

CS No. 12647 DOCT No. 12608/06 1200



आन्ध्र प्रदेश ANDHRA PRADESH

[Handwritten Signature]
B 315092

Sl. No. 66216 Date 28-8-06 Rs. 100/-
 Sold to MR. MITTA Kesava Reddy
 By *[Handwritten Signature]* M. CHENNA Reddy
 For Whom *[Handwritten Signature]* Sree & Co. Secy.

LEELA G. CHITRALGI
 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 26th day of August, 2006 at Hyderabad by:

1. SHRI VADLA RAGHAVULU, SON OF LATE SHRI RAMA SWAMY, aged about 60 years, Occupation: Retired employee, resident of Chinna Cherlapally, Ghatkesar Mandal, R. R. District,
2. SHRI VADLA RAMA CHARY, SON OF SHRI RAGHAVULU, aged about 44 years, Occupation: Service, resident of Flat No. 47A, H. No. 1-10-255/97, Kushaiguda, Sai Nagar, R. R. District,

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

[Handwritten Signature]
 U. Ramachary

IN FAVOUR OF

1. MR. MITTA KESAVA REDDY, SON OF LATE. M. CHENNA REDDY, aged about 51 years, Occupation: Business, resident of H. No. E-14, Madhura Nagar, Yousufguda, Hyderabad,
2. MR. PELLAKURU RAVEENDRA REDDY, SON OF LATE. P. SUBBA REDDY aged about 52 years, Occupation: Business, resident of H. No. E-14, Madhura Nagar, Yousufguda, Hyderabad,

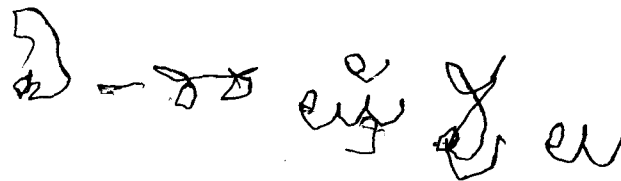
Hereinafter referred to as the PURCHASERS which term shall mean and include all their heirs, successors-in-interest, assignees etc.

WHEREAS:

- A) The VENDORS herein are the absolute owners and possessors of land admeasuring about Ac. 0-32 Gts., in survey no. 136 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/8502/1997 dated 30.11.1998.
- B) Subsequent to the issue of ORC, Patta Passbooks and title books were issued in the favour of the VENDORS as per the details given below and their names have been mutated in the revenue records. Pahani for the year 2000 – 01 reflect the names of the VENDORS as owners and possessors of the land admeasuring Ac. 0-32 Gts., in survey no. 136 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District.

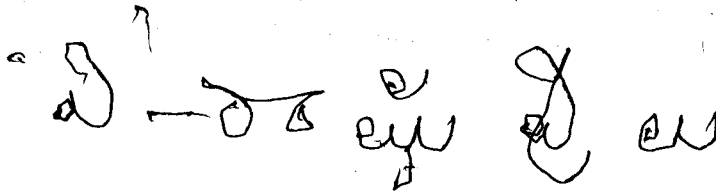
S.No.	Name of Pattedar	Patta / Passbook no.	Titlebook no.	Extent of land
1.	Vadla Raghavulu	114 / 367713	381881	Ac. 0-16 Gts.
2.	Vadla Ramachari	115 / 367709	381880	Ac. 0-16 Gts.

- C) By virtue of the above referred documents, recitals and records, the VENDORS are the absolute owners and possessors of above Ac. 0-32 Gts., in survey no. 136 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, hereinafter referred to as the Scheduled Property, which is more fully described in the schedule herein.
- D) THE VENDORS approached the PURCHASERS to sell the Scheduled Property and the PURCHASERS have agreed to purchase the Scheduled Property for a total consideration of Rs. 14,40,000 /- (Rupees Fourteen Lakhs Forty Thousand Only) on the terms and conditions given hereunder.


U Ramachary

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS: -

1. The PURCHASERS have paid the aforesaid total consideration of Rs. 14,40,000/- (Rupees Fourteen Lakhs Forty Thousand Only) by cash and the receipt of which is hereby admitted and acknowledged by the VENDORS.
2. For the total sale consideration as mentioned above the VENDORS do hereby grant, convey, transfer and sell all that land admeasuring Ac. 0-32 Gts., in survey no. 136 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 VENDORS hereby covenant 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.
4. The VENDORS hereby covenant that Scheduled Property is their absolute property and no other person other than the VENDORS have any right, title or interest in respect of 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 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 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 PURCHASERS.
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 declare 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 PURCHASERS are put to any loss on account of defecting title or on account of any claims on Scheduled Property, the VENDORS shall indemnify the PURCHASERS fully for such losses.


U Rama Chary

7. The VENDORS have on this day delivered vacant peaceful possession of Scheduled Property to the PURCHASERS and the PURCHASERS 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 PURCHASERS 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 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 Schedule Property is not attracted by the provisions of A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1of 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.2,28,000/- paid by way of Challan No. 10095, dated 25.08.2006, drawn on State Bank of Hyderabad, Habsiguda branch, Habsiguda, Hyderabad.

Handwritten signature in Telugu script.

U. Ramachary

SCHEDULE OF PROPERTY

ALL THAT PART AND PARCEL OF AGRICULTURAL LAND admeasuring about Ac. 0-32 Gts., in survey no. 136 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, under S. R. O. Uppal and bounded by:

North	: Sy. No. 133
South	: Sy. No. 12
East	: Sy. Nos. 135, 137 & 138
West	: Sy. No. 133

IN WITNESS WHEREOF the VENDORS 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. *V. Madhavi*

2. *F. Sathuram*

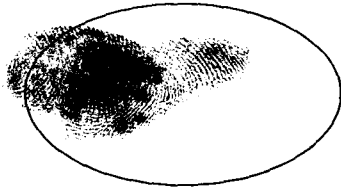
[Handwritten signature]
VENDOR NO. 1

A. Ramachary

VENDOR NO. 2

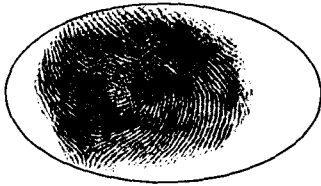
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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:

- SHRI VADLA RAGHAVULU**
S/O. LATE SHRI RAMA
OCCUPATION: RETIRED EMPLOYEE
R/O. CHINNA CHERLAPALLY
GHATKESAR MANDAL
R. R. DISTRICT.



- SHRI VADLA RAMACHARY**
S/O. SHRI RAGHAVULU
OCCUPATION: SERVICE
R/O. FLAT NO. 47A
H. NO. 1-10-255/97
KUSHAIGUDA, SAI NAGAR
R. R. DISTRICT.

SIGNATURE OF WITNESSES:

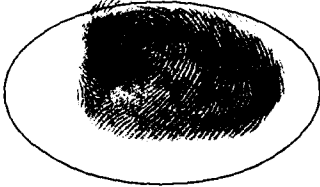



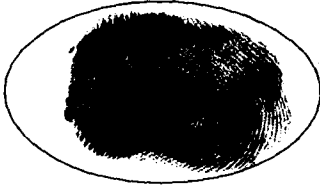

- V. N. Srinivas*
- K. Srinivas*

[Handwritten signature]

U Ramachary

SIGNATURE OF EXECUTANTS

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>PURCHASERS:</p> <p>1. MR. MITTA KESAVA REDDY S/O. LATE. M. CHENNA REDDY OCCUPATION: BUSINESS R/O. H. NO: E-14 MADHURA NAGAR, YOUSUF GUDA HYDERABAD.</p>
			<p>2. MR. PELLAKURU RAVEENDRA REDDY S/O. LATE. P. SUBBA REDDY OCCUPATION: BUSINESS R/O. H. NO: E-14 MADHURA NAGAR, YOUSUF GUDA, HYDERABAD</p>
			<p>REPRESENTATIVE:</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. *V. Madhavi*
2. *P. Satyanarayana*

U. Ramachandray

SIGNATURE OF EXECUTANTS

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

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

K. Prabhakar Reddy

Signature of the Representative

M. Kesava Reddy

P. Raveendra Reddy

Signature(s) of BUYER(s)

వ పుస్తకము. 1.2.60/66 సం॥ పు
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య..... ఈ కాగితపు వరుస
 సంఖ్య.....

2006 వ సం॥...నెల...వ తేది
 1928 వ.శ.శా...మాసము...వ తేది
 పగలు.....మరియు.....గంటల మధ్య
 ఉప్పుల్ సబ్-రిజిస్ట్రారు లోపిసులో

శ్రీ...
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోబోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 రుసుము రూ॥.....చెల్లించినారు.

Receipt No. 100.977.....Dt. 26/8/66...Vide
 SBH, Habsiguda Branch, Sec'bad

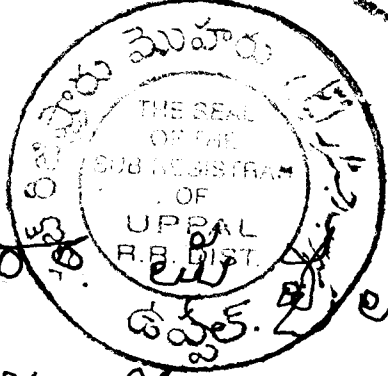
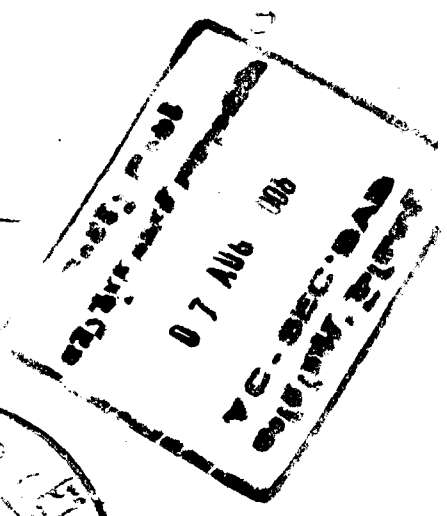
వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బ్రౌణవ్రేలు



ఎడమ బ్రౌణవ్రేలు

విరూపించినది.

సబ్-రిజిస్ట్రారు



వి. శ్రీ రామా శ్రీ రామా / LATE SHRI RAMA
 S/o. Retired Employee A/o. Chinna
 Cherlapally, Ghatkesar Mandal, R.R. Dist

U Rama Chary S/o. Raghavulu o.c. Service
 A/o. 47A, H.No. 1-10-255/97,
 Kushaiguda, Sainagar, R.R. Dist

V. Venkatesh S/o. Yediah o.c. Employee
 A/o. 1-91, Cherlapally, R.R. Dist

E. Satyanarayana S/o. Eega medayab o.c. Service
 A/o. 2-3-51, Chinna Cherlapally
 R.R. Dist.

2006 వ. సం॥...నెల...వ తేది
 1928 వ. శా.శా...మాసము...వ తేది.

సబ్-రిజిస్ట్రారు

1వ పుస్తకము. 26.4/సంఖ్య
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... 7... ఈ కాగితపు పరుస
 సంఖ్య... 2.....

పబ్-రిజిస్ట్రారా

Endorsement Under Section 42 of Act No. 11 of 1944
 No. 12658 of 2006 Date 26/4/06

I hereby certify that the proper deficit
 stamp duty of Rs. 215900 Rupees. *Two lakh fifteen thousand*

and nine hundred only,

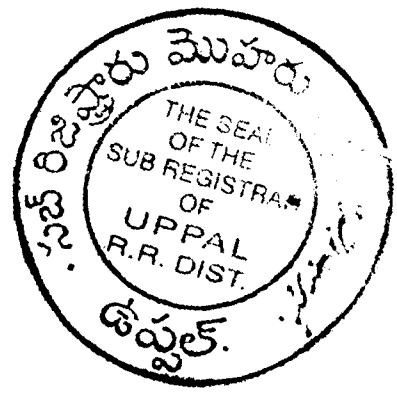
has been levied in respect of this instrument
 from Sri. *V. Rajeswarulu*
 on the basis of the agreed Market Value
 consideration of Rs. 2600000. Being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal *M. S. Reddy*
 Sub Registrar
 and Collector U/S. 41 & 44
 Dated 26/4/06 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 215900 towards Stamp Duty
 including Transfer duty and Rs. 12000
 towards Registration Fee was paid by the party
 through Chalan Receipt Number 100951
 Dated 26/4/06 at Sub Habsiguda Branch Sec'bad.

S.B.H. Habsiguda
 A/c No. 0100005070
 S.R.O. Uppal.

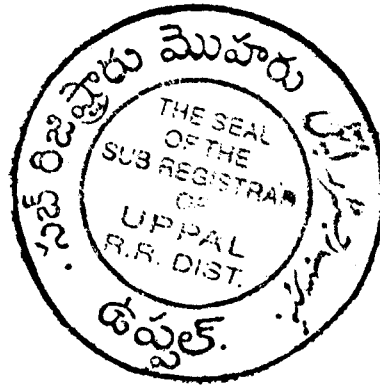


1వ పుస్తకము. (2608/86) సబ్-రెజిస్ట్రారు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 4... ఈ కాగితపు వరుస
సంఖ్య... 3.....



పబ్-రిజిస్ట్రారు

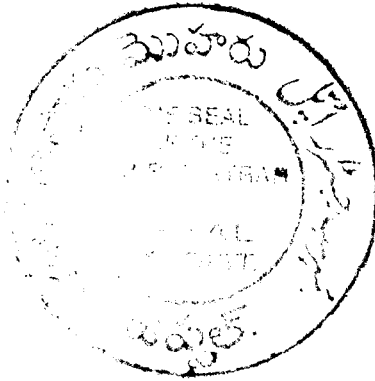
1వ పుస్తకము సం॥ (శా.శ) పు... 12669/04
నింబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నింబరు... 1-2006 ఇవ్వడమైన
2006 సం॥ 12.11.06 నెల... 2... 13


రిజిస్ట్రారు



1 వ పుస్తకము! 26.08/10% సంగ్రహం
దస్తావేజాల మొత్తం కాగితముల
పంఖ్య... 7... ఈ కాగితపు వరుస
పంఖ్య... 4.....


పబ్-రిజిస్ట్రారు

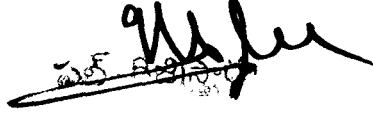


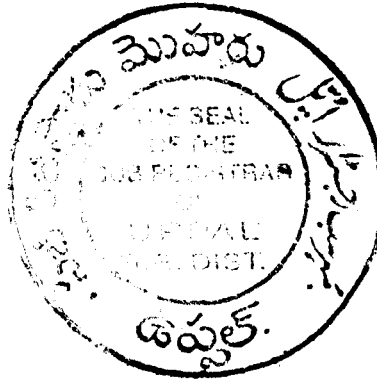
1వ పుస్తకము. 12608/86 సం. 1986

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....7.....ఈ కాగితపు వరుస

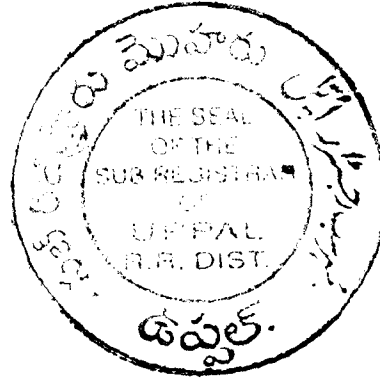
సంఖ్య.....క.....


మంత్రి కార్యదర్శి

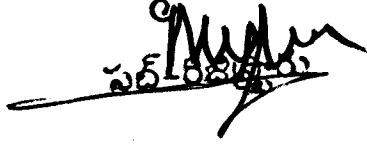


1వ పుస్తకము. 126/86 సం||
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....ఈ...ఈ కాగితపు వరుస
సంఖ్య.....6.....

[Handwritten Signature]
పబ్లికేషన్



1 వ పుస్తకము. 1260/95 సం॥
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... గే... ఈ కాగితపు వరుస
సంఖ్య... గే.....


పద్మవతి

