.No.604
East	:	Kapra Kancha, Sainikpuri
West	:	S.Nos. part of 605.

Ramalingam Kaparthi

Ramalingam Kaparthi


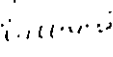


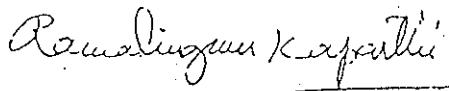
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Bachchan
Vidyaaramam &
C.M. Teachers Co. of. the Society W. Hyd.

: 11 :

IN WITNESS WHERE OF the VENDOR through his G.P.A. holder has signed with free will and consent, on this the 25th day of March 1983 in the presence of the following witnesses at Hyderabad.

WITNESSES:

1. 
G. P. K. ...
2. 
G. P. K. ...


VENDOR
through his G.P.A. holder
PROF. RAMALINGAM KAPARTHI.

REGISTRATION PLAN OF SITE IN SURVEY
NOS 602 (PART) AND 605 (PART), SITUATED
AT KAPRA VILLAGE, VALLABHNAGAR TALUK, R.R. DIST.

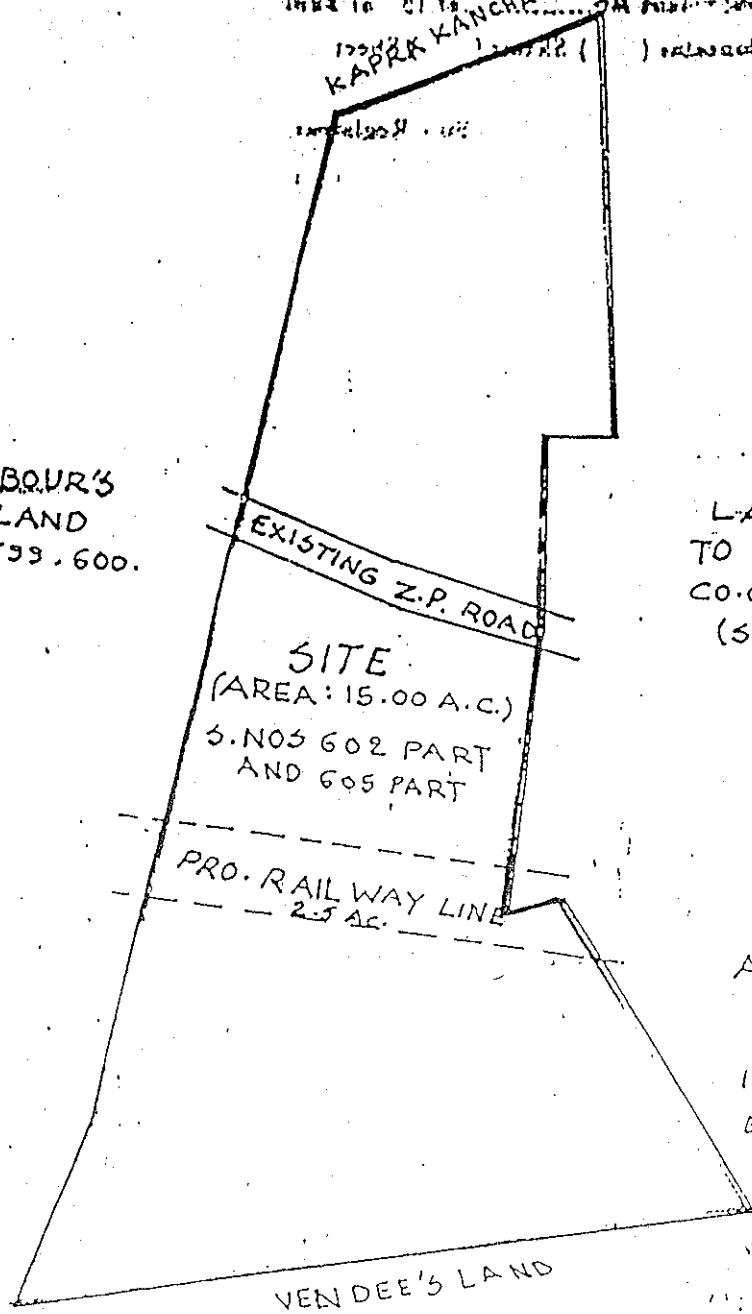
VENDOR: MR. KOTTURI SREERAMA MURTHY S/O MR. LINGAMAYYA
THROUGH HIS G.P.A. MR. RAMALINGAM KAPARTHI.
VENDEE: OSMANIA UNIVERSITY TEACHERS CO-OP, HOUSING SOCIETY.

KAPRA KANCHI
KAPRA KANCHI

SCALE : 1" = 200'-0"

NEIGHBOUR'S
OPEN LAND
S.No. 533, 600.

LAND-BELONGS
TO HMT. BEARINGS
CO-OP, HOUSING SOCIETY
(S.NO. 602 PART)



EXISTING Z.P. ROAD

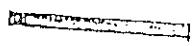
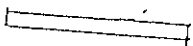
SITE
(AREA: 15.00 A.C.)
S. NOS 602 PART
AND 605 PART

PRO. RAILWAY LINE
2.5 AC.

VENDEE'S LAND

AREA : 15.00 A.C.

REFERENCE.

INCLUDED 
EXCLUDED 

SIG. OF VENDOR

WITNESSES.

1.