

1/ JNO: 7895

787606

Acnw: 8079



SCANNED

प्रदेश ANDHRA PRADESH

744680

3/6/17

23.5.06.1001-

Hetak K. Parikh

Krishna Kamli S. Parikh, by
self & others

[Signature]
 23/05/2006
 Secunderabad, Andhra Pradesh

SALE DEED

This Sale Deed is made and executed on this the 25th day of May, 2006 at Secunderabad by:

- 1) SHRI. P. MADHAV YADAV, SON OF. LATE SHRI P. BALAIAH YADAV, aged about 46 years, resident of H. No. 1-19-52/1, Gokul Nagar, Near A.S. Rao Nagar, Hyderabad.
2. SHRI V. NARENDER, SON OF LATE SHRI V. YADALIAH, aged about 40 years, resident of H. No. 2-2-12, Cherlapally, Hyderabad – 501 301.
- 3) SHRI V. NARASHIMA, SON OF LATE SHRI V. YADALIAH, aged about 36 years, resident of H. No. 2-2-12, Cherlapally, Hyderabad – 501 301,

Hereinafter collectively referred to as the VENDORS and severally as Vendor No. 1, Vendor No. 2 and Vendor No. 3 respectively which term shall mean and include their heirs, legal representatives, administrators, executors, successor-in-interest, assignee, etc.

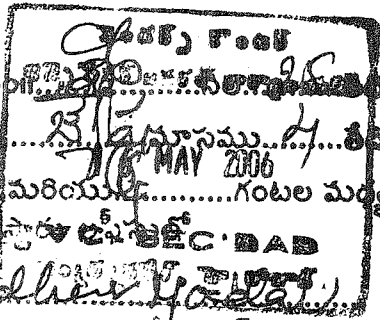
[Signature]

V. Narendar

V. Narasimha Chary

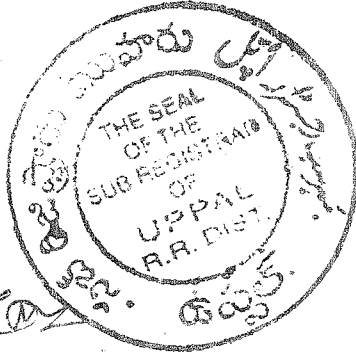
7876106

వ పుస్తకము.....సం||పు||
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....



2006-వ సం||పు||...
192వ.శ.నా...
పగలు...
ఉప్పుల్ సబ్-రిజిస్ట్రారు ఆఫీస్ ఆర్డర్ C. BAD
శ్రీ.....P. Madhar Yadav
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన పోబోగ్రాఫులు
మరియు పేటిముద్రలతో సహా దాఖలుచేసి
రుసుము రూ||...11025/.....చెలింపినారు.
Receipt No...535084...Dt. 25/5/06
SBH, Habsiguda Branch, Sec'bad

పబ్-రిజిస్ట్రారు



దాసె యిచ్చినట్లు ఒప్పుకోవ్వుడు.

P. Madhar

P. Madhar Yadav s/o. Late Balajiah Yadav, occ: Business R/o. 1-19-52/1, Gokul Nagar, near A.S. Rao Nagar, Hyderabad.

ఎడమ బ్రౌలసవ్రేలు

V. Narendra

V. Narendra R/o. 2-2-12,

s/o. Late V. Madhiah occ: Business Cherlapally, Hyderabad. - 501301

ఎడమ బ్రౌలసవ్రేలు

V. Narshama

V. Narshama R/o. 2-2-12, Cherlapally, Hyderabad - 501301.

s/o. Late V. Madhiah occ: Seerla R/o. 2-2-12, Cherlapally, Hyderabad - 501301.

నిరూపించుకొని.

P. Prabhakar Reddy

P. Prabhakar Reddy s/o. Narshama Reddy occ: Business R/o. Plot No. 22, Chincherlapally R.R. Dist.

A. Shantala Reddy

s/o. A. Chitha Reddy, occ: Business 40-12-1-1433, Nageram, Sec-Bad - 017.

2006-వ సం||పు||...నెల||...వ తేది

192వ.శ.నా...మాసం...వ తేది

[Signature]

IN FAVOUR OF

1. **MS. HETAL K. PARIKH**, DAUGHTER OF **MR. KRISHNA KANTH S. PARIKH**, aged about 22 years, resident of 1-10-98/6, Dwarakadas Co-operative Society, Begumpet, Hyderabad - 16.
2. **MR. PRAVESH B. PARIKH** SON OF **MR. BHARAT S. PARIKH**, aged about 27 years, resident of 1-10-98/41, 1st Floor, Dwarakadas Co-operative Society, Begumpet, Hyderabad - 16.
3. **MR. PIYUSH J PARIKH**, SON OF **LATE JAGADISH S. PARIKH**, aged about 24 years resident of 1-10-98/41, 2nd Floor, Dwarakadas Co-operative Society, Begumpet, Hyderabad - 16.

Hereinafter referred to as the **PURCHASERS** which term shall mean and include her heirs, legal representatives, administrators, executors, successor-in-interest, assignee, etc.

WHEREAS:

- A. Occupancy Right Certificate (ORC) was issued in favour of (a) Vadla Narender S/o. Yadaiah and Vadla Narsimha S/o. Yadaiah for an extent of Ac. 0-15 Gts., in Survey no. 44 and Ac. 0-18 Gts. in Survey No. 45 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, (b) Vadla Venkataiah S/o. Narsimha and Vadia Satyanarayana S/o. Narsimha for Ac. 0-29 Gts. and Survey No. 44 and Ac. 0-35 Gts. in Survey No. 45 in Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District vide the proceedings of the Revenue Divisional Officer, Ranga Reddy East Division bearing no. J/8502/1997, dated 30.11.1998. Accordingly Vadla Narender, Vadla Narsimha, Vadla Venkataiah and Vadia Satyanarayana became the absolute owners of Survey No. 44 & 45 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District.
- B. Subsequent to the issue of the ORC, Patta Passbooks were issued in favour of V. Narender, V. Venkataiah and V. Satyanarayana as per details given below

S.No.	Name of Pattedar	Survey No.	Extend of land	Patta & Passbook No	Title book No.
1.	V. Narender	44 45	Ac. 0-15 Gts. Ac. 0-18 Gts.	111 & 367711	381884
2.	V. Venkataiah	44 45	Ac. 0-14 Gts. Ac. 0-18 Gts.	112 & 367708	381883
3.	V. Satyanarayana	44 45	Ac. 0-15 Gts. Ac. 0-18 Gts.	113 & 367712	381882

[Handwritten signature]

V. Narender

V. Venkataiah

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 నామమాత్రము.....సంపాదించిన
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య.....ఈ కాగితపు వరుస
 పంఖ్య.....
 పద్-రెజిస్ట్రారు

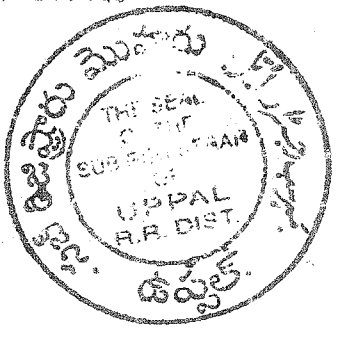
ENDORSEMENT Under Section 42 of Act II of 1899
 No. 7876 of 2006 Date 25/1/06
 I hereby certify that the proper deficit
 stamp duty of Rs. 198350 papes.....*nineteen lakhs*
eight thousand three hundred thirty five
 has been levied in respect of this instrument
 from Sri. P. Madhuvardhan
 on the basis of the agreed Market Value
 consideration of Rs. 2205000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
 Dated 25/1/06
 Sub Registrar
 and Collector U/S. 41 & 44
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 198350 towards Stamp Duty
 including Transfer duty and Rs. 11025
 towards Registration Fee was paid by the party
 through Challan Receipt Number 535084
 Dated 25/1/06 at SBH Habsiguda Branch Sec bag

S.B.H. Habsiguda
 A/c No. 01000507
 of S.B.O. Uppal.



- C. Vendor No.1 Shri P. Madhav Yadav is the absolute owner of Ac. 0-29 Gts. in Survey No. 44 and Ac. 0-36 Gts. in Survey No. 45 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District having purchased the same vide registered Sale Deed bearing no. 8328 /2003 dated 11/7/2003 registered at the SRO Uppal having purchased the same from its original owners are Shri Vadla Satyanarayana, S/o. Late Shri Narsaiah, Shri V. Rama Chary S/o. Shri V. Satyanarayana, Shri V. Giri Babu S/o. Shri V. Satyanarayana, Smt. Vadla Rajamani W/o. Late Shri Venkataiah, Shri V. Srinivasa Chary S/o. Late Shri Venkataiah and Shri V. Brahma Chary S/o. Late. Shri Venkataiah., all are residents of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District.
- D. As per the proceedings of the MRO bearing no B-749/04 dated 26.9.2004 a portion of land in Survey No. 44 & 45 admeasuring Ac. 0-29 Gts. and Ac. 0-36 Gts. respectively was mutated in favour of Shri P. Madhav Yadav. Accordingly Patta No. 162, Passbook No. 433212 and Title Book No. 425826 were issued in favour of Shri P. Madhav Yadav.
- E. As per the various documents and recitals given above the Vendors herein are absolute owners of Ac. 1-04 Gts. in Survey No. 44 and Ac. 1-14 Gts. in Survey No. 45 of Cherlapally Village.
- F. The Purchasers herein has approached the Vendors to sell a part of the above mentioned land admeasuring Ac.1-09 Gts. in Survey No. 45 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District herein after referred to as Scheduled Land and more fully described in schedule herein and plans attached and as per details given here under. The Vendors have agreed to sell to the Purchasers the Scheduled Land on the terms and conditions mentioned here under.

NOW THIS DEED OF SALE WITNESSETH :

1. In consideration of payment of Rs. 22,05,000/- (Rupees Twenty Two Lakhs and Five Thousand Only) as per details given below, by the Purchaser to the Vendors, the receipt of which the Vendor hereby acknowledges. The Vendor hereby sells, conveys, transfers and assigns unto the Purchasers all their rights, title and interest, claim and demand whatsoever in the Schedule Land and delivers vacant possession thereof to the Purchasers to hold the same absolutely for ever free from all encumbrances, together with all water sources, privileges, easements, appurtenances or any other things hidden in the earth belonging to or appurtenant thereto.
- a. Cheque No. 423121, Dated 25.05.2006, Amount Rs. 4,65,000/- (Rupees Four Lakhs Sixty Five Thousand only), Drawn in Indus Ind Bank Ltd in favour of Vendor No.1.
- b. Cheque No. 423122, Dated 25.05.2006, Amount Rs. 2,70,000/- (Rupees Two Lakhs Seventy Thousand only), Drawn in Indus Ind Bank Ltd in favour of Vendor No.2
- c. Cheque No. 692741, Dated 25.05.2006, Amount Rs. 4,65,000/- (Rupees Four Lakhs Sixty Five Thousand only), Drawn in Indus Ind Bank Ltd in favour of Vendor No.1.
- d. Cheque No. 692742, Dated 25.05.2006, Amount Rs. 2,70,000/- (Rupees Two Lakhs Seventy Thousand only), Drawn in Indus Ind Bank Ltd in favour of Vendor No.2.



V. Narsimha Chary

V. Narsimha Chary

7878106

వస్తువులము.....సంఖ్య

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....ఈ కాగితపు వరుస

సంఖ్య.....

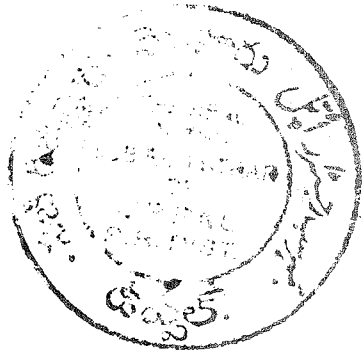
పబ్-రిజిస్ట్రారు

వస్తువులము సంఖ్య (కా.న) పు.....7878106

వింబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం

గుర్తింపు సంఖ్య.....200

200 (సంఖ్య.....) నెల.....



- e. Cheque No. 692848, Dated 25.05.2006, Amount Rs. 4,65,000/- (Rupees Four Lakhs Sixty Five Thousand only), Drawn in Indus Ind Bank Ltd in favour of Vendor No.1.
- f. Cheque No. 692849, Dated 25.05.2006, Amount Rs. 2,70,000/- (Rupees Two Lakhs Seventy Thousand only), Drawn in Indus Ind Bank Ltd in favour of Vendor No.2.
2. The Vendors hereby covenants with the Purchasers 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.
 3. The Vendors hereby assures the Purchasers that the said property is free from all kinds of mortgage charges, agreements to sell, court litigations and any other statutory charges.
 4. The Vendors further covenants with the Purchasers that knowingly or otherwise they have has not caused or allowed any distress to be levied on the said property.
 5. The Vendors further assures the Purchasers that they have got a clear, effectual, subsisting and marketable title to the said property and absolute authority to sell the same in the manner aforesaid.
 6. The Vendors further covenants with the Purchasers that if there remains any undisclosed and un-discharged liability in respect of the said property, they shall clear the same and the Purchaser is free there from.
 7. The Vendors further agrees to indemnify the Purchasers and keep them free from disputes if any raised or objections made to this conveyance by any one and further should any claim be made or dispute raise at any time of any one in regard to this sale, the Vendors hereby undertakes that they shall, at their own cost, settle the same and execute or cause to be executed such further acts, deeds and things as to more fully effectively convey title to the property hereby sold and conveyed to the Purchaser.
 8. The Vendors also assures the Purchasers that if there remain any liability of taxes or rates for the said property to the Government department or authority up to the date of this conveyance, the Vendors shall clear the same and in case the same are collected from the Purchasers, the Vendors shall pay the same to the Purchaser.
 9. The Vendors further assure and covenant with the Purchasers that the Purchasers and their heirs are entitled to peacefully and absolutely enjoy the said property without let or hindrance from any person claiming through them or in trust form them.
 10. The Purchasers is hereby entitled to get the said property transferred mutated in his name in Government records and enjoy the same with absolute rights forever.
 11. Stamp duty and Registration amount of Rs. 2,09,470/- is paid by way of Challan No. 535084, dated 25.05.2006, drawn on SBH, Habsiguda Branch, Hyderabad.



V. Narasimha Chary

V. Narasimha Chary

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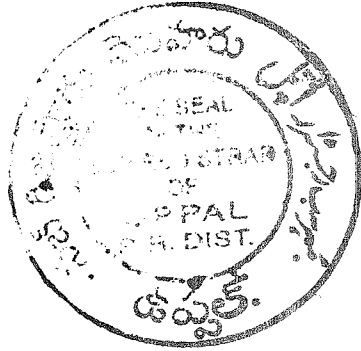
1 వ పుస్తకము.....సంఖ్య

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య.....ఈ కాగితపు వరుస

సంఖ్య.....

పబ్-రిజిస్ట్రారు



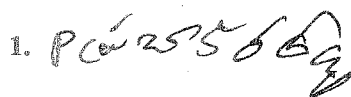
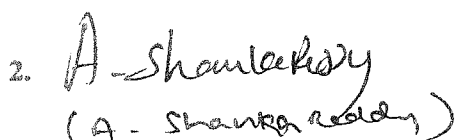
SCHEDULE OF THE PROPERTY

ALL THAT PART AND PARCEL OF LAND admeasuring about Ac. 1-09 Gts. forming a part in Sy. No. 45, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District and bounded by:


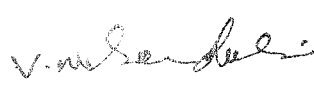
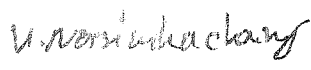
North	Sy.No. 47
South	Sy. No. 30
East	Sy. No. 88 & 94
West	Part of Sy. No. 45

IN WITNESSES WHEREOF this Sale Deed is made and executed on this the 25th day of May 2006 at Secunderabad by the parties hereto in presence of the witnesses mentioned below:

WITNESSES

1. 
2. 
(A - Shankar Reddy)

VENDORS

1. 
P. MADHAV YADAV
2. 
V. NARENDER
3. 
V. NARSHIMA

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1 వ పుస్తకము.....సంగ్రా

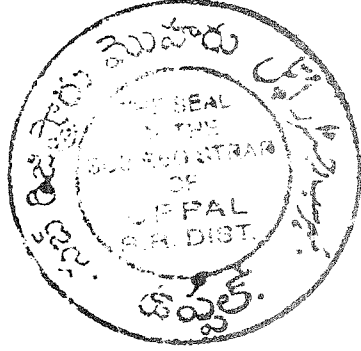
దస్తావేజాల మొత్తం కాగితముల

సంఖ్య..౯౯...ఈ కాగితపు వరుస

పంఖ్య...౫.....



సబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

AGRICULTURAL LAND

IN SURVEY NOS.

45

CHERLAPALLY VILLAGE,

GHATKESAR

MANDAL, R.R. DIST.

VENDORS:

1. SHRI P. MADHAV YADAV, SON OF LATE SHRI P. BALAIAH YADAV

2. SHRI V. NARENDER, SON OF LATE SHRI V. YADAIAH, AND OTHERS

VENDEE:

MS. HETAL K. PARIKH, DAUGHTER OF MR. KRISHNA KANTH S. PARIKH

AND OTHERS

REFERENCE:

AC. 1-09 GTS.

SCALE:

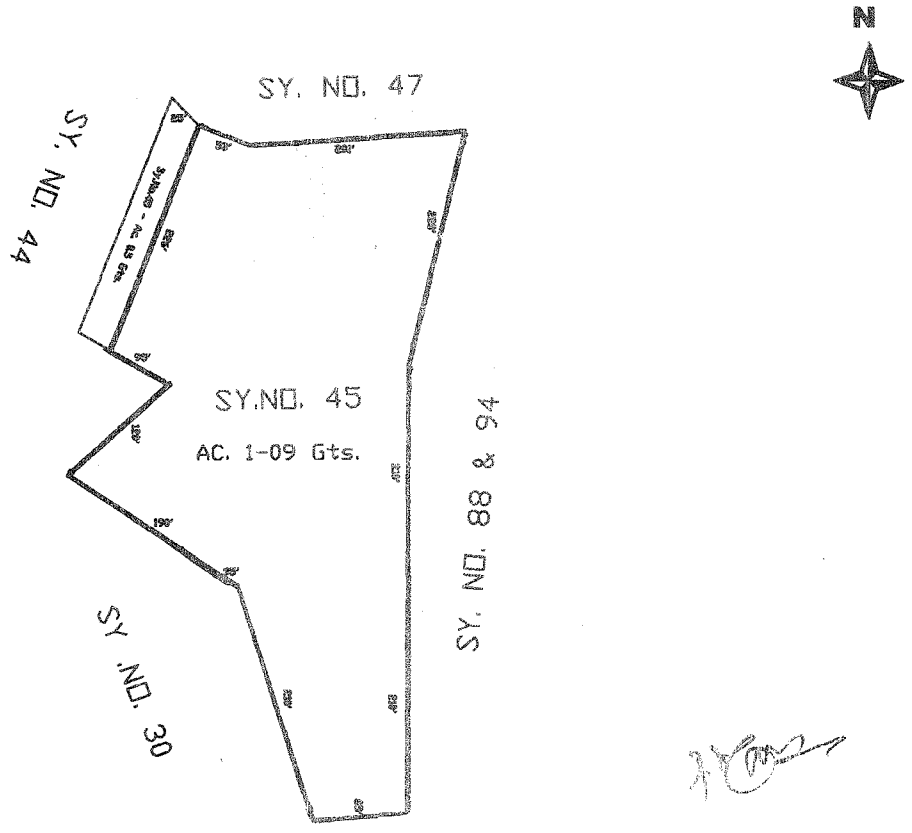
SQ. YDS. OR

INCL:

SQ. MTRS.



EXCL:



WITNESSES:

1. P. W. S. S. S. S. S. S.
2. A. Shankar Reddy

[Signature]

[Signature]

SIG. OF THE VENDORS

7876106

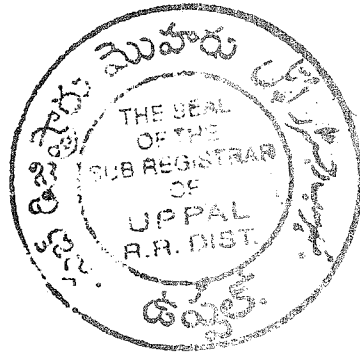
ప్రతి పుస్తకము.....సంగ్రహ

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య.....శ్రీ.ఈ కాగితపు వరుస

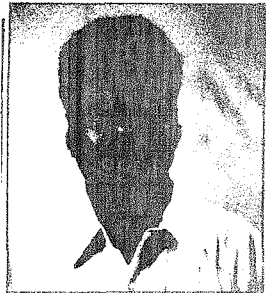
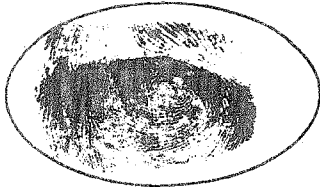
సంఖ్య.....


సర్



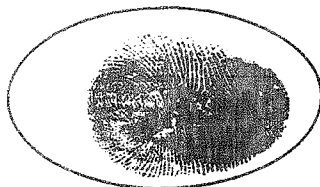
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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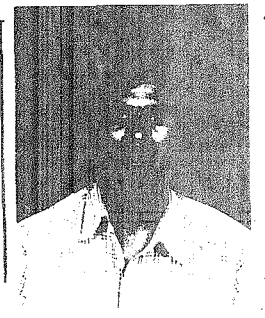
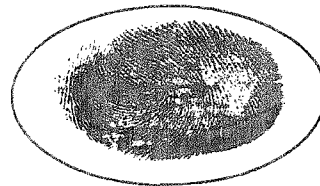


VENDORS:

1. SHRI P. MADHAV YADAV,
S/O. LATE SHRI P. BALAIAH YADAV
R/O H.NO. 1-19-52/1
GOKUL NAGAR
NEAR A.S. RAO NAGAR
HYDERABAD.



2. SHRI V. NARENDER
S/O. LATE SHRI V. YADALIAH
R/O H.NO. 2-2-12
CHERLAPALLY
HYDERABAD.



3. SHRI V. NARASIMHA,
S/O. LATE SHRI V. YADALIAH
R/O H.NO. 2-2-12
CHERLAPALLY
HYDERABAD.

SIGNATURE OF WITNESSES:

1. P. Govind Reddy

2. A. Shambhau Reddy

P. Govind Reddy

V. Narender

V. Narasimha

SIGNATURE OF THE EXECUTANT'S

౩౪౩6(౧౬)

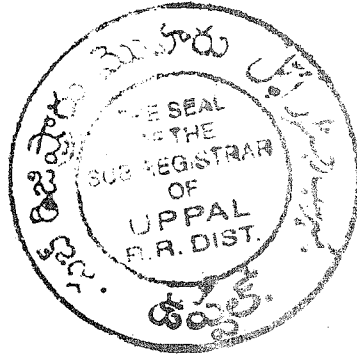
1వ పుస్తకము.....సం||

దస్తావేజుల మొత్తం కాగితముల

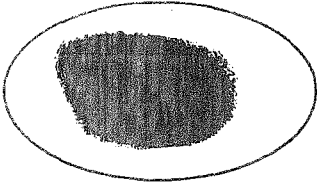
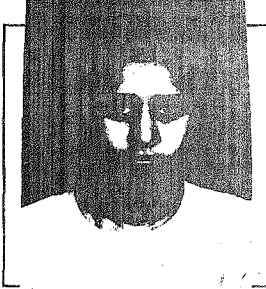
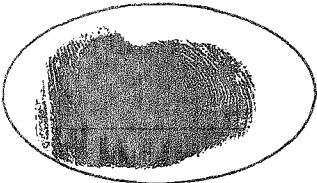
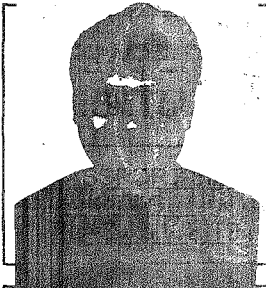
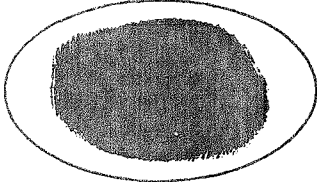
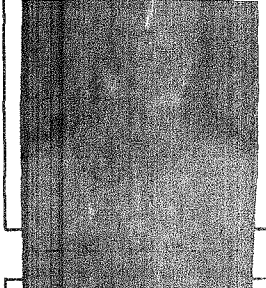
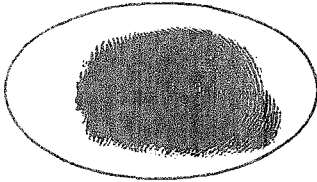
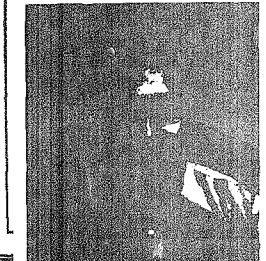
సంఖ్య...౩...ఈ కాగితపు వరుస

సంఖ్య...౩.....


పబ్లికేషన్



**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 BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
			<p><u>PURCHASERS:</u></p> <p>1. MS. HETAL K. PARIKH D/O. MR. KRISHNA KANTH S. PARIKH 1-10-98/6 DWARAKADAS CO-OPERATIVE SOCIETY BEGUMPET, HYDERABAD - 500 016.</p>
			<p>2. MR. PRAVESH B. PARIKH S/O. MR. BHARAT S. PARIKH 1-10-98/41, 1ST FLOOR DWARAKADAS CO-OPERATIVE SOCIETY BEGUMPET, HYDERABAD - 500 016.</p>
			<p>3. MR. PIYUSH J. PARIKH S/O. LATE JAGADISH S. PARIKH 1-10-98/41, 2ND FLOOR DWARAKADAS CO-OPERATIVE SOCIETY BEGUMPET, HYDERABAD - 500 016.</p>
			<p><u>REPRESENTATIVE:</u></p> <p>MR. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4, III FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003</p>

SIGNATURE OF WITNESSES:

- P. C. S. S. S. S. S.*
- A. Shankar Reddy*

V. N. S. S. S. S.
V. N. S. S. S. S. S.
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. PRABHAKAR REDDY** as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

Prabhakar Reddy
Signature of the Representative

Hetal
Piyush
Signature(s) of PURCHASER(s)

7876106

1వ పుస్తకము.....సంఖ్య

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య...ఇ...ఈ కాగితపు వరుస

సబ్ రిజిస్ట్రారు

