

00ZZ04393921

ఆంధ్రప్రదేశ్ రాష్ట్ర ప్రదేశ్ ANDHRA PRADESH

20-10-06
Sold to D. Phani Kumar
By P. N. Murthy
For B. & C. ESTATES

B 554700
L. G. Chimala
LEELA G. CHIMALA
STAMP VENDOR
No 02/2006
S-4-78/A, Cellar, Ranigunj
SECUNDERABAD-500 003

SALE DEED

This Sale Deed is made and executed on this the 31st day of November 2006 at Hyderabad by:

M^{rs}. M. SUNEETHA, daughter of Shri 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 SHRI M. VENKAT RAMANA RAO, S/o. Shri M. Venkat Rama Rao, aged about 32 years, Occupation: Business, R/o. 2-90 Mallapur Village, Uppal Mandal, Ranga Reddy District vide GPA validated in file bearing no. 1996/E/2006 dated 14.03.2006 registered at D.R. Office, R. R. District, hereinafter referred to as the VENDOR, 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, Hariganaga Complex, Ranigunj, Secunderabad 500 003, represented by its Partner Shri Sudhir Mehta, son of Late. Shri Uttamial Mehta, aged 51 years, Occupation: Business, resident of Plot No. 21, Babubagh 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.

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.

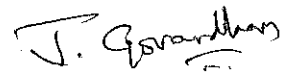
During the said period, information of the kind contained in the computer printout was regularly recorded by the aforesaid computer systems in the ordinary course of the activities.

- 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
SEVA NALLAKUNTA
ముద్ర
Seal

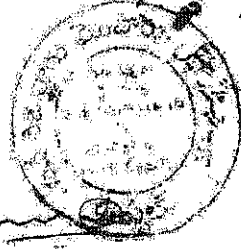
2006 వ. సం. 1608/17
దస్తవీరికి మొత్తం కాశము
సంఖ్య 9 ఈ కాశపు పత్రం
సంఖ్య 1

సచి-రెవెన్యూ

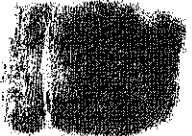
2006 వ. సం. 1608/17 సం. 31/5 తది
192 కే.వ.క.నం. 9
పం. 11 మరయు 12 గంటల మధ్య
కప్పటి సచి-రెవెన్యూ అఫీసులో

శ్రీ M. Venkata Rama Rao
రెవెన్యూ సబ్ డివిజన్, 1908 తోలి పట్టణం 32 ఎ-ను
అనుసరించి సమర్పించబడిన ఖాళీ గ్రాంట్లు
మరియు కేరిముదలతో సహా దాఖలు చేసి

రూ. 7000/- వసూలు
Receipt No. 107017 Dt. 31/10/17
SBH, Habisiguda Branch, Sec'bad
ద్రాస్టు యొక్క సంఖ్య 9 నుండి
ఎడమ బ్రాంకునైనటు



M. Venkata Rama Rao
M. Venkata Rama Rao



సచి-రెవెన్యూ

M. Venkata Rama Rao
శ్రీ. M. Venkata Rama Rao
occ: Business
R/o. H. No. 2-90, Mattapur Village
Uppal mandal, K. R. Dist.

1) H.V. Narayana Rao

శ్రీ. Venkata Narayana Rao (occ) occ: Business
R/o. H. No. 2-90, Mattapur Village
Uppal mandal, K. R. Dist.

2)

Eranna muthy శ్రీ. Rammaling occ: Business
R/o. 2-Subbarao Nagar, Amberpet, Dist.

2006 వ. సం. 1608/17 సం. 31/5 తది
192 కే.వ.క.నం. 9 మ. సం. 9 వ తది.

M
సచి-రెవెన్యూ



ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

B 554701

సం. 745/2010-06. 1000

LEELA G. CHIMALA

STAMP VENDOR

No. 02/2006

చేసినది ప. భాను కుమార్

పి. ఎ. హింద్య

పేరు వంటి P. R. C. ESTATES, Sec 2

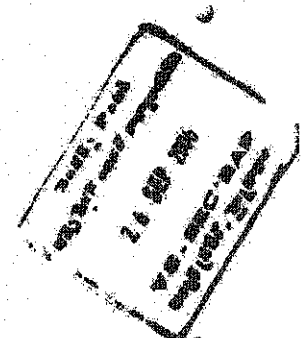
5-4-76/A, Collar, Rangunf
SCUNDERABAD-500 003

WHEREAS:

- A) Late Smt. M. Chandu Bai, W/o. Late Shri Venkat Narsimha Rao, was the original pattadar of agricultural land admeasuring about Ac. 1-26 Gts., in survey no. 190 of Mallapur Village, Uppal Mandal, Ranga Reddy District.
- B) Late Smt. Chandu Bai reached heavenly abode on 27th August 1992. Land admeasuring about Ac. 1-26 Gts. in Sy. No. 190 is bequeathed to Smt. M. Suneetha, being her grand daughter i.e., VENDOR herein under a Will dated 9th June 1992.
- C) Accordingly, Smt. M. Suneetha being the legal heir and beneficiary under a will of the original pattadar late Smt. M. Chandu Bai, became the true and lawful owner and possessor of land admeasuring Ac. 1-26 Gts., in survey no. 190 of Mallapur Village, Uppal Mandal, Ranga Reddy District.
- D) In the proceedings of the MRO bearing no. ROR/Rectification/3/94 dated 18.5.1994, the name of the VENDOR was mutated in the revenue records. Pahanis for the year 1995 / 96 reflect the name of the VENDOR as owner and possessor of land admeasuring about Ac. 1-26 Gts., in survey no. 190 of Mallapur Village, Uppal Mandal, Ranga Reddy District. Patta Passbooks and title books have been issued in favour of the VENDOR by the Mandal Revenue Office, Uppal Mandal, R. R. District as per the details given below:

[Handwritten Signature]

16896/06
31/10/06
9
2



Under Section 47 of Act I of 1927
No. 16896 of 2006 Date 31/10/06

I hereby certify that the proper deficit stamp duty of Rs. 1259300/- Twelve lakhs of rupees - thousand and three hundred only.

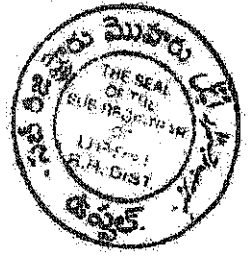
has been levied in respect of this instrument
Form No. M.V. Rama Rao
on the basis of the agreed Market Value
consideration of Rs. 140,00,000/- being
higher than the consideration agreed Market
Value.

B.R.O. Uppal
dated 31/10/06
Sub Registrar
and Collector U.P.S. 4144
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 1259300/- towards Stamp Duty
including Transfer duty and Rs. 70000/-
towards Registration Fee was paid by the party
through Challan Receipt Number 107017
Dated 31/10/06 at S.O. Habsiguda Branch, Sec'bad

S.O. Habsiguda
A/c No. 01000050700
at S.R.O. Uppal.





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

B 554702
L. G. Chimalgi

7.8.16 30.10.16
D. V. Murthy
E STATES

LEELA G. CHIMALGI
STAMP VENDOR
No: 02/2006
6-4-76/A, Cellar, Ranigumma
HYDERABAD-500 003

Survey No.	Area Ac-Gts.	Issued in favour of	Patta No.	Passbook No.	Title Book No.
190	1-26	M. Sureshna	28	51095	171931

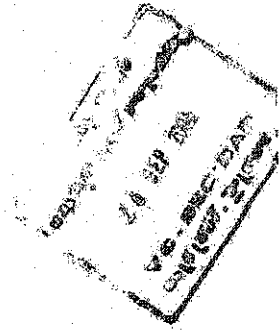
E) By virtue of the above referred documents, recitals and records, the VENDOR is the absolute owner and possessor and in peaceful enjoyment of about Ac. 1-26 Gts., in survey no. 190 of Mallapur Village, Uppal Mandal, Ranga Reddy District.

F) THE VENDOR approached the PURCHASER to sell a portion of the above referred property admeasuring about Ac. 1-16 Gts., in survey no. 190 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. 1,40,00,000/- (Rupees One Crore Forty Lakhs Only) on the terms and conditions given hereunder.

(Handwritten signature)

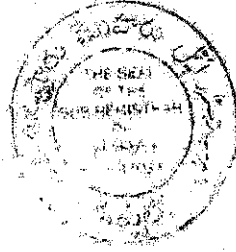
1 వ పుస్తకము (1606/06) నంబర్
దస్తావేజాల మొత్తం కాగితముల
పంఖ్య 9 ఈ కాగితపు పరుసె
పంఖ్య 3

పద-రిజిస్టరు



1 వ పుస్తకము ఖం (1606) పు. 1606/06
నింబరగా రిజిస్టరు చేయబడి స్వాధీనం నిమిత్తం
గుర్తింపు నింబర (1606) 1-2006 పుస్తకముల
2006 సం. 09/09/06 31 31

రిజిస్టరు కమిషనరు





ఆంధ్ర ప్రదేశ్ రాష్ట్రం ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

B 554703

7847 Date 30.10.06
 Sold to D. Praveen Kumar
 For Rs. 1,40,00,000/-
 For Whom R.C. ESTATEE. sealed

L. G. Chimalgi
 LEELA G. CHIMALGI
 STAMP VENDOR
 No. 02/2005
 5-4-76/A, Cellar, Ranigum
 SECUNDERABAD-500 003

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

The PURCHASER has paid the aforesaid total consideration of Rs. 1,40,00,000/- (Rupees One Crore Fourty Lakhs Only) in a mode and manner given below and the receipt of which is hereby admitted and acknowledged by the VENDOR.

- a. The sum of Rs. 1,00,00,000/- paid by way of payorder no. 126567, dated 31.10.2006 drawn on HDFC Bank, Secunderabad.
- b. The sum of Rs. 40,00,000/- paid, by way of payorder no. 126568, dated 31.10.2006 drawn on HDFC Bank, Secunderabad

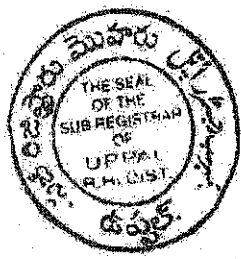
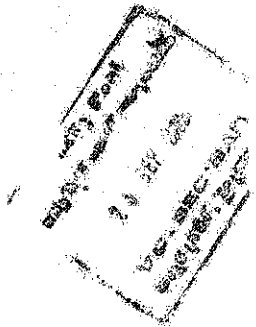
For the total sale consideration as mentioned above the VENDOR does hereby grant, convey, transfer and sell all that land admeasuring Ac. 1-16 Gts., in survey no. 190 of Mallapur Village, Uppal Mandal, Ranga Reddy District, which is hereinafter referred to as the Scheduled Property and more particularly described in the schedule given herein, unto and in favour of the PURCHASER by way of absolute sale.

The VENDOR hereby covenants that the Scheduled Property was the absolute property belonging to Smt. Chandu Bai and after her death the VENDOR herein alone is the absolute owner of the same by virtue of Will Deed dated 09.06.1992 and no other person other than the VENDOR 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 VENDOR herein above mentioned.

(Handwritten Signature)

1696 kb
12/20/2014
2014
2014

[Handwritten signature]





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L-h-
B 554704

శ్రీ No 7848 Date 30.10.06
 Sold to S. Phani Kumar
 By D.N. Kesavly
 For B & C ESTATES Sec 2nd

LEELA G. CHIMALOI
 STAMP VENDOR
 No 02/2006
 5-4-75/A, Cellar, Banigum,
 SECUNDERABAD-500 001

1. The VENDOR hereby declares and covenants that she is the true and lawful pattedar of the Scheduled Property. The VENDOR hereby covenants that no other person other than the VENDOR 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 VENDOR 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.

2. The VENDOR further covenants that Scheduled Property is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the VENDOR hereby gives warranty of title. The VENDOR hereby declares that she has 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 VENDOR or otherwise in respect of Scheduled Property, it shall be the responsibility of the VENDOR 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 VENDOR shall indemnify the PURCHASER fully for such losses.

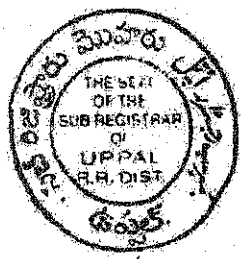
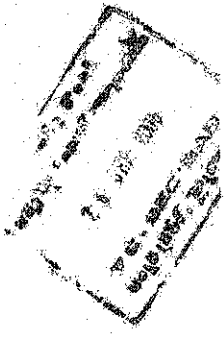
3. The VENDOR have on this day delivered vacant peaceful possession of the Scheduled Property to the PURCHASER and the PURCHASER shall be entitled to hold, and enjoy the same as absolute owner thereof from this day.

[Handwritten Signature]

Page - 5 -

1వ పుస్తకము 16076-56
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 9 ఈ కాగితపు వరుస
సంఖ్య 5

పం-





ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

L. G. Chimalgi F 554705

7849 30.10.06 100RS

LEELA G. CHIMALGI
STAMP VENDOR
No. 02/2006

to: *D. Phani Kumar*
to: *D. A. Kuntly*
for whom: *R. L. C. ESTATES Secd.*

5-4-75/A, Colliar, Ranigummi
SECUNDERABAD-500 003

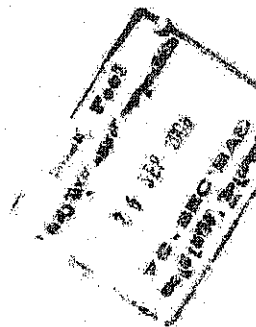
7. The VENDOR hereby covenants that she shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Property unto and in favour of the PURCHASER in the concerned departments.
8. The VENDOR hereby further covenants that there are no rights of any third party relating to any easements, right of way, etc. in respect of Scheduled Property.
9. The VENDOR hereby covenants that the VENDOR has 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 VENDOR to clear the same.
10. The VENDOR further declares that the Scheduled Property is not attracted by the provisions of A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1 of 1973.
11. The VENDOR further covenants that Scheduled Property is not assigned land within the meaning of A.P. assigned land (Prohibition of Transfers) Act 9 of 1977.
12. The VENDOR hereby further declares 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 VENDOR will be liable for payment of deficit duty.

L. G. Chimalgi

Page - 6 -

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ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

L-a-Chimalg
B 554706
LEELA G. CHIMALGI
STAMP VENDOR
No 02/2008
5-4-76/A, Cellar, Ranigummi
SECUNDERABAD-500 003

శా.నె. 7850, 30.10.06, 1000.
శా.నె. D. Phani Kumar
శా.నె. D. N. Murthy
శా.నె. R. B. C. ESTATES Secunderabad

13. Stamp duty and Registration amount of Rs. 13,20,400/- paid by way of pay challan no. _____, dated 31.10.2006, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

SCHEDULE OF PROPERTY

All that piece and parcel of agricultural land admeasuring about Ac. 1-16 Gts., in survey no. 190 of Mallapur Village, Uppal Mandal, Ranga Reddy District, under S. R. O. Uppal and bounded by:

- North : Sy. No. 184 (Part) & Sy. No. 2/111
- South : Sy. No. 189
- East : Sy. No. 191
- West : Balance portion of Sy. No. 190 & Sy. No. 184

IN WITNESS WHEREOF the VENDOR 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:

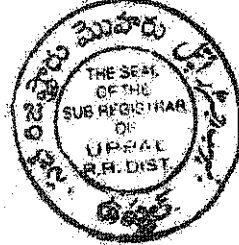
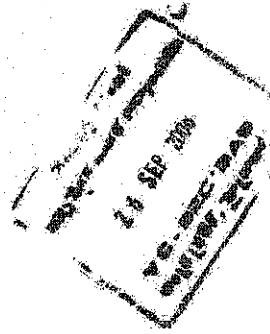
H. V. Ramakrishna

[Signature]
VENDOR
Through GPA.

[Signature]
PURCHASER.

1 వ పుస్తకము. 16096/1 వ
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 9 ఈ కాగితపు వరుస
సంఖ్య 7

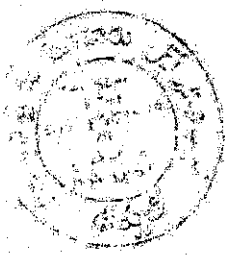
పత-చిహ్నము






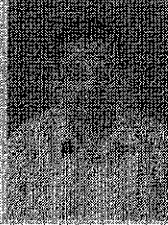
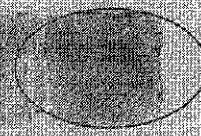

REGISTRATION PLAN SHOWING		AGRICULTURAL LAND FORMING A PART	
IN SURVEY NO.	180		
	MALLAPUR VILLAGE,	UPPAL.	MANDAL, R.R. DIST.
VENDOR:	SMT. M. SUNBETHA, DAUGHTER OF SHRI. M. VENKAT RAMA RAO,		
	REPRESENTED BY ITS GENERAL POWER OF ATTORNEY HOLDER		
	SRI M. VENKAT RAMANA RAO, SON OF SHRI VENKAT RAMA RAO		
VENDEE:	M/S. B. & C. ESTATES REPRESENTED BY ITS PARTNER		
	SRI. SUDHIR MEHTA, SON OF LATE SRI. UTTAMLAL MEHTA		
REFERENCE AREA:	AC. 1-16 GTS.	SCALE: SQ. YDS. OR	INCL: SQ. MTRS. <input type="checkbox"/>
			EXCL: <input type="checkbox"/>
WITNESSES:			
1. <i>M. Venkatesh</i>	<i>H. L. [Signature]</i> SIG. OF THE VENDOR		
2. <i>[Signature]</i>	<i>[Signature]</i> SIG. OF THE VENDEE		

10/20/2016 10:16 AM
[Faint, illegible text]

[Handwritten signature]




**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
			VENDOR: SMT. M. SUNEETHA D/O SHRI M. VENKAT RAMA RAO R/O H.NO. 2-80, MALLAPUR VILLAGE UPPAL MANDAL, R. R. DISTRICT REP BY HER GFA ATTORNEY HOLDER SHRI M. VENKAT RAMANA RAO S/O SHRI M. VENKAT RAMA RAO R/O 2-80 MALLAPUR VILLAGE UPPAL MANDAL, R. R. DISTRICT.
			PURCHASER: M.S. B & C ESTATES A PARTNERSHIP FIRM HAVING ITS (O) 1, 2, & 3 GROUND FLOOR HARIGANAGA COMPLEX RANGULU, SECUNDERABAD-500 REP BY ITS PARTNER SHRI SUDHIR MEHTA S/O LATE SHRI UTTAMLAL MEHTA NO. 1 PLOT NO. 21, BAPUBAGH COLONY H. G. ROAD, SECUNDERABAD - 500 003
			REPRESENTATIVE: MR. K. PRABHAKAR REDDY S/O K. PADMA REDDY (O) 5-4-1873 & 4 III FLOOR SOHAM MANSION H. G. ROAD SECUNDERABAD - 500 003

SIGNATURE OF WITNESSES:


- 
- 


SIGNATURE OF EXECUTANTS

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

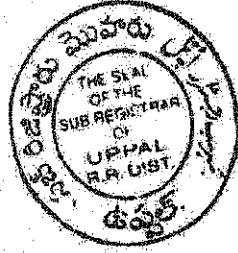
(We attend herewith my/our photograph(s) and finger prints in the form prescribed through my representative K. Prabhakar Reddy, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Rang Reddy District.


Signature of the Representative


Signature(s) of BUYER(s)

1 వ పాఠ్యము. 16096/85
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు పదునె
సంఖ్య.....

పద-రిజిస్ట్రారు



R 2317

STATE BANK OF HYDERABAD

BRANCH

CODENO. Hyderabad Branch 087
HYDERABAD - 500 007.

107017

16076/06

Received a Sum of Rs. 1329400/-

Rupees Thirteen lakhs twenty nine thousand
four hundred only

from Smt. / Shri M S B R Estate (only)

residing at 1, 2, 3, Ground Floor, Hari Ganga

Complex, Ramnagar, Secbad

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



Authorized Signatory

SS No.

Place:

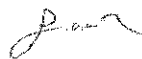
131 OCT 2006

Application No. : CC021400008485 Page 20 of 20

Verified by : MARIPAGADA VENKATA
NIVEDITA

Application Number : CC021400008485

Certified by :



Name : G.VISHNUVARDHAN RAO

Designation : SUB REGISTRAR

SRO : UPPAL