

G. 20107

2008/06

Am 20567



आन्ध्र प्रदेश ANDHRA PRADESH

L-G-Chimalgil B 082287

No. 5892 31-7-06. Co. Co.

Sold to Anand Mehta

By Suresh Mehta

For What Self used

LEELA G. CHIMALGI

STAMP VENDOR

L.No. 02/2006

6-4-76/A, Cellar, Ranigunj  
SECUNDERABAD-500 003

SALE DEED

This Deed of sale is made and executed on this the 19<sup>th</sup> day of December 2006 at Uppal by:

1. SMT. BATTI SUMATHI, Wife of Late Batta Baskar Rao, aged about 46 years
  2. SRI. BATTI BALA KRISHNA, Son of Late Batta Baskar Rao, aged about 22 years
  3. SRI. BATTI AMARNATH, Son of Late Batta Baskar Rao, aged about 22 years
- All are resident of H. No. 10-189, devangapuri Village, Chirala Tq. Praksham District

Represented by the their Agreement of Sale Cm General Power of Attorney Holder

SRI. A. RAGHAVENDRA, SON OF SRI. A. BOOMALINGAM, aged about 24 years, Occupation: Employee, resident of H. No. 14-132, Indira Nagar, Meerpet Village, Uppal Mandal, Ranga Reddy District vide Regd. Agreement of Sale-Cum-GPA. Doc. No. 19095/2006, Regd. at S. R. O. Uppal. (hereinafter referred to as the 'VENDORS')

IN FAVOUR OF

SRI ANAND S. MEHTA, SON OF SRI SURESH U. MEHTA, aged about 28 years, resident of Plot No. 21, Bapu Bagh Colony, P. G. Road, Secunderabad- 500 003, hereinafter referred to as the "PURCHASER" which term shall mean and include its successors in office, administrators, executors/nominees/assignee etc. (hereinafter referred to as the 'PURCHASER')

*[Handwritten signature]*

1.12.06  
6257  
100  
T.1870

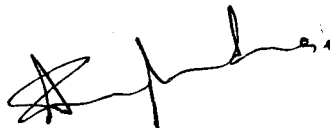
The terms VENDOR and PURCHASER herein used shall wherever the context so admit mean and include their respective heirs, executors, successors, legal representators, administrators and assignees etc. as the parties themselves.

WHEREAS:

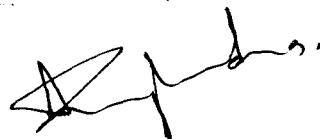
- A) Shri. Batta Bhaskar Rao, S/o. Mr. Venkata Subbaiah was the sole and absolute owner and possessor of open plot nos. 15 & 18, in Survey No. 74, admeasuring about 625 Sq. yards or 522 Sq. Mtrs, situated at Block No. 2, Cherlapally Village, Kapra Municipality, Ghatkesar Mandal, Ranga Reddy District having purchased the same vide documents nos. 5256/1988, & 5259/1988, dated 21<sup>st</sup> June 1988, registered at SRO. Uppal. (herein after referred to as the scheduled property more fully described in the schedule given hereunder).
- B) Whereas Sri. Batta Baskar Rao expired on dated 24.07.1989. The VENDORS herein Viz. B. Sumathi, B. Bala Krishna & B. Amarnath are the only legal surviving heir of Shri Bhaskar Rao, and the VENDORS are now the absolute owners & possessor of the scheduled property.
- C) WHEREAS the Legal heirs of Batta Baskar Rao i.e., the VENDOR herein executed an Agreement of Sale cum GPA in favour of Shri. A. Raghavendra, S/o. Shri. A. Boomalingam vide document no. 19095/2006, dated 4<sup>th</sup> December 2006.
- D) WHEREAS the Vendor has offered to sell the Schedule Property free from encumbrances for a total consideration of Rs. 12,50,000/- (Rupees Twelve Lakhs Fifty Thousand Only) and the Purchaser has agreed to purchase the same for the said consideration.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. The VENDORS do hereby convey, transfer and sell the 'Scheduled Property' being admeasuring 625 Sq. yds, equivalent to 522 Sq. Mtrs, in Sy. No. 74, situated at Block No. 2 of Cherlapally Village, Ghatkesar Mandal, R. R. District, which is hereinafter referred to as the 'Scheduled Property' and more particularly described in the schedule and the plan annexed to this deed of sale, in favour of the PURCHASER for a total sale consideration of Rs. 12,50,000/- (Rupees Twelve Lakhs Fifty Thousand Only). The Vendors hereby acknowledge receipt of the said consideration.
2. The Vendors further covenants that the scheduled property is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby give warranty of title. If any claim is made by and person either claiming through the Vendor or otherwise in respect of the scheduled property it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Purchaser are put to any loss on account of any claims on the scheduled property, the Vendor shall indemnify the Purchaser fully for such losses.
3. The VENDOR hereby covenants that the Scheduled Property was the absolute property belonging to Late B. Bhaskar Rao and after his death the VENDORS herein along 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.



4. The Vendors have 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.
5. 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.
6. That the VENDORS hereby covenant that they are peaceful possessors and absolute owners of the Scheduled Property and entitled to deal with the said property and there is no legal embargo to alienate the Scheduled Property and to transfer all the rights. Further, the VENDORS hereby covenants and declares that he has not entered into any agreement or executed any deed prior to this sale agreement with respect to the Scheduled Property. If any claim arises on this count the VENDORS hereby undertakes the responsibility to compensate in full value, cost and expenses to the PURCHASER or settle the matter.
7. That the VENDORS hereby further declares that the VENDORS, nor his heirs, relatives or any other person or persons have any kind of right, title, interest in and over the Scheduled Property.
8. 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 the schedule property.
9. The Vendors hereby covenant that the Vendor 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 Vendor to clear the same.
10. The VENDORS have delivered the original/copy of documents of title pertaining to the said property to the PURCHASER.
11. The Vendor further declare that the schedule land 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 the scheduled property is not assigned land within the meaning of A.P. Assigned Land (Prohibition of Transfers) Act 9 of 1977 and it does not belong to or under mortgage to Government Agencies/Undertakings.
13. Stamp duty and registration charges of the sale or deeds shall be borne by the PURCHASER in full.
14. 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 Vendor will be liable for payment of deficit duty.
15. Stamp Duty and Registration Charges of Rs. 1,18,750/- paid by way of Challan No. C-105006, dated 18.12.2006, drawn on SBH, Habsiguda branch, Hyderabad.



SCHEDULE OF THE PROPERTY

ALL THAT PART AND PARCEL OF OPEN PLOT bearing nos. 15 & 18, admeasuring about 625 Sq.yards, equivalent to 522 Sq. Mtrs., forming part of Sy. No. 74 of Block No. 2, Cherlapally Old Village, Kapra Municipality, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

NORTH BY : Plot No. 14 & 17

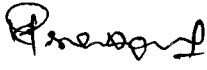
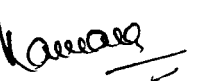
SOUTH BY : Plot No. 16 & 19

EAST BY : 40' wide road

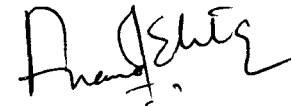
WEST BY : 30' wide road

IN WITNESS WHEREOF this Sale Deed is made and executed on this 19<sup>th</sup> day of December 2006 by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1. 
2. 

  
A. RAGHAVENDRA  
GPA HOLDER

  
ANAND.S.MEHTA

**REGISTRATION PLAN SHOWING**

OPEN PLOT NOS. 15 & 18

**IN SURVEY NO.** 74

**Situated at**

CHERLAPALLY VILLAGE,

GHATKESAR

**Mandal, R.R. Dist.**

**VENDOR:** SMT. BATTA SUMATI, WIFE OF LATE BATTA BHAKSAR RAO & OTHERS

REPRESENTED BY THEIR AGREEMENT OF SALE CUM GPA HOLDER

MR. A. RAGHAVENDRA, SON OF MR. A. BHOMALINGAM

**VENDEE:** MR. ANAND S. MEHTA, SON OF MR. SURESH U. MEHTA

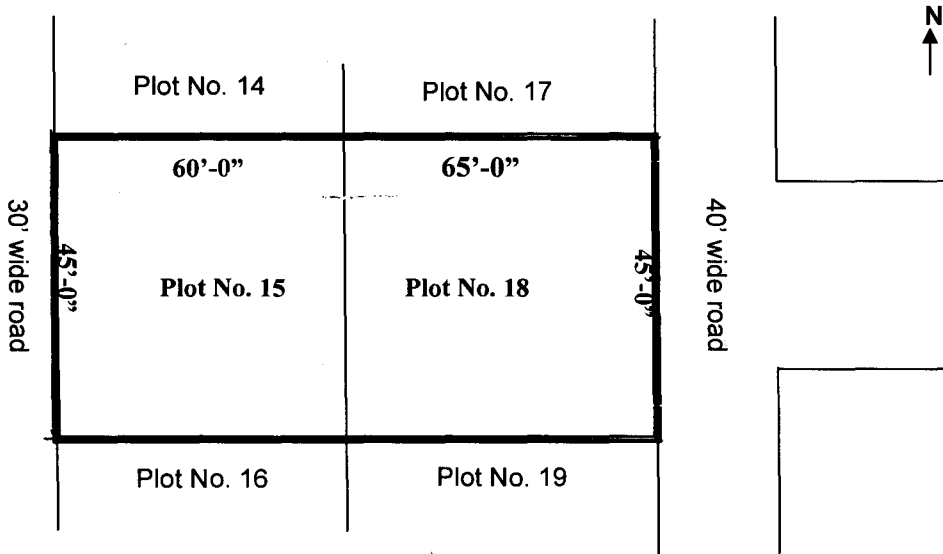
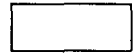
**REFERENCE:**  
**AREA:** 625

**SCALE:**  
**SQ. YDS.**

**INCL:**  
**(OR)**



**EXCL:**  
**SQ. MTRS.** 522

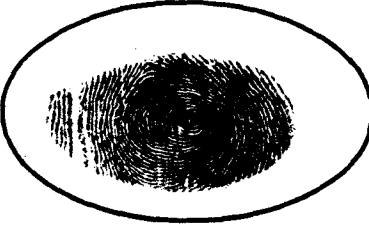
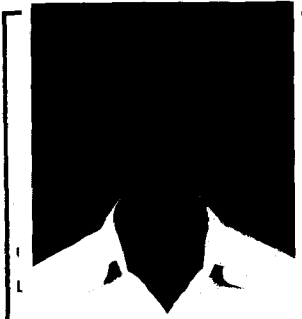

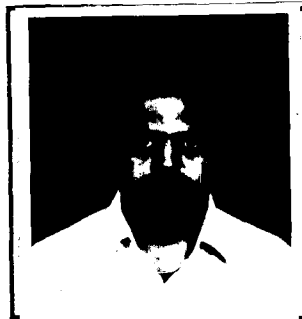
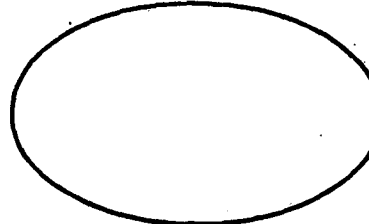
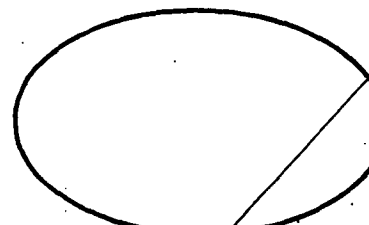


**WITNESSES:**

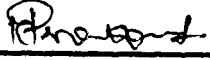
- 1.
- 2.


**SIG. OF THE VENDOR**

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

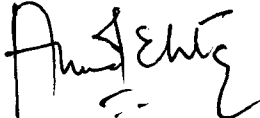
Sl. No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			<p><u>VENDOR:</u></p> <p>SRI. A. RAGHAVENDRA</p> <p>S/o. SRI. A. BOOMALINGAM</p> <p>R/o. H.NO:- 14-132</p> <p>INDIRA NAGAR, MEERPET VILLAGE, R.R. DIST</p>
			<p><u>PURCHASER:</u></p> <p>MR. ANAND S. MEHTA</p> <p>S/o. MR. SURESH U. MEHTA</p> <p>R/o. Plot No- 21</p> <p>Babubagh Colony</p> <p>P. G. Road,</p> <p>SEC - 3A D.</p>
		BLACK & WHITE PASSPORT SIZE PHOTO	
		BLACK & WHITE PASSPORT SIZE PHOTO	

**SIGNATURE OF WITNESSES :**

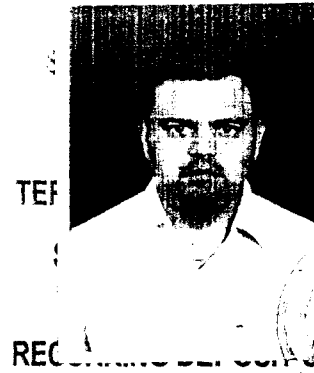
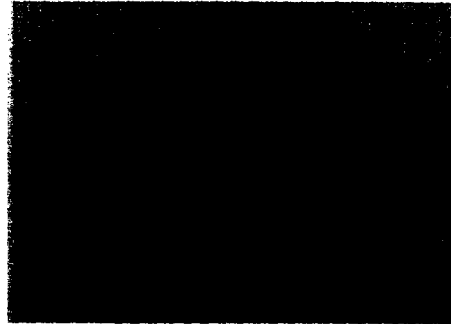
1. 

2. 

  
SIGNATURE OF THE EXECUTANT'S



SBI  
SAVINGS  
SCHEMES  
FOR



JNT MONEY BOX DEPOSIT SCHEME  
T SAVINGS PLUS SCHEME  
(TDR) SBI MULTI-OPTION DEPOSIT  
SCHEME (SBI MODS)  
SENIOR CITIZEN DEPOSIT  
SCHEME

- ▶ Nomination facilities available on all accounts.
- ▶ Account can be opened singly or jointly, in specific styles.
- ▶ Free ATM Card, Internet Banking Facility.
- ▶ Free Cheque facility.



State Bank of India भारतीय स्टेट बैंक Savings Bank Pass Book बचत खाता पास बुक

14/06/2006 2753502 3032

M.G.ROAD ( SECUNDERABAD ) ( 3032 )

Mode of Operation :

Nom. Reg No :

Date of Issue : 14/06/2006

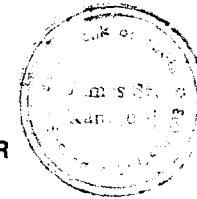
Mr. ANAND SURESH MEHTA

PLOT .NO.21 BAPU BAGH COLONY

3005448921-1

शाखा प्रबन्धक

STOCK No: 1-280/COMP No: 100/ROAD SECUNDERABAD 500 BRANCH MANAGER



1

# GOVERNMENT OF ANDHRA PRADESH

TRANSPORT DEPARTMENT  
OFFICE OF THE R.T.O. R.R. Dist.

## FORM-6

[SEE RULE 16(1)]

### FORM OF DRIVING LICENCE

C.No. 12950/ C1/RRD/2001  
Name of the Holder Sri. A. Raghavendra  
Son/Wife/Daughter of Sri. A. Bhoomalingam  
Name of the written across the photograph (Part the Seal and signature of the Licence Authority to be on the photograph and part on the driving licence)  
Driving Licence Number. 12849 JRRD/2001  
Date of Issue. 29-08-2001  
Name of the Holder. A. Raghavendra  
Son/Wife/Daughter of Sri. A. Bhoomalingam  
Temporary Address.....  
Official Address (if any).....  
Permanent Address. S-14-10, Indiranagar  
Moula-shi 500040, RR Dist.  
Date of Birth. 13-02-1982  
Educational Qualification.....  
Blood group with RH Factor. / Positive / Negative



The holder of this licence is licensed to drive throughout India of the following description

Motor Cycle without gear

Motor Cycle with gear

Invalid carriage

Light Motor Vehicle

Medium Goods Vehicle

Medium Passenger Vehicle

Three Wheeler Vehicle

Heavy Goods Vehicle

Heavy Passenger Motor Vehicle

A motor vehicle of following description

Motor Cycle with Gear  
&  
 Light Motor Vehicle Only

The Licence to drive a motor vehicle other

than transport vehicle is valid

From 29.08.2001 To 28.08.2021

The licence to drive Transport Vehicle is valid

from      to     

Name and designation of the authority who conducted the driving test Sri. S. ASHOK REDDY

Motor Vehicle Inspector  
UPPA, R.R. DIST.

Signature and designation of the Licensing Authority  
Range Reddy District.

#### AUTHORISATION TO DRIVE TRANSPORT VEHICLES

Number.....

Date.....

Authorised to drive transport vehicle with effect from..... Badge Number.....

Name and designation Who conducted the driving test

Signature and designation of the Licensing Authority

#### SPACE FOR ADDITION OF OTHER CLASSES OF DRIVE

Number.....

Date.....

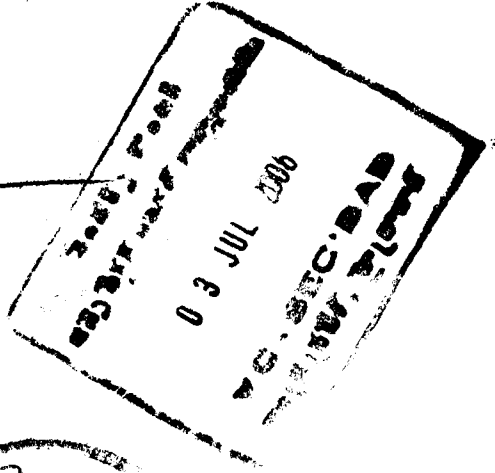
Also authorised to drive the following class of or description of motor vehicle :  
Name and designation of the authority who conducted the driving test.

Signature and Designation of the Licensing Authority

Date.....



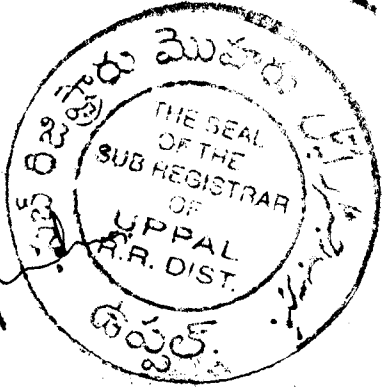
వ పుస్తకము 2006/సం||పు  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య... 8... ఈ కాగితపు వరుస  
 సంఖ్య.....



సబ్-రిజిస్ట్రారు

200 6 వ సం||నియమి...నెల...19...వ తేది  
 192 కవ.శ.కా...మాసము...2...తేది  
 పగలు...మరియు...గంటల మధ్య  
 ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ..... A. Raghavendra .....  
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
 అనుసరించి సమర్పించవలసిన పోట్ గ్రాపులు  
 మరియు పేరిముద్రలతో సహా దాఖలు చేసి  
 రుసుము రూ||..... చెల్లించినారు.



Receipt No. 105006 Dt. 19/7/06  
 S.H. Habsiguda Branch, Sec'bad

దాని ముద్దనట్లు బహుకృస్తుడ  
 ఎడమ త్రోటనదేలు



*[Signature]* S/o. A. Boomalingam, occupation:-  
 Employee, R/o. H. no: 14-132, Indira Nagar,  
 Meerpet village, Uppal mandal, R. R. Dist.

నమోదించినది.

① *[Signature]*

(K. P. Reddy S/o. K. Padma Reddy  
 occ: service (0) 5-4-187/384, 2nd floor  
 M.G. Road, Sec'bad

② *[Signature]*

(M.V. RAMANA MURTHY S/o. H.B.K. Seshadray  
 occ: Service (0) 5-4-187/384, 2nd floor,  
 M.G. Road, Sec-Bad

200.6 వ సం||...నెల...19...వ తేది  
 192. కవ.శ.కా...మాసము...2...వ తేది

*[Signature]*  
 సబ్-రిజిస్ట్రారు

1. పుస్తకము. 2008/06/06

వచ్చిన జాల మొత్తం కాగితము

నెంబర్ 8 ఈ కాగితపు వరుస

నెంబర్ 2

*[Handwritten signature]*

Endorsement Under Section 42 of Act II of 187

No. 2008 of 2006 Date 19/12/06

I hereby certify that the proper deficit stamp duty of Rs. 12400/- Rupees. *one lakh twelve thousand four hundred only* has been levied in respect of this instrument from Sri. *Raghavendra* on the basis of the agreed Market Value consideration of Rs. 12,50,000/- being higher than the consideration agreed Market Value.

S.R.O. Uppal

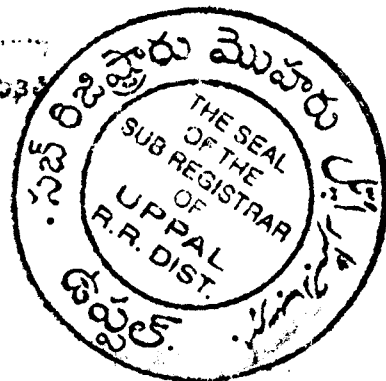
Dated 19/12/06

*[Handwritten signature]*  
Sub Registrar  
and Collector U.S. 41 &  
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 112400/- Towards Stamp Duty including Transfer duty and Rs. 6250/- towards Registration Fee was paid by the party through Challan Receipt Number 105006 Dated 19/12/06 at SRI Habsiguda Branch Section

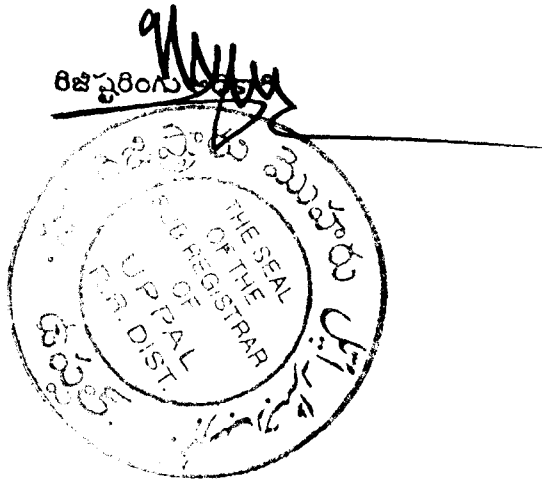
S.B.H. Habsiguda  
A/c No. 01000050700  
of S.R.O. Uppal.




1 వ పుస్తకము 2008.6/06  
దస్తావేజాల మొత్తం కాగితములు  
సంఖ్య... 1... ఈ కాగితపు వరుస  
పంఖ్య... 3.....

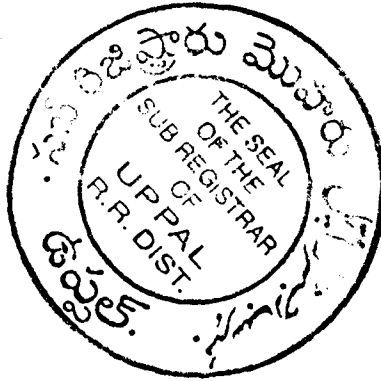
సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం|| (శా.శ) పు. 2008.6/06  
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం  
గుర్తింపు నెంబరు 2008.6/06... 1-2006 ఇవ్వడమైతే  
2006 సం|| 2008.6/06 నెం|| 17.36



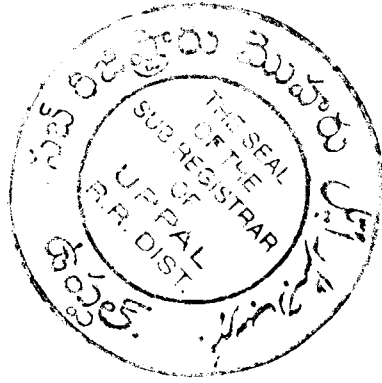
1వ పుస్తకము. 2. 1996/97 సం॥  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... 4... ఈ కాగితపు వరుస  
సంఖ్య..... 4.....

  
సబ్-రిజిస్ట్రార్




1. న. పుస్తకము 2008/పం.సం.సం.  
కర్నూలు జిల్లా మొత్తం కాగితముల  
సంఖ్యను గురించి ఈ కాగితపు వరుస  
సంఖ్యలు

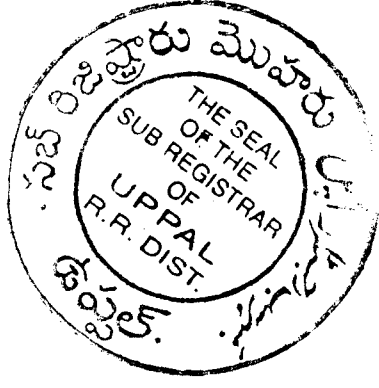
సబ్-రెజిస్ట్రార్





1వ పుస్తకము. 2. 1994/సంఖ్య  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య..... రీ... ఈ కాగితపు వరుస  
సంఖ్య.....

  
పబ్-రిజిస్ట్రార్



1 వ పుస్తకము 2007/సంఖ  
దస్తవేజాల మొత్తం కాగితముల  
సంఖ్య...ఈ కాగితపు వరుస  
సంఖ్య.....

పాఠశాల  
[Signature]

