

Cs. 13464

13432/06

Acc NO: 1380

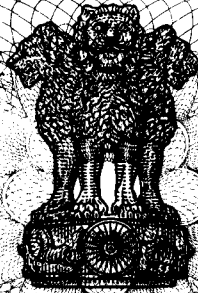
भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIAN NON JUDICIAL

SCAN

ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

S. No. 6812 Date 11-9-06 Rs. 10000
Sold to Sampati Alpa Rao
By late Sampati Sattayamargu
For whom see see

L. Williams
C 014650
CHITRAL
STAMP VENDOR
LINE. 02/2008
6-4-76/A, Cellar, Panigunt
SECUNDERABAD-500 003

SALE DEED

This Sale Deed is made and executed on this the 12th day of September 2006 at Hyderabad by:

1. SHRI EEGA BALA RAJU, Son of Late Shri Eega Bikshapati,, aged about 40 years, Occupation: service, resident of H. No .2-2-69, Cherlapally, Ghatkesar Mandal, R.R. District.
2. SHRI EEGA YADAGIRI, Son of Late Shri Eega Bikshapati, aged about 37 years, Occupation: service, resident of H. No. 2-2-69, Cherlapally, Ghatkesar Mandal, R.R. District.
3. SHRI EEGA PANDU, Son of Late Shri Eega Bikshapati,, aged about 30 years, Occupation: service, resident of H. No. 2-2-69, Cherlapally, Ghatkesar Mandal, R.R. District.
4. SHRI EEGA RUKKAMMA, Wife of Late Shri Eega Bikshapati,, aged about 65 years, Occupation: service, resident of H. No. 2-2-69, Cherlapally, Ghatkesar Mandal, R.R. District.

Hereinafter jointly referred to as the VENDORS and severally referred to as VENDOR NO. 1, VENDOR NO. 2, VENDOR NO. 3 and VENDOR NO. 4 respectively, which terms shall mean and include all their heirs, successors-in-interest, assigns, legal representatives, executors etc.

E. B. D.

E. S. S. Rao

E. Pandu

(left thumb of Rukkamma)

IN FAVOUR OF

MR. JAMPANI APPA RAO, S/O. LATE JAMPANI SATYANARAYANA, aged about 51 years, residing at H. No. 6-3-1085, Flat No. 701, Block -I, Alpine Heights, Rajbhavan Road, Hyderabad, hereinafter referred to as the PURCHASER which term shall mean and include all his heirs, successors-in-interest, assignees etc.

WHEREAS:

- A) Late Shri. Eega Sattaya Bikshapati, S/o. Narsaiah was the original pattedar of agricultural land admeasuring Ac. 0-33 Gts., forming a part of survey no. 133, of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, by virtue of Patta Passbook no. 78/125424 and Title book no. 10475.
- B) After the death of the original pattedar, VENDOR No. 1 to 4 viz., Shri Eega Bala Raju, Shri Eega Yadagiri, Shri Eega Pandu and Smt. Eega Rukkamma being the only legal heirs of the original pattedar became the lawful owners and possessors of land admeasuring Ac. 0-33 Gts., forming a part of survey no. 133 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District.
- C) The name of the original owner was mutated in the revenue records. Pahanis for the year 2000/ 01 reflect the names of the original owner as owner and possessor of land admeasuring about Ac. 0-33 Gts., forming part of survey no. 133, of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District. Patta Passbooks and title books have been issued in favour of the VENDORS by the Mandal Revenue Office, Ghatkesar Mandal, R.R. District as per the details given above.
- D) By virtue of the above referred documents, recitals and records, the VENDORS NOS. 1 to 4 are the absolute owners and possessors of about Ac. 0-33 Gts., in survey no. 133, 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.
- E) THE VENDORS approached the PURCHASER to sell the Scheduled Property and the PURCHASER has agreed to purchase the Scheduled Property for a total consideration of Rs. 14,85,000/- (Rupees Fourteen lakhs Eighty Five Thousand Only) on the terms and conditions given hereunder.

E. B. D.

E. S. S. S. S. S.

E. Pandu (left thumb of Ranga Rao)



NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. The PURCHASER has paid the aforesaid total consideration of Rs. 14,85,000/- (Rupees Fourteen lakhs Eighty Five Thousand Only) in a mode and manner given below and the receipt of which is hereby admitted and acknowledged by the VENDORS.
 - a. The sum of Rs. 4,95,000/- paid to VENDOR NO. 1, by way of Cheque no. 329026, dated 09.09.2006 drawn on ICICI Bank Limited.
 - b. The sum of Rs. 4,95,000/- paid to VENDOR NO. 2, by way of Cheque no. 329027, dated 09.09.2006 drawn on ICICI Bank Limited.
 - c. The sum of Rs. 4,95,000/- paid to VENDOR NO. 3, by way of Cheque no. 329028, dated 09.09.2006 drawn on ICICI Bank Limited.
2. For the total sale consideration as mentioned above the VENDORS do hereby grant, convey, transfer and sell all that land admeasuring Ac. 0-33 Gts., in survey no. 133, 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 PURCHASER by way of absolute sale.
3. The VENDORS hereby covenant with the PURCHASER 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.
4. The VENDORS hereby covenant that the Scheduled Property was the absolute property belonging to Late Eega Bikshapati, S/o. Narsaiah and after his death the VENDOR NO. 1 to 4 herein alone are the absolute owners of the same and no other person other than the VENDORS have 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 VENDORS herein above mentioned.
5. The VENDORS hereby declare and covenant that they are the true and lawful pattedars of the Scheduled Property. The VENDORS collectively and severally hereby covenant that no other person(s) other than the VENDORS 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 VENDORS and none of their 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 PURCHASER.

E. B. S.

E. B. S.

E. Pandu


(left thumb of
R. B. S.)

6. The VENDORS further covenant that Scheduled Property is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the VENDORS hereby give warranty of title. The VENDOR hereby declares that they have 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 VENDORS or otherwise in respect of Scheduled Property it shall be the responsibility of the VENDORS 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 VENDORS shall indemnify the PURCHASER fully for such losses.
7. The VENDORS 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.
8. The VENDORS 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 PURCHASER in the concerned departments.
9. The VENDORS hereby further covenant that there are no rights of any third party relating to any easements, right of way, etc. in respect of Scheduled Property.
10. The VENDORS hereby covenant that the VENDORS have 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 VENDORS to clear the same.
11. The VENDORS further declare that the Scheduled Property is not attracted by the provisions of A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1 of 1973.
12. The VENDORS further covenants that Scheduled Property is not assigned land within the meaning of A.P. assigned land (Prohibition of Transfers) Act 9 of 1977.
13. The VENDORS hereby further 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 suppressions of facts is noticed at a future date, the VENDORS will be liable for payment of deficit duty.
14. Stamp duty and Registration amount of Rs. 2,35,125/- paid by way of Challan No. 100673 dated 12.09.2006 drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

E. B. S. E. S. S. S. S. S. E. Pande

(left thumb of E. Pande)

SCHEDULE OF PROPERTY

All that part and parcel of agricultural land admeasuring about Ac. 0-33 Gts., forming a part of survey no. 133, of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, under S. R. O. Uppal and bounded by:

North : Sy. No. 134.
South : Sy. No. 136 & 12.
East : Sy. No. 35.
West : Land in Sy. No. 133 belonging to Sri. P. Venkat Reddy and others.

IN WITNESS WHEREOF the VENDORS 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.

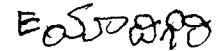
WITNESSES:

1. P. Venkat Reddy



VENDOR NO. 1

2. A. Srinivas Reddy



VENDOR NO. 2



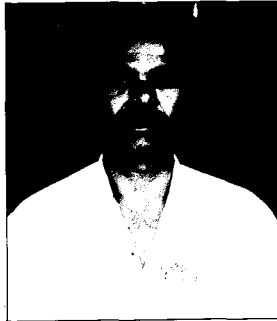
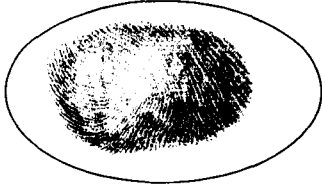
VENDOR NO. 3



VENDOR NO. 4

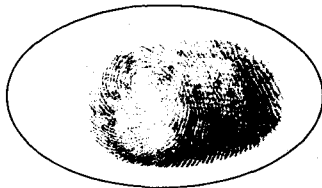
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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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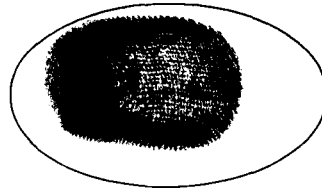


VENDORS :

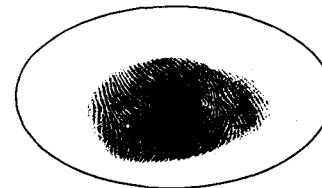
MR. EEGA BALA RAJU
S/O. LATE SHRI BIKSHAPATI
H. NO. 2-2-69, CHERLAPALLY,
GHATKESAR MANDAL
R.R. DISTRICT.



MR. EEGA YADAGIRI
S/O. LATE SHRI BIKSHAPATI
H. NO. 2-2-69, CHERLAPALLY,
GHATKESAR MANDAL
R.R. DISTRICT.



MR. EEGA PANDU
S/O. LATE SHRI BIKSHAPATI
H. NO. 2-2-69, CHERLAPALLY,
GHATKESAR MANDAL
R.R. DISTRICT.



MR. EEGA RUKKAMMA
W/O. LATE SHRI BIKSHAPATI
H. NO. 2-2-69, CHERLAPALLY,
GHATKESAR MANDAL
R.R. DISTRICT.

SIGNATURE OF WITNESSES:

1. P. J. ...
2. G. ...

E-133


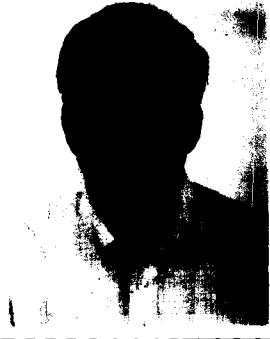
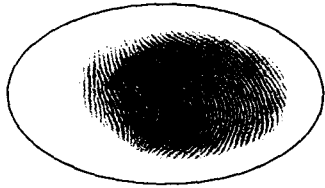

E. Pandu

SIGNATURE OF EXECUTANTS



(Left thumb of executant)

**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
			<p><u>PURCHASER:</u></p> <p>1. MR. JAMPANI APPA RAO S/O. LATE. JAMPANI SATYANARAYANA R/O. H. NO: 6-3-1085 FLAT NO. 701, BLOCK - I ALPINE HEIGHTS, RAJBHAVAN ROAD HYDERABAD.</p>
			<p><u>REPRESENTATIVE:</u></p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4, 3RD FLOOR SOHAM MANSION M. G. ROAD SECUNDERABAD - 003.</p>

SIGNATURE OF WITNESSES:

1. *Prasanna*
2. *G. Srinivas Reddy*

E. RB

E. Parth

E. Parth



(left thumb of representative)

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, **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.

Prasanna

Signature of the Representative

[Signature]

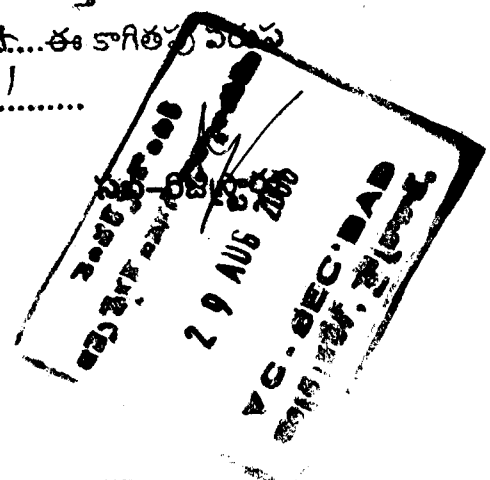
SIGNATURE(S) OF BUYER

2006 - వ సం॥ సెప్టెంబర్ నెల 12 తేది
 1928 - వ.శ.శా.భి.వి.న.మా.సం.24 తేది
 పగలు.....1.....మరియు.....2.....గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు లోపిసులో

శ్రీ E. Balakrishna
 రీజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పాటోగ్రాఫులు
 తురియు వేలిముద్రలతో సహా దాఖలుచేసి
 రుసుము రూ॥ 12.375/- చెల్లించినారు.

Receipt No. 100673 Dt. 12/9/28 Vide
 SBH, Habsiguda Branch, Sec'bad

వ పుస్తకము...సం॥పు
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య.....ఈ కాగితపు వలస
 సంఖ్య.....!

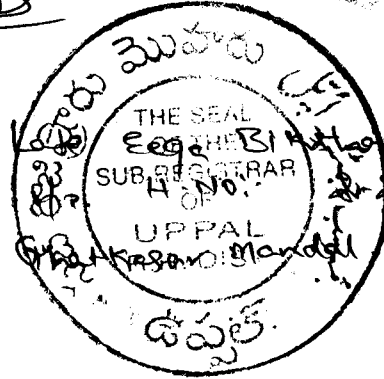


ద్రాసి యిచ్చినట్లు ఒప్పుకొన్నది
 ఎడమ బ్రాహ్మణవ్రేలు



నిరూపించినది

E. B. S. s/o. Late Eega Bikkhapathi,
 o.c.: Seerice
 Cherlapally,



E. Pandu s/o. Late Eega Bikkhapathi,
 o.c.: Seerice R/o. H-NO:- 2-2-69, Cherlapally
 R.R. Dist

E. Pandu s/o. Late Eega Bikkhapathi, o.c.: Seerice
 R/o. H-NO: 2-2-69, Cherlapally, R.R. Dist

Eega Rukamma w/o. Late Eega Bikkhapathi,
 Housewife R/o. H-NO: 2-2-69, Cherlapally, R.R. Dist

1 ప్రభాకర రెడ్డి s/o. Late Narasimha Reddy
 Plot no. 22, Cherlapally, Sainagar colony
 R.R. Dist.

2 Q. Srinivas Reddy s/o. Chandra Reddy, o.c.: Seerice
 R/o. H-NO:- 1-7-93/1/14, Paintnagar colony
 Zamisthanpura, Musheerabad, And.

2006వ.సం॥ సెప్టెంబర్ నెల 12 వ తేది
 1928వ.శా.శ.భి.వి.న.మా.సం.24 వ తేది.

[Signature]
 సబ్-రిజిస్ట్రారు

1వ పుస్తకము 13432/సంఖ్య
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... ఈ కాగితపు వరుస
 సంఖ్య.....

సబ్-రిజిస్ట్రారు

Endorsment Under Section 42 of Act II of 1901
 No. 13432 of 2006 Date 12/9/06

I hereby certify that the proper deficit
 stamp duty of Rs. 222650 Rupees ~~Two lakh twenty two~~
 thousand six hundred and fifty only
 has been levied in respect of this instrument
 from Sri. E. Rala Ranga
 on the basis of the agreed Market Value
 consideration of Rs. 2475000 being
 higher than the consideration agreed Market
 Value.

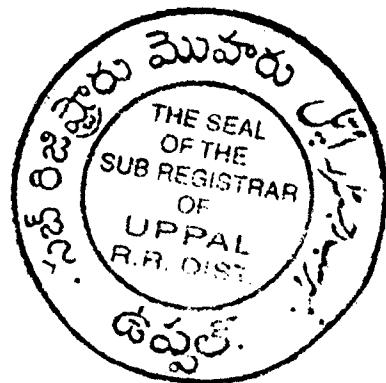
S.R.O. Uppal
 dated 12/9/06

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

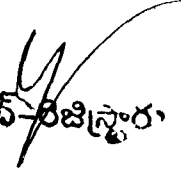
Registration Endorsement

An amount of Rs. 222650/- towards Stamp Duty
 including Transfer duty and Rs. 12375/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 100673
 Dated 12/9/06 at SBI Habsiguda Branch, Sec bad.

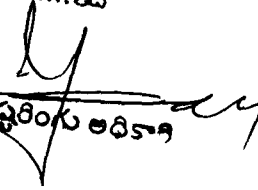
S.B.H. Habsiguda
 A/c No. 01000050700
 of S.B.O. Uppal.

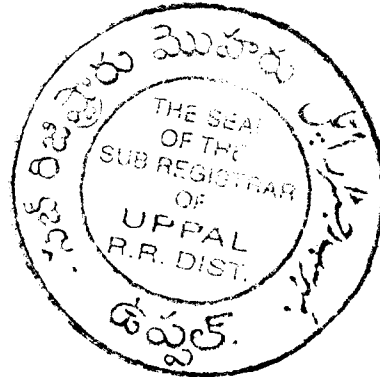


1 వ పుస్తకము. 1.3.4.3.2/సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...క...ఈ కాగితపు వరుస
సంఖ్య...3.....


సబ్-రిజిస్ట్రార్

1 వ పుస్తకము సం|| (శా.శ) పు. 1.3.4.3.2/06
నింబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నింబరు. 1.3.4.3.2-1-2006 ఇవ్వడమైన
2006 సం|| సెప్టెంబరు 12..... తేదీ


రిజిస్ట్రారు/అధికారి




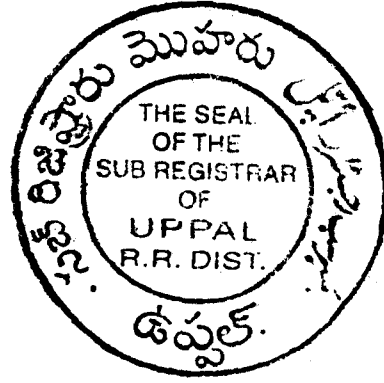
1వ పుస్తకము. 13.4.2024/సంఖ్య

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య..... 7. ఈ కాగితపు వరుస

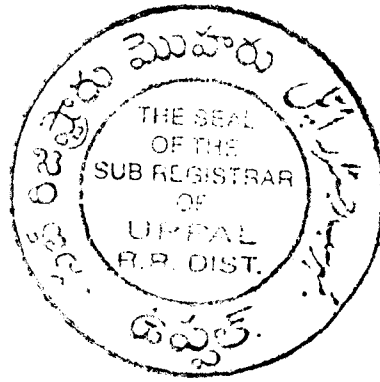
సంఖ్య..... 9.....


పబ్ - రిజిస్ట్రార్



1 వ పుస్తకము...134...సంఖ్య
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...క...ఈ కాగితపు వరుస
సంఖ్య.....క.....

పబ్-రిజిస్ట్రార్



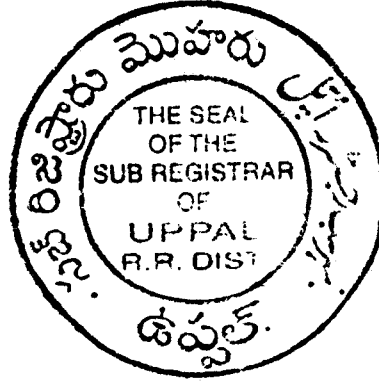
1 వ పుస్తకము. 13.4.2016/సంఖ్య

రస్తావేజాల మొత్తం కాగితముల

సంఖ్య....7....ఈ కాగితపు వరుస

సంఖ్య.....6.....

పబ్-రిజిస్ట్రార్



1 వ పుస్తకము 3532/సంఖ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...7... ఈ కాగితపు వరుస
సంఖ్య...7.....

పబ్-రిజిస్ట్రార్

