

00ZZ04393935

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

LEELA G. CHIMALA
STAMP VENDOR
No 02/2004
5-4-73/A, Lekar, Banjara
SecUNDERABAD-500 003

Sale to: Dr. N. Hrudhira
For: B & C ESTATES - Sale Dept
SALE DEPT

The Sale Deed is made and executed on this the 18th day of November 2006 at Hyderabad by:

- 1. SMT. M. SUNBETHA, Daughter of Sri M. Venkat Rama Rao, aged about 27 years, Occupation: Service, resident of 2-90, Mallapur Village, Uppal Mandal, Ranga Reddy District, represented by her General Power of Attorney holder SRI M. VENKAT RAMANA RAO, S/o. Sri M. Venkat Rama Rao, aged about 32 years, Occupation: Business, P/O. 2-90 Mallapur Village, Uppal Mandal, Ranga Reddy District vide GFA validated in file bearing no. 1998E/2006 dated 14.03.2006 registered at D.R. Office, Ranga Reddy District.
- 2. SHRI. M. VENKAT RAMANA RAO, Son of Sri M. Venkat Rama Rao, aged about 32 years, Occupation: Business, resident of H. No. 2-90 Mallapur Village, Uppal Mandal, Ranga Reddy District.

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

IN FAVOUR OF

M/s. B & C ESTATES, a registered partnership firm having its office at 1, 2 & 3 Ground Floor, Hariganagan Complex, Banjara, Secunderabad 500 003, represented by its Partner Sri Sushil Mehta, son of Late. Sri Uttamal Mehta, aged about 51 years, Occupation: Business, resident of Plot No. 21, Dapubaga Colony, Prenderghast Road, Secunderabad - 500 003, hereinafter referred to as the PURCHASER which term shall mean and include all their heirs, successors-in-interest, assignees etc.

[Handwritten Signature]

ఎలక్ట్రానిక్ సేవలను అందించుటకు అధీకృత ప్రతినిధి ఇచ్చు ధృవీకరణ పత్రము

Declaration by the Authorized Agent for Delivering the Electronic Services

- i. ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి నేను పొందిన అసలైన సమాచారానికి సరియైన నకలు అయి వున్నది.

The computer output in the form of computer printouts attached herewith is the correct representation of its original as contained in the computer systems accessed by me for providing the service.

- ii. ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము నియోగింపబడిన అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి క్రమబద్ధమైన పద్ధతిలో సేకరింపబడినది.

The information contained in the computer printouts has been produced from the aforesaid computer systems during the period over which the computer was used regularly.

- iii. ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము కంప్యూటర్ సిస్టమ్స్ లో క్రమమైన పద్ధతిలో నమోదు చేయబడినది.

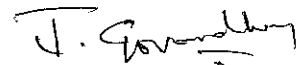
During the said period, information of the kind contained in the computer printout was regularly recorded by the aforesaid computer systems in the ordinary course of the activities.

- iv. ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచార సేకరణ సమయంలో కంప్యూటర్ సిస్టమ్స్ సరిగ్గా పనిచేయుచున్నవి మరియు సదరు కంప్యూటర్ సిస్టమ్స్ లో ఉన్న ఎలక్ట్రానిక్ రికార్డుల యధార్థతను ప్రభావితం చేసే ఏవిధమైన నిర్వహణ సమస్యలు లేవు.

Throughout the material part of the said period, the computer was operating properly, and there have been no such operational problems that affect the accuracy of the electronic record contained in the aforesaid computer systems.

పైన పేర్కొన్న విషయాలు నాకు తెలిసినంత వరకు మరియు నా విశ్వాసం మేరకు సరియైనవి.

The matter stated above is correct to the best of my knowledge and belief.



సంతకము
Signature

MANAGER
S. SEVA NALLAKUNTA
ముద్ర
Seal



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

B 554699

L. G. Chimala

7812 30/10/06 100B
 Issued to D. Phani Kumar
 No. D. N. Murthy
 For whom B & C ESTATES stamp

LEELA G. CHIMALA
 STAMP VENDOR
 No 02/2008
 4-76/A, Cellar, Ramgunj
 TUNDELRABAD-500 003

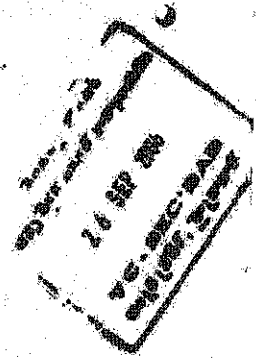
WHEREAS:

- A) Late Smt. M. Chandu Bai, W/o. Late Shri Venkat Narsimha Rao, was the original pattedar of agricultural land admeasuring about Ac. 7-32 Gts. in survey nos. 191 (Ac. 2-07 Gts.) & 2/1/1 (Ac. 5-25 Gts.) of Mallapur Village, Uppal Mandal, Ranga Reddy District.
- B) Late Smt. Chandu Bai reached heavenly abode on 27th August 1992. Land admeasuring about Ac. 2-07 Gts. in Sy. No. 191 is bequeathed to Smt. M. Suncetha, being her grand daughter i.e., VENDOR No. 1 herein under a Will dated 9th June 1992. Similarly land admeasuring Ac. 5-25 Gts., in Sy. No. 2/1/1 is bequeathed to Shri. M. Venkat Ramana Rao, being her grandson i. e., VENDOR No. 2 herein under the said Will.
- C) Accordingly, VENDOR NO. 1 and 2 being the legal heirs and beneficiaries under the will of the original pattedar late Smt. M. Chandu Bai, became the true and lawful owners and possessors of land admeasuring Ac. 7-32 Gts. in survey nos. 191 (Ac. 2-07 Gts.) & 2/1/1 (Ac. 5-25 Gts.) of Mallapur Village, Uppal Mandal, Ranga Reddy District.

M. Suncetha *M. Venkat Ramana Rao*

1 ನ ವ್ಯಕ್ತಿಯು 17637/2006
 ಹಸ್ತಾಂತರ ಮೊತ್ತం ಕಾಗಿರುವುದು
 ಸಂಖ್ಯೆ... 19... ಈ ಕಾಗಿರುವುದು
 ದಿನಾಂಕ...

ಪತ್-ಶಿಕ್ಷಣ



I hereby certify Under Section 42 of Act No. 19 of 1930
 No. 17637 of 2006 dated 19/09/06

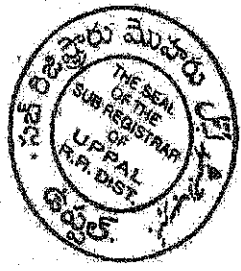
I hereby certify that the proper ad valorem
 stamp duty of Rs. 11210/- (Eleven lakhs one
thousand eight hundred only
 has been levied in respect of this instrument
 from Sri. M. V. Ramana Rao
 on the basis of the agreed Market Value
 consideration of Rs. 122,000/- being
 higher than the consideration agreed Market
 Value.

SRO, Uppal
 and Collector U.S. District
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 11210/- towards Stamp Duty
 including Transfer duty and Rs. 61210/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 106339
 Dated 19/09/06 at SBH Habisiguda Branch, Sec'bad.

S.B.H. Habisiguda
 A/c No. 01000050700
 of S.B.O. Uppal.





ఆంధ్ర ప్రదేశ్ రాష్ట్ర ప్రదేశ ANDHRA PRADESH

8366 17-11-06 100Rs
 Sold to D. Phani Kumar
 No. D. N. Murthy
 For What R.C. ESTATES signed

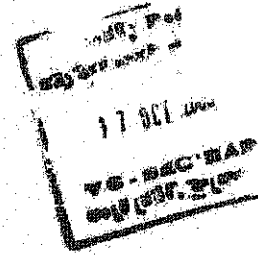
LEELA G. CHIMALGI
 STAMP VENDOR
 No 02/2009
 5-4-76/A, Collar, Ranigummi,
 SECUNDERABAD-500 003

- D) Vide the proceedings of the MRO bearing no. ROR/Rectification/3/94 dated 18.5.1994, the name of the VENDORS was mutated in the revenue records. Pahanis for the year 1995 / 96, reflect the name of the VENDORS as owners and possessors of land admeasuring about Ac. 7-32 Gts., in survey nos. 191 (Ac. 2-07 Gts.) & 2/1/1 (Ac. 5-25 Gts.) of Mallapur Village, Uppal Mandal, Ranga Reddy District.
- E) By virtue of the above referred documents, recitals and records, the VENDORS are the absolute owners and possessors and in peaceful enjoyment of about Ac. 7-32 Gts., in survey nos. 191 (Ac. 2-07 Gts.) & 2/1/1 (Ac. 5-25 Gts.) of Mallapur Village, Uppal Mandal, Ranga Reddy District.
- F) THE VENDORS approached the PURCHASER to sell a part of the above referred property admeasuring about Ac. 1-09 Gts., in survey no. 191 (Ac. 0-07 Gts.) & 2/1/1 (Ac. 1-02 Gts.) of Mallapur Village, Uppal Mandal, Ranga Reddy District (hereinafter referred to as the Scheduled Property, which is more fully described in the schedule given herein) and the PURCHASER has agreed to purchase the Scheduled Property for a total consideration of Rs. 1,22,50,000/- (Rupees One Crore Twenty Two Lakhs Fifty Thousand Only) on the terms and conditions given hereunder.

(Handwritten signatures)

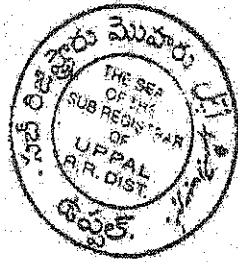
1వ పుస్తకము: 1.107/సంఖ్య
దస్తవేజాల మొత్తం కారితముల
వార్య: 1.107... ఈ కారితపు వరుస
నంబరు: 3

2
పబ్-రెజిస్ట్రారు



1వ పుస్తకము సం (అ.అ) నం. 1.763/2006
నిలదూరం కిందపేరు కేసునది క్షయము నిమిత్తం
అధికారి నిలదూరం కిందపేరు 1.763/2006
2006 సం. ఏప్రిల్ 11

[Handwritten signature]





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

B 544801

Date : 17-11-2006 Serial No : 26,943 Denomination : 100

Purchased By :

K. BRABHAKAR REDDY
S/O K.P. REDDY
HYDERABAD


Sub Registrar
Ex-Officio Stamp Vendor
S.R.O. Uppal

For Whom :


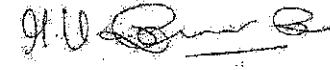
M/S B & C ESTATES
HYDERABAD

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

The PURCHASER has paid the aforesaid total consideration of Rs. 1,22,50,000/- (Rupees One Crore Twenty Two Lakhs Fifty Thousand Only) in a mode and manner given below and the receipt of which is hereby admitted and acknowledged by the VENDOR.

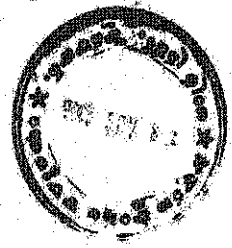
- The sum of Rs. 17,50,000/- paid to Vendor No. 1 by way of payorder no. 126884, dated 16.11.2006 drawn on HDFC Bank, Secunderabad.
- The sum of Rs. 1,05,00,000/- paid to Vendor No. 2 by way of payorder no. 126885, dated 16.11.2006 drawn on HDFC Bank, Secunderabad.

For the total sale consideration as mentioned above the VENDORS do hereby grant, convey, transfer and sell all that land admeasuring Ac. 1-09 Gts., in survey no. 191 (Ac. 0-07 Gts.) & 2/1/1 (Ac. 1-02 Gts.) of Mallapur Village, Uppal 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 PURCHASER by way of absolute sale.

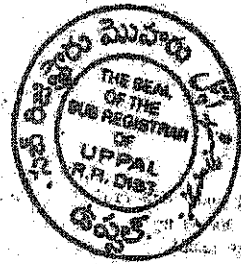
 

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1 వ పుస్తకము
తన వేదము
పేరు...
పేరు...

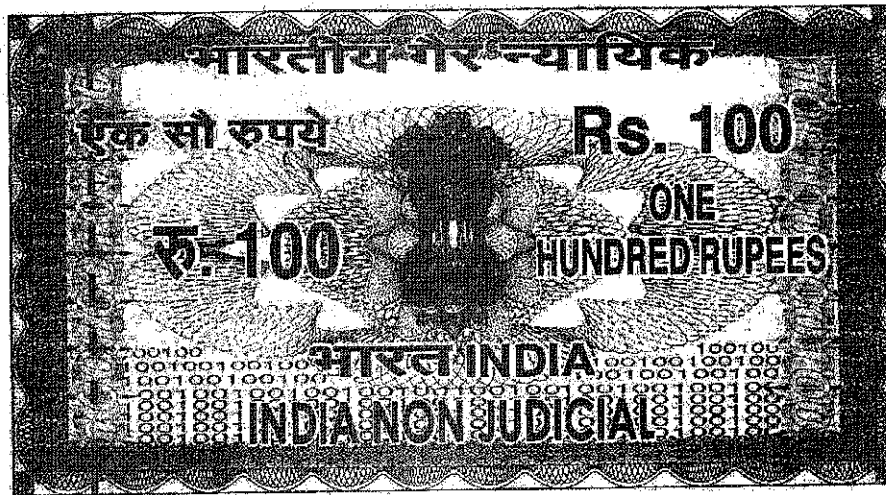


పద-రీతి



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ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

B 544800

Date : 17-11-2006 Serial No : 26,942 Denomination : 100

Purchased By :

K. PRABHAKAR REDDY

S/O K.P. REDDY

HYDERABAD

Sub-Registrar
Official Stamp Vendor
S.R.O. uppa

For Whom :

M/S B & C ESTATES

SECUNDERABAD

3. The VENDORS hereby covenant 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.

4. The VENDORS hereby covenant that the Scheduled Property was the absolute property belonging to Smt. Chandu Bai and after her death the VENDORS herein alone is the absolute owners of the same by virtue of Will Deed dated 09.06.1992 and no other person other than the VENDORS has 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 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 hereby covenant that no other person other than the VENDORS has 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 VENDORS and none of the other heirs shall have any manner of right or title over the Scheduled Property and they shall have no objection for the sale of the Scheduled Property to the PURCHASER.

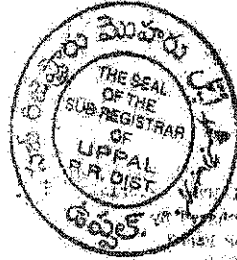
[Handwritten signatures of the vendors]



1వ పుస్తకమునిల్పి/సంగ్రహ
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య/...కు కాగితపు వయస్
 పంపిణీ



పద-లిప్తం





ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

B 544799

Date : 17-11-2006 Serial No : 25,241 Denomination : 100

Purchased By :

K. PRANJAN REDDY

S/O K.V. REDDY

HYDERABAD

Sub Registered
Excise & Stamp Vendor
S.R.O. UPPAL

For Whom :

M/S B & C ESTATES

SECUNDERABAD

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 gives warranty of title. The VENDORS hereby declares 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 any 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 PURCHASER is put to any loss on account of defective title or on account of any claims on the Scheduled Property, the VENDORS shall indemnify the PURCHASER fully for such losses.

7. The VENDORS have 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.

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 PURCHASER 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.

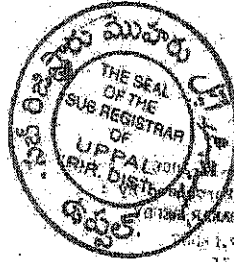
[Signatures] Page - 6 -



ఇదే ప్రకారము...
ఉత్తరము ముఖం వారికి
...
...



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...



ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

B 544798

Date : 17-11-2006 Serial No : 26,840 Denomination : 100

Purchased By :

K. SRINIVAS RAO

S/O K. R. REDDY

HYDERABAD

Sub Registrar
Ex. Office Stamp Vendor
S.R.O. UPPAL

For Whom :

M/S B. & C ESTATES

HYDERABAD.

10. The VENDORS hereby covenant that the VENDORS have 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 VENDORS to clear the same.
11. The VENDORS further declare that the Scheduled Property is not attracted by the provisions of A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1 of 1973.
12. The VENDORS further covenant 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/betal 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. 11,63,150/- paid by way of pay challan No. C-106339, dated 17.11.2006, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

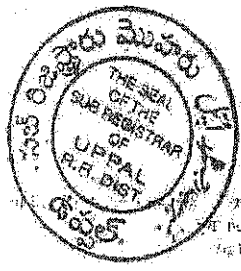
[Handwritten signatures]

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1వ పుస్తకము (1/10) / పంపా
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 100... ఈ కాగితపు వరుస

సంఖ్య...
పత-రిజిస్ట్రార్



Sub Registrar
Uppal, P.E. Dist.
RANASIMHAPUR
10/10/2018



ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

B 544797

Date : 17-11-2004 Serial No : 25,919 Denomination : 100

Purchased By :
 1. SRINIVASAR REDDY
 S/O K.V. REDDY
 HYDERABAD

Sub Registrar
 St. Office Stamp Vendor
 S.R.O. UPPAL

For Whom :
 H/S B & C ESTATES
 MUNDRAJAPAD

SCHEDULE OF PROPERTY

All that part and parcel of agricultural land admeasuring about Ac. 1-09 Gts., in survey no. 191 (Ac. 0-07 Gts.) & 2/1/1 (Ac. 1-02 Gts.) of Mallapur Village, Uppal Mandal, Ranga Reddy District, under S. R. O. Uppal and bounded by:

North	: Sy. No. 2/1/2 (Road)
South	: Balance Part of Sy. No. 191 & Sy. No. 190
East	: Balance portion of Sy. No. 191 & Sy. No. 1/1
West	: Sy. No. 190, Sy. No. 184 & Sy. No. 183

IN WITNESS WHEREOF the VENDORS 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. H.V. Karimkai

2. [Signature]

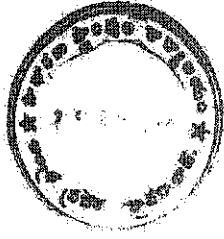
[Signature]

VENDOR No. 1
 Through GPA

[Signature]

VENDOR NO. 2
 PURCHASER

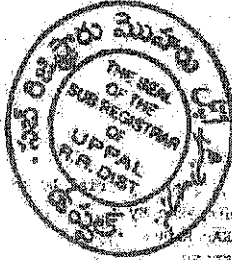
[Signature]
 Page - 8 -



ಇವುಗಳನ್ನು 17/10/2019
ಅಂಶ
ಅಧಿಕಾರಿ ಮುಖ್ಯ ಕಛೇರಿ
ಮುಖ್ಯ.ಇ.ಇ.ಎ.ಕೆ. ಕಛೇರಿ ಬೆಂಗಳೂರು
ಇವುಗಳನ್ನು



ಇವುಗಳನ್ನು



REGISTRATION PLAN SHOWING AGRICULTURE LAND FORMING A PART

IN SURVEY NOS. 191 & 2/1/1 SITUATED AT

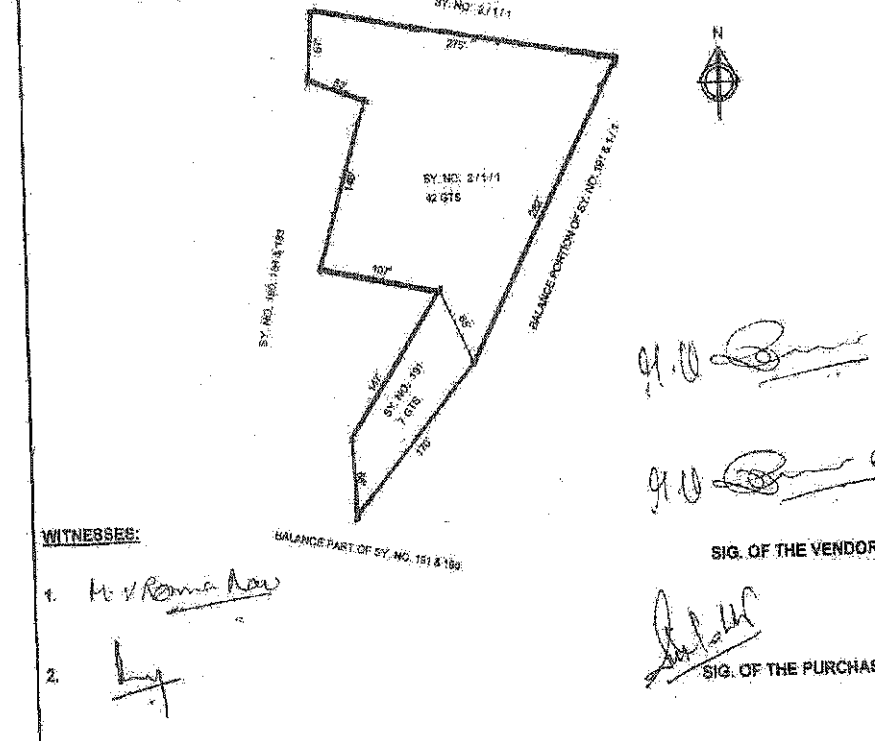
MALLAPUR VILLAGE UPPAL MANDAL, R.R. DIST.

VENDORS: 1. SMT. M. SUNEETHA, DAUGHTER OF SHRI M. VENKAT RAMA RAO REPRESENTED BY THEIR GPA HOLDER MR. M. VENKAT RAMANA RAO, SON OF MR. M. VENKAT RAMA RAO
 2. MR. M. VENKAT RAMANA RAO, SON OF MR. M. VENKAT RAMA RAO

PURCHASER: M/S. B & C ESTATES REPRESENTED BY ITS PARTNER
 MR. SUDHIR MEHTA, SON OF LATE, MR. UTTAMLAL MEHTA

REFERENCE: SCALE: INCL: EXCL:
 AREA: AC. 1-09 GTS SQ. YDS. OR SQ. MTRS.

SY. NO. 191: EXTENT: AC. 0-07 Gts
 SY. NO. 2/1/1: EXTENT: AC. 1-02 Gts
 TOTAL: AC. 1-09 Gts

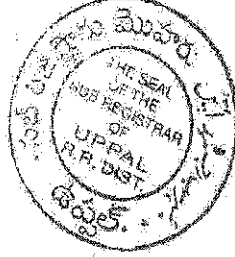


WITNESSES:
 1. M. Venkatesh Rao
 2. [Signature]


SIG. OF THE VENDORS
 SIG. OF THE PURCHASER

1 నా ప్రస్తుతము 17/10/2019/పం...
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 10... ఈ కాగితాల వరుస
పంఖ్య.....





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

S. NO.	FINGER PRINT IN BLACK LEFT THUMB	FINGER PRINT PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / DEEDER / BUYER
			<p>VENDORS.</p> <p>1. SMT. M. SUNEETHA D/O MR. M. VENKAT RAMA RAO R/O. H. NO. 2-80, MALLAPUR VILLAGE UPPAL MANDAL, RANGA REDDY DISTRICT REPRESENTED BY THEIR OPA HOLDER MR. M. VENKAT RAMANA RAO S/O. MR. VENKAT RAMA RAO R/O. 2-80, MALLAPUR VILLAGE RANGA REDDY DISTRICT</p>
			<p>2. MR. M. VENKAT RAMANA RAO S/O. MR. VENKAT RAMA RAO NO. 11, NO. 2-80 MALLAPUR VILLAGE UPPAL MANDAL RANGA REDDY DISTRICT</p>
			<p>PURCHASER</p> <p>MS. S.S. C.ESTATES NAMING ITS OFFICE AT 1, 2 & 3 GROUND FLOOR HARGANJAL COMPI BX, RANGUNI SECUNDERABAD - 501003 REPRESENTED BY HIS PARTNER SRI. SUGUNA NETHA S/O. LATE SRI. LITABAL NETHA</p>
			<p>REPRESENTATIVE</p> <p>MR. K. PRADHAR NEDDY S/O. MR. K. PADMA REDDY NO. 44, 1-3-3 1ST FLOOR, KOWAL MANSION M. A. ROAD, SECUNDERABAD - 501003</p>

SIGNATURE OF WITNESSES

[Signature]
[Signature]

NOTE - If the Deed is not to be registered, the Deed should be cancelled. The Deed should be cancelled in the presence of the Deed Defer and the Deed Defer should be present at the time of cancellation.

[Signature]
Signature of the Deed Defer

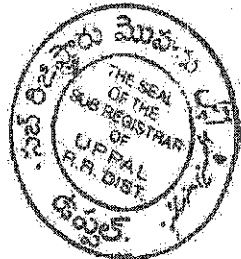
[Signature]
SIGNATURE OF EXECUTANTS

When the following request should be signed in the form prescribed through my representative, only before the Registering Officer in the Office of S.R.

[Signature]
Signature of S. (VER) 3

1. పేరు: ...
2. పతనం: ...
3. వయస్సు: ...

[Handwritten signature]



R 2317

STATE BANK OF HYDERABAD

GAUSHIGUDA-Br. (2087)
HYDERABAD-500 007 - A. P. BRANCH

CODE NO.:

No. C 106339

17638706

Received a Sum of Rs. 14,68,150/-
 Rupees Eleven Lakh Six Thousand (only)
One Hundred Fifty of
 from Smt. / Shri M. R. C. Eshwar
 residing at 1-2-33, Grand Floor - Hyderabad
Post Office Sec. Post - 03, Compt.

for credit of Government of Andhra Pradesh towards Stamp duty / Registration Fee



SS No.

Place : GAUSHIGUDA-Br. (2087)
HYDERABAD-500 007 - A. P.

Date : 24/11/06



[Faint, illegible text, possibly a signature or stamp]



Application No. : CC021400008488 Page 22 of 22

Verified by : MARIPAGADA VENKATA
NIVEDITA

Application Number : CC021400008488

Certified by :

Name : G.VISHNUVARDHAN RAO

Designation : SUB REGISTRAR

SRO : UPPAL