

14804

14771/06

15-169

UP No. 14804 DUCI No. 1200

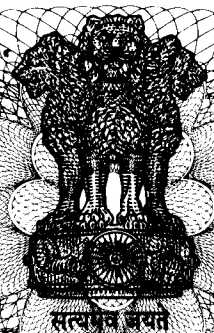
भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



भारत INDIA

INDIA NON JUDICIAL

SCANNED

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L-G-Chimalgi
C 136963

A. No. 7393 Date 6-10-06
Sold to K. Sridevi
V/o K.V.S. Reddy
Per Whos Secy & others. Herd

LEELA G. CHIMALGI
STAMP VENDOR
L.No 02/2006
5-4-76/A, Cellar, Ranigunj
SECUNDERABAD-500 003

SALE DEED

This Sale Deed is made and executed on this the 7th day of October, 2006 at Hyderabad by:

SHRI BAIROOPULA JANGAIAH, Son of Late Shri Yelliah, aged about 56 years, Occupation: Service, resident of H. No. 2-2-53, Cherlapally, Ghatkesar Mandal, Ranga Reddy District.

Hereinafter referred to as the VENDOR which terms shall mean and include all his/her heirs, successors-in-interest, assigns, legal representatives, executors etc.

IN FAVOUR OF

- 1. SMT. K. SRIDEVI, wife of Shri K.V.S. Reddy, aged about 31 years, Occupation: Business, resident of Flat No. 305, Srinilaya Estates, Ameerpet, Hyderabad.
- 2. SMT. M. SREELATHA, wife of Shri M. Dattu Vara Prasad Rao, aged about 38 years, Occupation: Business, resident of Flat No. 501, Srinilaya Estates, Ameerpet, Hyderabad.

Hereinafter referred to as the PURCHASERS which term shall mean and include all their heirs, successors-in-interest, assignees etc.

T. K. R. K. V. S. Reddy

WHEREAS:

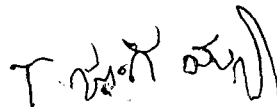
- A) The VENDOR herein is the absolute owner and possessor of land admeasuring about Ac. 0-34 Gts., in survey no. 29, of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, by virtue of occupancy right certificate issued by the Revenue Divisional Officer, Ranga Reddy District, East Division, vide proceedings no. J/5260/1997 dated 28.7.1997.
- B) Subsequent to the issue of ORC, Patta passbook and title book were issued in the favour of the VENDOR as per the details given below and his name has been mutated in the revenue records. Pahanis for the year 2000-01 reflect the name of the VENDOR as owner and possessor of land admeasuring about Ac. 0-34 Gts., in survey no. 29, of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District.

Sl. No	Name of Pattedar	Patta / Passbook no.	Titlebook no.	Extent of land
1.	Bairoopula Jangaiah	107 / 122388	276688	Ac. 0-34 Gts.

- C) By virtue of the above referred documents, recitals and records, the VENDOR is the absolute owner and possessors of about Ac. 0-34 Gts., in survey no. 29, of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, hereinafter referred to as the Scheduled Property, which is more fully described in the schedule given herein.
- D) THE VENDOR approached the PURCHASERS to sell the Scheduled Property and the PURCHASERS has agreed to purchase the Scheduled Property for a total consideration of Rs. 15,30,000/- (Rupees Fifteen Lakhs Thirty Thousand Only) on the terms and conditions given hereunder.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. The PURCHASERS has paid the aforesaid total consideration of Rs. 15,30,000/- (Rupees Fifteen Lakhs Thirty Thousand Only) by cash and the receipt of which is hereby admitted and acknowledged by the VENDOR.
2. For the total sale consideration as mentioned above the VENDOR does hereby grant, convey, transfer and sell all that land admeasuring Ac. 0-34 Gts., in survey no. 29, of Cherlapally Village, Ghatkesar 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 PURCHASERS by way of absolute sale.
3. The VENDOR hereby covenant that the Scheduled Property is the absolute property belonging to the VENDOR and after his death the VENDOR herein alone is the absolute owner of the same 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 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.



4. The VENDOR hereby declares and covenants that he is the true and lawful pattedars of the Scheduled Property. The VENDOR hereby covenants that no other person(s) other than the VENDOR have 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 his / her heirs shall have any manner of right or title over the Scheduled Property and they shall have not objection for the sale of the Scheduled Property to the PURCHASERS.
5. 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 he / 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 and 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 PURCHASERS 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 PURCHASERS fully for such losses.
6. The VENDOR has on this day delivered vacant peaceful possession of the Scheduled Property to the PURCHASERS and the PURCHASERS shall be entitled to hold, and enjoy the same as absolute owner thereof from this day.
7. The VENDOR 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 PURCHASERS 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 covenant 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.

T. N. K. S. S.

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.
13. Stamp duty and Registration amount of Rs. 2,42,250/- paid by way of Challan No. C-103991, date 07.10.2006 drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

SCHEDULE OF PROPERTY

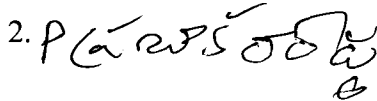
All that part and parcel of agricultural land admeasuring about Ac. 0-34 Gts., in survey no. 29, of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, under S. R. O. Uppal and bounded by:

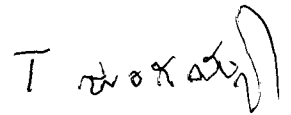
North	: Sy. No. 30
South	: Sy. No. 28
East	: Sy. No. 28
West	: Sy. No. 27 & Sy. No. 28

IN WITNESS WHEREOF the VENDOR and PURCHASERS 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:




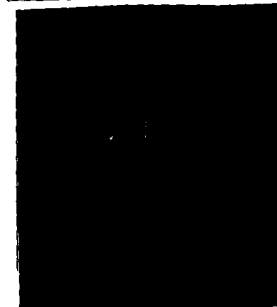
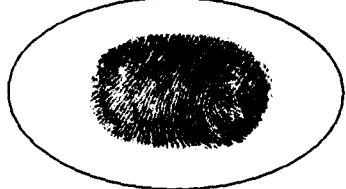

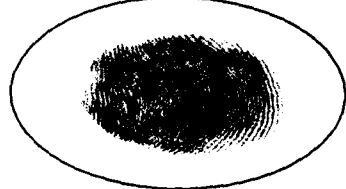

1. 

2. 


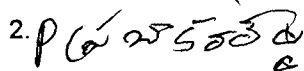


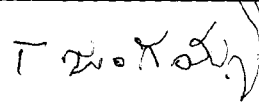
VENDOR

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

<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
			<u>VENDOR :</u> MR. BAIROOPULA JANGAIAH S/O. YELLAIAH R/O. 2-2-53 CHERLAPALLY HYDERABAD - 500 310.
			<u>BUYERS :</u> 1. MRS. K. SRIDEVI W/O. K. V. S. REDDY R/O. FLAT NO. 305 SRINILAYA ESTATES AMEERPET HYDERABAD.
			2. MRS. SREELATHA W/O. M. DATTU VARA PRASAD RAO R/O. FLAT NO. 501 SRINILAYA ESTATES AMEERPET HYDERABAD.
			<u>REPRESENTIVE :</u> MR. K. PRABHAKAR REDDY S/O. K. PADMA REDDY (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003.

SIGNATURE OF WITNESSES:


1. 
 2. 



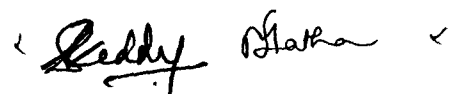
SIGNATURE OF EXECUTANTS

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

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

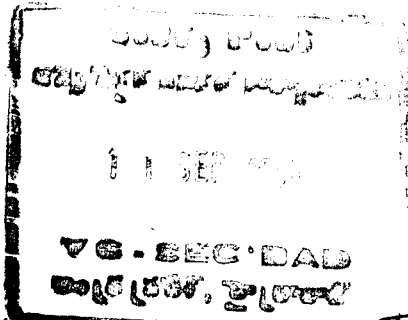


SIGNATURE OF THE REPRESENTATIVE



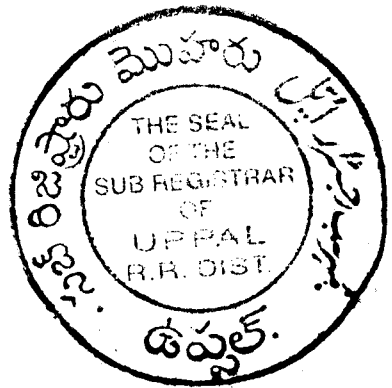
SIGNATURE(S) OF BUYER(S)

1 వ పుస్తకము (1977) నంబు
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... ఈ కాగితపు వరుస
 సంఖ్య.....



సబ్-రిజిస్ట్రారు

200/- వ సం||... 192 రి వ.శ.శా...
 పగలు... గంటల మధ్య
 ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో



శ్రీ...
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి

రుసుము రూ||... చెల్లించారు. T. అంజయ్య
 Receipt No. 102791 Di. 7/11/77
 SBH, Habsiguda Branch, Sec'bad

వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బ్రౌటనవేలు

T. అంజయ్య s/o. Yellaiah o.c.c: Seerice
 P/o. 2-2-53, Cherlapally, Ghatkesar
 Mandal, Ranga Reddy Dist.



నిరూపించినది.

T. Hanumanth
శ్రీ శ్రీ శ్రీ

(Hanumanth s/o. late Ellaiab o.c.c: Business
 P/o. 2-2-53/2, Cherlapally, Ghatkesar (M)
 R. E. Dist

s/o. Neeshime Reddy, o.c.c: Business
 Plot. 22, Cherlapally, R. E. Dist

200/- వ. సం||... 192 రి వ.శ.శా...
 పగలు... గంటల మధ్య
 ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

సబ్-రిజిస్ట్రారు

1వ వస్తకము (6) 21 6/11
 దస్తావేజాల మొత్తం కాగితముల
 పంఖ్య... 5... ఈ కాగితపు నరుస
 పంఖ్య... 2.....

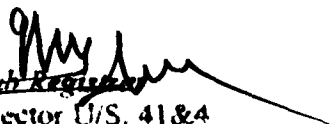

 పబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1897

No. 11771 of 200 6 Date 7/10/06

I hereby certify that the proper deficit
 stamp duty of Rs. 229,400 Rupees Two Lacs
Twenty nine Thousand Four hundred Rupees
 has been levied in respect of this instrument
 from Sri. B. Janganna
 on the basis of the agreed Market Value
 consideration of Rs. 25,50,000 being
 higher than the consideration agreed Market
 Value.

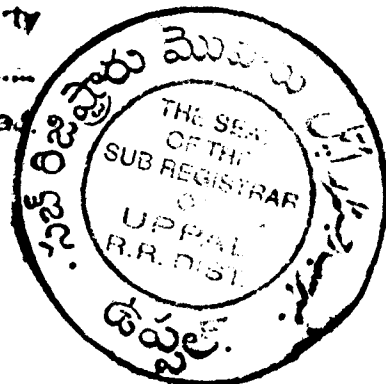
S.R.O. Uppal
 dated 7/10/06


 Sub Registrar
 and Collector U/S. 41 & 4
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 229,400 towards Stamp Duty
 Including Transfer duty and Rs. 12,750
 towards Registration Fee was paid by the party
 through Challan Receipt Number 103991
 Dated 7/10/06 at SRH Habsiguda Branch, Sec 6A

Sub-Registrar
 Uppal
 R.R. Dist.

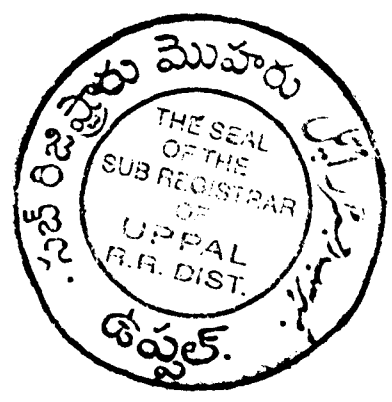


1వ పుస్తకము (6) నామ
దస్తావేజాల మొత్తం కాగితముల
పంఖ్య... ఈ కాగితపు వరుస
పంఖ్య...

పబ్-రిజిస్ట్రారు

1వ పుస్తకము సం॥ (కా.క) పు... 1077/06
నింబరుగా రిజిస్టరు చేయబడి స్థానింగు నిమిత్తం
గుర్తింపు నెంబరు... 1-200 ఇవ్వడమైన
200 సం॥ డివైజి... చేతి

రిజిస్ట్రారు



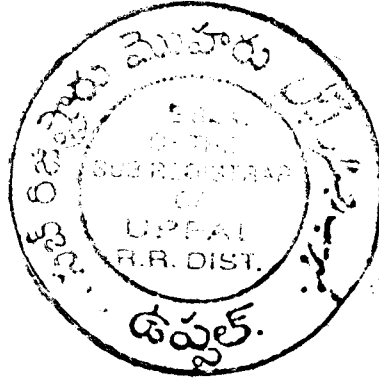
1వ పుస్తకము (4) నామ

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య... ఈ కాగితపు వరుస

సంఖ్య... 4

పబ్-రిజిస్ట్రార్



1 వ పుస్తకము (477) నామ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..... ఈ కాగితపు వయస
పంఖ్య.....

పబ్లికేషన్

