

ANDHRA PRADESH

No. 1/0

SALE DEED

This Deed of Sale is made and executed on this the 12th day of April 2006 at Chevella by:-

1. Sri. C. Sudhakar Reddy S/o Late. C. Ram Reddy Aged about 40 years, oc: Business, R/o H.No.8-3-767, Yellareddyguda, Srinagar Colony (PO), Hyderabad - 500 073.

2. Sri. A. Ravinder Reddy S/o Chandra Reddy Aged about 51 years, Occ: Employee, R/o H-No. 48-161, Ramreddy Nagar, Balanagar Township (PO), Quthbullapur Mandal, Ranga Reddy District, Hyderabad - 500 037.

Hereinafter called the 'VENDORS' of the First Part which term shall mean and include all their heirs, executors, administrators, legal representatives, hominees and assignees etc., IN FAVOUR OF

Sri. P.V.N. Varma S/o Sar Raju Aged about 29 years, Occ: Business, R/o Opp. Ramalayam R.K Adharsh Nagar, J.P Road, Bheemavaram, Westgodavari District.

Hereinafter called the 'VENDEE' of the Second Part which term shall mean and include all his heirs, executors, administrators, legal representatives, nominees and assignees ect.,

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WINDOON WINDOW S.B.H. CIETILIA Rept No. 22.28.55 ato. (హౌసీ ఇాచ్చినట్లు ఉప్పకొన్ని**ష** ఎడమ బొటన్మ వేలు మ్ముడ్ర Suddalar Reddy To Cato Ray ణ్ లో కుచ్చవేలు ము_{డ్రి} s/o shamshoddin, OCC: - Busines, R/o chevello Cult m)
R.R. Dist. Viydynath, OCC: Business, Rlo chevellalvking R-R-Dist



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Whereas the VENDORS is the absolute owner and possessor of the agricultural land bearing in Survey No.43/ an extent area of Ac.2-28 Gts., in Survey No.43/ an extent area of Ac.2-28 Gts., in Survey No.43/ an extent area of Ac.2-29 Gts., in Survey No.33/ an extent area of Ac.0-37 Gts., & in Survey No.33/ an extent area of Ac.0-37 Gts., & in Survey No.33/ an extent area of Ac.0-37 Gts., Situated at Yenkapally Village, Gram Panchayati Yenkapally, Chevella Mandal, Ranga Reddy District which is having purchased the same from 1. Smt. Morusupalli Aruna, 2. Sri Morusupalli Ramana Rao, by virtue of vide Registered document bearing No.9424/2005, & dated. 17-10-2005, Registered at S.R.O Chevella, Ranga Reddy District.

AND WHEREAS, the VENDORS, in need of money to meet their family necessities have offered to sell the Agricultural land bearing in Survey No.43/2 an extent area of Ac.2-28 Gts., in Survey No.43/2 an extent area of Ac.2-29 Gts., in Survey No.33/2 an extent area of Ac.0-37 Gts., & in Survey No.33/— an extent area of Ac.0-37 Gts. Total Extent is Ac.9-39 Gts., Situated at Yenkapally Village, Gram Parchayati Yenkapally, Chevella Mandal, Ranga Reddy District Which is more fully described in the schedule annexed mentioned below and hereinafter referred to as "Schedule property", for a total sale consideration of Rs.9,97,500/-[Rupees Nine Lakhs Ninety Seven Thousand Five Hundred Only] and the VENDEE accepted to purchase the same for the said consideration.

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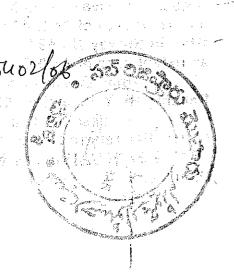
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::3:: NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:-

1. In consideration of Rs.9,97,500/-[Rupees Nine Lakhs Ninety Seven Thousand Five Hundred Only] paid by way of DD to the VENDORS and The VENDORS hereby admit and acknowledges as sufficient and full sale consideration and accordingly discharge the Vendee, the VENDORS do hereby sell convey transfer and assign all their rights, title and interest in the schedule property land along with all easements appurtenance etc., their to the Vendee herein have and hold the same absolutely forever.

 The VENDORS have today delivered the vacant peaceful possession of the schedule property to the VENDEE and the VENDEE shall be entitled to enjoy the same without any obstruction from the VENDORS or anyone claiming through them.

3. The VENDORS do hereby declare that the schedule property is free from all encumbrances, prior mortgages, charges, agreement of sale, adverse claims, litigations, demands, joint family interest etc, and they have free and marketable title to sell the same to the purchaser and further covenant to indemnify the purchaser and keep the purchaser fully indemnified from all or any loss that may be caused to the purchaser or anyone claiming through the VENDORS, due to any defect in the title of the VENDORS or otherwise.

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- the VENDORS do hereby declare that the purchaser shall be entitled to apply for mutation in their favour in the records of rights or other revenue records with out any further reference to the VENDORS and further agree to execute any other document or deed for better conveyance as and when required by the purchaser at his costs.
- 5. The VENDORS has delivered the link document of the scheduled property to the vendee.
- The VENDORS do hereby declare that they have already paid all the taxes and other amounts due or other amount payable to the government and other local bodies in respect of the schedule land.
- 7. That the VENDORS shall indemnify and keep the VENDEE indemnified from all losses expenses and other damages in respect of the scheduled property hereby conveyed that the land effected by the document is not the assigned land defined in section 2[1] Act 9 of 1977.
- The VENDORS are not surplus landholder under the provisions Andhra Pradesh Land Reforms (Ceiling on Agricultural Holdings) Act. 1 of 1973.

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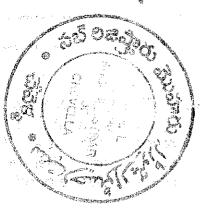
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SCHEDULE OF PROPERTY

All that part and parcel of Agricultural land bearing in Survey No.43/ an extent area of Ac.2-28 Gts., in Survey No.43/ an extent area of Ac.2-28 Gts., in Survey No.43/ an extent area of Ac.2-29 Gts., in Survey No.33/ an extent area of Ac.0-37 Gts., & in Survey No.33/— an extent area of Ac.0-37 Gts. Total Extent is Ac.9-39 Gts., Situated at Yenkapally Village, Gram Fanchayati Yenkapally, Chevella Mandal, Ranga Reddy District Registered in the office of District Sub-Registrar Chevella, Ranga Reddy District, and bounded as follows:

NORTH

YENKAPALLY ROAD

SOUTH

LAND OF UMAMAHESHWARA RAO & OTHERS

EAST WEST LAND OF MALA LAXMAIAH & OTHERS

LAND OF ALLAM KRISHNAIAH & OTHERS

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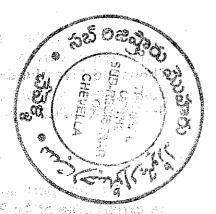
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In witness whereof the VENDORS herein have set their hands and signed on this Deed of Sale with free will and consent on the day month and year first above mentioned, in the presence of the following witnesses:-

WITNESSES

1. Tarrell

2. g Roul

VENDORS

1. Sundledow Reddy

2. Jun

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That, the VENDORS hereby declare, 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 suppression of facts is noticed at a future date the VENDORS will be liable for prosecution as per law besides payment of deficit duty.

STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY FILED

Under Rule 3 of the Andhra Pradesh Prevention of Under valuation Instrument Rule 1975.

| Place | Sy. No.'s | Ac Gts. | Value Per Acre | Total M.V |
|------------|--------------------|--------------|----------------|---------------|
| YENKAPALLY | 43/ & | 2-28 | Rs.1,00,000/- | Rs.9,97,500/- |
| VILLAGE | 43/ 18 | 2-28 | | |
| | 43/ Q | 2-29 | | |
| | 33/ <u>ත</u> 33 | 0-37 0-37 | u | |

Total Extent is Ac. 9-39.

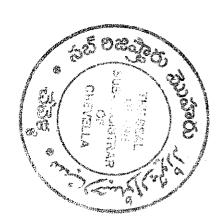
Place: CHEVELLA

Date: 12-04-2006

VENDORS

1 Sudder Roddy 2. Huy





Photographs and Fingerprints As per Section 32A of Registration Act, 1908

| SI. No. | Finger Print In Black Ink (Left Thumb) | Pass port size Photograph (Black & White) | Name & Permanent Postal Address of Presentant / Seller Buyer |
|---------|--|---|--|
| | | | C. Sudhakar Reddy Yo late. Ram Redd 240 Hyderabad |
| | | | A. Ravinder Redoly S/o Chandra Redoly R/o Ram Redoly Nagar pb:- Balanager Township md1: Quthbullapur DISI R-R |
| | | | P.U.N. Varma Slo Sar Raju Rlo Bheemavaram Dist West Godavani |
| | | Photo | |
| | | | Sudhaleer Redly |

SIGNATURE OF WITNESSES

SIGNATURE OF THE EXECUTANT/S

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