

తెలంగాణ తెలంగాణా TELANGANA

B Narsimlu  
BOGAM NARSIMULU

D 654406

S.No. 2431 Date 05/8/2016 Rs. 100/-

Sold to Emami Venkata Phemindra -  
Sudya Krishna

License No:16-05-88 of 2011  
RL.No.16-05-025 of 2014  
H.No.11-3-362/3/A, Srinivas Nagar,  
Parsigutta, SECUNDERABAD. A.P.  
Cell.No.9346285344

S/o. D/o. W/ C. S. Emami. D. S. Krishna Sarma  
For Whom Self P/o Seabad.

**SALE DEED**

This **SALE DEED** is made and executed on this the 5th day of August 2016 at Shamirpet by:

1. Sri . G. GANESH S/O. G. CHITTAIAH, aged about 54 years, Occupation: Business, Resident of H.No. 1-54, Kothial, Narsampally, Medak District, Telangana .PAN No. ATMPG9033C.
2. Sri . E. KANTHA REDDY S/O. E. NARAYANA REDDY, aged about 49 years, Occupation: Business, Resident of H.No. 2-4-38/28, Machabolaram, Tirumalgiri, Bolarum, Hyderabad, Telangana. PAN No. AAJPE4567F.
3. Sri. C.V.M. KRISHNA REDDY S/O. C. RAMA MOHAN REDDY, aged about 50 years, Occupation: Business, Resident of Plot No. 14, Nagpur Road, NH-7, Near Bible College, Pet Basheerabad, Qutbullapur, Ranga Reddy District, Telangana , PAN No. AFJPC0946B.
4. Sri. P. BUCHILINGAM S/O. P. SHANKARIAH, aged about 50 years, Occupation: Business, Resident of IDA, Gandhi Nagar, Near Asbestos Kaman, Balanagar, Ranga Reddy District, Telangana, PAN No. ALMPB9626Q.  
Hereinafter called the **VENDORS** of the One part.











G. Ganesh  
E. Kantappa Reddy

P. Buchilingam



**Presentation Endorsement:**

Presented in the Office of the Joint Sub-Registrar, Shamirpet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 36605/- paid between the hours of 3 and 4 on the 05th day of AUG, 2016 05th day of AUG, 2016 by: G Ganesh

**Execution admitted by (Details of all Executants/Claimants under Sec 32A):**

Sl No.	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	OL		 EMANI VENKATA PHANINDRA SATYA KRISHNA [1516-1-2016-2583]	EMANI VENKATA PHANINDRA SATYA KRISHNA S/O. LATE EMANI DATTATHREYA SARMA PLOT NO.13,H.NO 3-38-40,SHOBANA COLONY, WEST MARREDPALLY,SEC-BAD	<i>Emami Venkata</i>
2	EX		 P BUCHILINGAM::05/ [1516-1-2016-2583]	P BUCHILINGAM S/O. P SHANKARIAH IDA,GANDHI NAGAR, BALANAGAR,R R IDST	<i>P. Buchilingam</i>
3	EX		 C V M KRISHNA REDDY [1516-1-2016-2583]	C V M KRISHNA REDDY S/O. C RAMA MOHAN REDDY PLOT NO.14,NAGPUR ROAD,NH-7, PET BASHEERABAD,QUTHBULLAPUR,R R DIST	<i>C.V.M.</i>
4	EX		 E KANTHA REDDY::05/ [1516-1-2016-2583]	E KANTHA REDDY S/O. E NARAYANA REDDY 2-4-38/28,MACHABOLARUM, TIRUMALGIRI,BOLARUM,HYD	<i>E. Kantha Reddy</i>
5	EX		 G GANESH::05/08/2016/ [1516-1-2016-2583]	G GANESH S/O. G CHITTAIAH 1-54,KOTHIAL, NARSAMPALLY,MEDAK DIST	<i>G. Ganesh</i>

**Identified by Witness:**

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 V SUDHARSHAN::05/ [1516-1-2016-2583]	V SUDHARSHAN SHAMIRPET VILLAGE AND MANDAL R R DIST	<i>V. Sudharshan</i>

BK. CS No 2583/2016 Subreg No 101 Joint SubRegistrar 15-08-2016



**IN FAVOUR OF**

**Sri. EMANI VENKATA PHANINDRA SATYA KRISHNA**

**S/O. Late. EMANI DATTATHREYA SARMA**, aged about 58 years,

Occupation: Business, Resident of Plot No. 13, H. No. 3-38-40,  
Shobana Colony, West Marredpally, Secunderabad-500026.

PAN No. AACPE7953J.

Hereinafter called the **VENDEE** of the Other part:

"The expression of the **VENDORS** and the **VENDEE** shall mean and include all their heirs, executors, assignees, successors, legal representatives and administrators etc.,"

**WHEREAS** the **VENDORS** are the original Vendees and absolute owners , peaceful possessors of the Non-Agriculture Land, for a total extent admeasuring Acres 33-36  $\frac{3}{4}$  Guntas of land situated in **KOLTHUR VILLAGE, SHAMEERPET MANDAL, Ranga Reddy District , State of Telangana** under **SALE CERTIFICATE** (for Immovable Property Rule 9 (6) bearing **Document No. 4708/2015**, dated **21<sup>st</sup> November, 2015**, executed by **STATE BANK OF INDIA**, Stressed Assets Management Branch, Hyderabad and registered in the office of the Sub-Registrar Kapra, Ranga Reddy District (East). The extent of Land in Survey Numbers is shown as below:



Survey No.	Area Ac.-Gts.
551/RU	2-00
555/AA	3-03
555/A	2-00
555/E	2-20
554/AA	0-20
554/EE	2-00
552	0-31
554/RU	0-13
556/AA	0-32 $\frac{3}{4}$
554/U	
554/UU	
554/RU	
554/LU	3-07
549/U	2-10

Survey No.	Area Ac.-Gts.
553	0-19
552/B	0-05
553/AA	0-02 $\frac{1}{2}$
553/E	0-02 $\frac{1}{2}$
550/A	2-02
554/U	1-31
554/UU	0-15
554/LU	0-27
556/E	3-28
554/U	
554/UU	
554/RU	
554/LU	3-06
554/UU	2-02

*G. Goud*

*E S. S. S. S.*

*L. L. L.*  
*P. B. B. B.*

2			M DEVENDER BABAGUDA, SHAMIRPET R R DIST
		M DEVENDER : 05/08 [1516-1-2016-2583]	<i>M Devender</i>

05th day of August, 2016

Signature of Joint SubRegistrar  
Shamirpet

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	290640	2100	0	0	292840
Transfer Duty	NA	0	109815	0	0	0	109815
Reg. Fee	NA	0	36605	0	0	0	36605
User Charges	NA	0	200	0	0	0	200
Total	100	0	437260	2100	0	0	439460

Rs. 402555/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 36605/- towards Registration Fees on the chargeable value of Rs. 7321000/- was paid by the party through Cash and E-Challan/BC/Pay Order No ,861EGJ030816,439Z6P250516 dated ,04-AUG-16,25-MAY-16 of ,SBH/SHAMIRPET,SBH/SHAMIRPET

E-Challan Details Received from Bank:

(1). AMOUNT PAID: Rs. 314160/-, DATE: 04-AUG-16, BANK NAME: SBH, BRANCH NAME: SHAMIRPET, BANK REFERENCE NO: 001809765, REMITTER NAME: E VENKATA PHANINDRA SATYA KRISHNA, EXECUTANT NAME: G GANESH, CLAIMANT NAME: E VENKATA PHANINDRA SATYA KRISHNA ). (2). AMOUNT PAID: Rs. 123100/-, DATE: 25-MAY-16, BANK NAME: SBH, BRANCH NAME: SHAMIRPET, BANK REFERENCE NO: 002295457, REMITTER NAME: C.V.M. KRISHNA REDDY, EXECUTANT NAME: G. GANESH OTHERS, CLAIMANT NAME: C.V.M. KRISHNA REDDY )

Date:  
05th day of August, 2016

Signature of Registering Officer  
Shamirpet

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1వ పుస్తకము 20/ప్రం|| (కా.శ. 188) సం||  
2550.....నెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్  
నిమిత్తం గుర్తింపు నెంబరు 1516-I.....2550.....20/6  
ఇవ్వడమైనది.  
20/6 సం|| ఆగస్టు నెంబరు.....5.....వ తేదీ

*Signature*  
సబ్-రిజిస్ట్రార్ ఆఫీసర్



**WHEREAS** the VENDORS have subsequently sold an extent of Acres 23-06 Guntas , from and out of the total extent of Acres 33-36 ¾ Guntas , of Land to

- i) Sri. Peddi Mohan Reddy, S/o. Late Adivi Reddy
- ii) Sri. Peddi Pratap Reddy, S/o. P. Mohan Reddy and
- iii) Sri. Sada Indrasena Reddy, S/o. S. Linga Reddy

Under survey numbers as shown below under "AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY WITH POSSESSION " vide Document Number 1086/2016, dated 11th day of February, 2016.

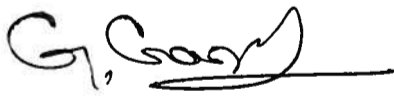
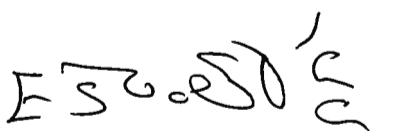
Survey No.	Area Ac.-Gts.	Survey No.	Area Ac.-Gts.
549/	0-30	554/	8-34 3/4
555/	7-33	556/	4-20 3/4
552/	0-36	553/	0-21 1/2

**WHEREAS** the VENDORS jointly with i) Sri Peddi Mohan Reddy, S/o. Late Adivi Reddy ii) Sri Peddi Pratap Reddy S/o. P. Mohan Reddy and iii) Sri SadaIndrasena Reddy S/o. S. Linga Reddy have sold an extent of Acres 28-35 Guntas , that is , to an extent of Acres 5-29 Guntas , Situated in Survey Nos. 549, 550 and 554 of KOLTHUR VILLAGE, SHAMEERPET MANDAL, Ranga Reddy District , State of Telangana and an extent of Acres 23-06 Guntas , Situated in Survey Nos. 549, 554, 555, 552 and 553 of KOLTHUR VILLAGE, SHAMEERPET MANDAL, Ranga Reddy District , State of Telangana , to M/s. VAXENIC INDIA PRIVATE LIMITED ,Hyderabad - 500 033 Vide **DEED OF SALE** bearing Document Number **1580/2016, dated 25<sup>th</sup> May,2016.**

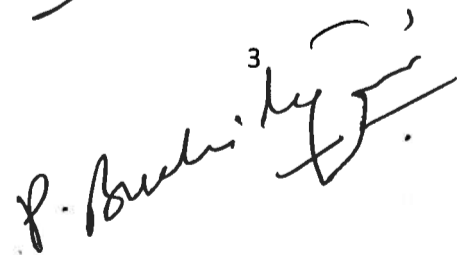
**WHEREAS** the VENDORS have jointly offered to sell the balance Non-Agriculture land, admeasuring Acres 3-01 Guntas , remaining in Survey Nos. 554/AA, 554/EE, 554/U, 554/UU, 554/RU, 554/LU, situated at KOLTHUR VILLAGE, SHAMEERPET MANDAL, Ranga Reddy District , State of Telangana , from the above said land to the VENDEE (which is more fully described in the schedule hereto, hereinafter called the said land) and the VENDEE herein agreed to purchase the same for a total sale consideration of **Rs. 73,21,000/- (Rupees Seventy Three Lakhs Twenty One Thousand Only).**

**NOW THIS DEED OF SALE THEREFORE WITNESSETH AS FOLLOWS:**

1. That it mutually agreed between the parties that the VENDEE shall pay the VENDORS an aggregate sale consideration of **Rs. 73,21,000/- (Rupees Seventy Three Lakhs Twenty One Thousand Only)** towards the sale, transfer and conveyance of the Schedule Property by the VENDORS to the VENDEE.





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Shamirpet



2. That in pursuance of the said Land Sale the VENDEE has already paid the entire sale consideration as above to the VENDORS through the following cheques drawn on Andhra Bank, West Marredpally Branch, Secunderabad :---

Vendor Name	Cheque No.	Cheque Dt.	Amount (Rs.)
G.GANESH	000066	29.07.2016	9,90,000/=
	000069	03.08.2016	9,90,000/=
	000074	03.08.2016	12,00,000/=
	000075	03.08.2016	9,90,000/=
E.KANTHA REDDY	000067	29.07.2016	9,90,000/=
C.V.M.KRISHNA REDDY	000072	03.08.2016	19,80,000/=
P.BUCHILINGAM	000073	03.08.2016	1,81,000/=
	<b>Total</b>		<b>73,21,000/=</b>

3. The VENDORS hereby admits, accepts and acknowledges the receipt of the entire sale consideration of Rs. 73,21,000/- (Rupees Seventy Three Lakhs Twenty One Thousand Only) towards full and final settlement of the consideration and as such the VENDORS do hereby declare that they do not have any claim, demand, interest from the VENDEE.

4. The VENDORS hereby sells, conveys and transfers all its rights, title and interest in the said Land to the VENDEE herein TO HAVE AND TO HOLD the same absolutely forever as the absolute owner thereof.

5. The said property shall be quietly entered into and upon by the VENDEE who shall hold and enjoy the same as absolute owner without any interruption from the VENDORS or any persons claiming through the VENDORS.

6. The VENDORS assure that they have an unimpeachable right, title and interest in the Scheduled Property and that the property is free from all charges and encumbrances.

7. The VENDORS have delivered vacant and physical possession of the said property to the VENDEE.

8. That the VENDORS hereby declare that the Schedule Property is free from all demands, claims, charges, prior sales, mortgages, hypothecation, lien etc.. It is free from any kind of defect in title. That the VENDORS further declare that there are no pending cases whatsoever connected on the Schedule Property. That in case the VENDEE sustains any loss or damage or deprived of title of the Schedule Property or any part thereof on account of VENDORS having any defect in title, the VENDORS shall indemnify and undertake to keep indemnified the VENDEE of all such losses and damages.

G. Ganesh

E. Kantha Reddy

L. M.

P. Buchilingam

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Shamirpet





9. That the VENDORS hereby declare that they are competent to sell and transfer and alienate the title over the Schedule Property and there are no legal impediments whatsoever in conveying the same unto the VENDEE. That the VENDORS hereby further declare that there is no prohibition under any law for the time being in force for the sale of the said Schedule Property in favour of the VENDEE.

10. That the VENDORS assure the VENDEE that they have not entered in to any agreement of any kind with any person with regard to the said land. It is the responsibility of the VENDORS to get the name mutated in all revenue records concerned, including Pass Books if any and handover the same along with the link documents relating to the Schedule property to the VENDEE. Further the VENDORS shall sign and execute all the necessary papers, documents etc., as are required by the VENDEE for this purpose. The previous title deeds and all others related documents of the Scheduled Property are hereby handed over to the VENDEE.

11. The VENDORS hereby confirm that all land revenue, cess and other taxes, if any which are due to the Village Panchayat, Revenue Authorities etc., are paid in full by them till the date of handing over the said property to the VENDEE and the VENDEE will have to pay such taxes etc., payable hereafter.

12. The VENDORS do hereby further agree with the VENDEE at all times hereafter at their cost to do and execute all such lawful acts, deeds and things for further and more perfectly assuring the said property to the VENDEE according to the true intent and meaning of this deed.

13. The VENDORS do hereby agree to keep indemnified the VENDEE from and against all losses, costs, damages and expenses which the VENDEE may sustain by reason of anybody to the said property.

14. The VENDORS hereby declares that the said property is not an assigned land and not effected under Section 2(1) of A.P. Assigned Lands Prohibition of Transfer Act (Act 9 of 1977) and it does not belong to or under mortgage to Government Agencies/Undertakings.

15. The VENDORS hereby confirm that the said land was already converted in to **Non-Agricultural** under proceedings **No. L/3854/2011 dated 17<sup>th</sup> October, 2011** issued by the Special Grade Deputy Collector and Revenue Divisional Officer, Ranga Reddy District, East Division and there are no water bodies, no heritage structures, no temples etc.,

16. The VENDORS further declare that there is no house or any constructions in the said Land, if any structure is there the VENDORS may be prosecuted Under Section 27 and read with Sec. 64 of Indian Stamp Act, besides recovery of the stamp duty.

17. The VENDOR hereby declares that there are no Mango Trees, Coconut Trees, Beetal Leaf Gardens, Orange Groves or any such other gardens and that there are no mines or quarries of granites or such other valuable stones and that there are no plant and machinery, no fish ponds etc., in the land now being transferred; that if any suppression of facts are noticed at a future date, the VENDOR will be liable for prosecution as per law, besides payment of deficit stamp duty.

G. Ganga  
E S R S D C

L M

P. Bhandari  
5

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Shamirpet



18. The VENDORS hereby declare that the VENDEE is entitled and empowered to use the approach 33' Wide Road located at the Western Side in Sy. Nos. 553, 554 of Schedule property without any hindrance from other person or persons.

19.. The Market Value of the land is Rs. 500/- Per Sq. yard and the total Value comes to Rs. 73,21,000/- (Rupees Seventy Three Lakhs Twenty One Thousand Only) , U/R 3 of A.P.P.U.V.I. Rules 1975, the stamp duty is paid thereon.

**SCHEDULE OF PROPERTY**

All that piece and parcel of the Non-Agricultural Land, admeasuring **Acres 3-01 Guntas , or 1.21 Hectors.**, in Survey Nos. 554/AA, 554/EE, 554/U, 554/UU, 554/RU, 554/LU, Situated at **KOLTHUR VILLAGE , SHAMIRPET MANDAL ,** Sub-Dist: Shamirpet, Ranga Reddy District., Which is bounded by:-

**NORTH : Land in Survey No. 555,  
SOUTH : Land in Survey No. 554 part,  
EAST : Land in Survey No. 558,  
WEST : 33' Wide Road.**

**IN WITNESSES WHEREOF** this **SALE DEED** is made, executed and signed by the VENDORS in favour of VENDEE on this the day, month and year aforementioned with his own free will, consent and good conscience without any coercion, fraud, undue influence, mis-representation and duress etc., after having fully understood the contents of the same in their respective language in presence of the below mentioned witnesses:-

**WITNESSES**

1. V. S. Reddy
2. M. Venkatesh

**VENDORS**

- 1) G. S. Reddy
- 2) E. S. Reddy
- 3) L. S. Reddy
- 4) P. S. Reddy

**VENDEES**

- 1) M. S. Reddy

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Shamirpet



భారత ప్రభుత్వం  
Government of India

గంగిశెట్టి గణేష్  
Gangishetti Ganesh

పుట్టిన సంవత్సరం / Year of Birth: 1962  
పురుషుడు / Male

4274 6108 9090

అధార్ - సామాన్యని హక్కు

అధార్  
Unique Identification Authority of India

చిరునామా: S/O. గంగిశెట్టి  
చిత్తాiah, అంబ నం 1-54, కోతాల  
Narsampally, Medak, Mulug,  
502279

Address: S/O. Gangishetti  
Chittiah, H No 1-54, Kothial,  
Narsampally, Medak, Mulug,  
502279

4274 6108 9090



1947  
1800 380 1947

http://uidai.gov.in

www.uidai.gov.in

భారత ఎన్నికల సంఘము  
గుర్తింపుకార్డు  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

NVT5793261

ఉపయోగింపారు: బుచ్చిలింగం పెద్ది  
Elector's Name: Buchilingam Peddi

తండ్రి పేరు: శంకరయ్య పెద్ది  
Father's Name: Shenkaralah Peddi

లింగము / Sex: పు / M  
పుట్టిన తేదీ / Date of Birth: 05/02/1966

*P. Buchi Lingam*

చిరునామా : NVT5793261  
A-46/PART  
ఐ డి ఏ గాంధీ నగర్, నెహ్రూ  
నగర్, కుత్బుల్లూపూర్,  
రంగారెడ్డి, 500037

Address:  
A-46/PART  
Ida Gandhi Nagar, Nehru Nagar,  
Quthbullapur, Rangareddy, 500037

Date: 04/04/2014

ప్రతిపాదన సంతకము  
ఉపయోగింపారు  
45... కుత్బుల్లూపూర్ శాసనసభ నియోజక వర్గం

Facsimile Signature of  
Election Registration Officer  
A-46, Quthbullapur Assembly Constituency

చిరునామాలో మార్పు ఉన్నప్పుడు మరల చిరునామాలో  
మీ పేరు జాబితాలో చేర్చుటకు మరియు అదే తుది పేరుతో కాళ్ళు  
చిరునామల పుస్తకంలోకి సేకరించే ఈ కార్డును పంపించండి.  
In case of change in address, mention this Card No. in the  
relevant form for including your name in the Roll at the  
changed address and to obtain the card with same number  
242 / 2181


आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

VENKATAPHANIDRA SATYA  
KRISHNA EMANI  
DATTATHREYA SARMA EMANI

03/11/1958  
Permanent Account Number  
AACPE7953J

Signature



*Venkataphanidra Satya Krishna Emani*

इस कार्ड के खोने / जाने पर कृपया सूचित करें / लौटाने।  
आयकर पैन सेवा इकाई, एन एस डी एल  
तीसरी मंजिल, सफ़ायर चैंबर,  
बानेर टेलिफोन एक्सचेंज के नजदीक,  
बानेर, पुणे - 411 045

If this card is lost / someone's lost card is found,  
please inform / return to:  
Income Tax PAN Services Unit, NSDL,  
3rd Floor, Sapphire Chambers,  
Near Baner Telephone Exchange,  
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: tininfo@nsdl.co.in

भारत सरकार  
GOVERNMENT OF INDIA

ఎనుగు కాంత రెడ్డి  
Enugu Kantha Reddy  
పుట్టిన సం./YoB:1973  
పురుషుడు Male

6508 6642 5000

*Enugu Kantha Reddy*

भारतीय विशिष्ट पहचान प्राधिकरण  
AADHAAR  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:  
S/O: ఎనుగు నారాయణ రెడ్డి  
2-4-38/28, మచిలీకరం  
మచిలీకరం, తిరుమలగిరి,  
బీలూరు, హైదరాబాద్  
ఆంధ్ర ప్రదేశ్, 500010

Address:  
S/O: Enugu Narayana Reddy,  
2-4-38/28, machabollaram  
machabollaram, Tirumalagiri,  
Bolarum, Hyderabad  
Andhra Pradesh, 500010

INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH

**AP12820120006724**

V SUDHARSHAN  
V SATHYANARAYANA  
3-31  
SHAMIRPET  
SHAMIRPET  
SHAMIRPET  
RANGA REDDY - 500078

Signature  
Issued On: 04/05/2012

Licensing Authority  
RTA MEDCHAL

Non Transport  
Light Motor Vehicle Non Transport, Motor Cycle With Gear

Date of Validity Transport 02/10/2027

Date of Validity Badge No.

Reference No. AP12820120006724

Original LA. RTA MEDCHAL

Date of First Issue 04/05/2012

Date of Birth 03/10/1977

Blood Group

INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH

MEDI DEVENDAR  
M.KISTALAH  
8-32/1 (V)BABA GUDA  
(M)SHAMEERPET  
RANGA REDDY DIST  
SHAMIRPET  
RANGA REDDY

Issued On: 28/12/2011

RTA MEDCHAL

Non Transport  
Light Motor Vehicle Non Transport, Motor Cycle With Gear

Date of Validity Transport 27/12/2031

Date of Validity Badge No.

Reference No. AP12820110015983

Original LA. RTA MEDCHAL

Date of First Issue 28/12/2011

Date of Birth 08/01/1961

Blood Group

Bk-1, CS No 2583/2016 & Doct No 255920k  
Joint SubRegistrar 15 Shamirpet  
Sheet 7 of 8


*M. Devendey*




आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

C V M KRISHNA REDDY  
RAMA MOHAN REDDY CHINTALA  
04/06/1966  
Permanent Account Number  
AFJPC0946B

  
Signature



CKM

2020 2019

Bk-1, CS No 2583/2016 & Doct No  
2583/2016 Sheet 8 of 8

Joint SubRegistrar  
Shamirpet

