

#### SALE DEED

THIS DEED OF SALE is made and executed on this the 21st day of August, 1989 at Hyderabad city, A.P., BY:

MRS, SOBHA NAGESWARA RAO wife of Sri Malanutala Nageswara Rao, aged 55 years, Occupation: House wife, presently residing at London, United Kingdom (CITIZEN OF represented by her GPA holder SRI RAYAPROLU SREENIVASA MARTHANDAM son of Late Rayaprolu Subba Rao, aged 64 years, Occupation: Retired Chief Engineer, resident of 6-4-481/2 Krishna Nagar colony, Secunderabad; GPA Dated:11.12.1985)

hereinafter called the VENDOR, which expression shall repugnant or inconsistent mean and include all her heirs, executors, administrators, attorneys and assignees of the One Part;

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IN FAVOUR OF

SRI G. KESHAVPAL REDDY son of G. Jaipal Reddy aged about 30 years, Occupation: Doctor, resident of 3-6-547/5 Street No.7, Himayathnagar, Hyderabad;

hereinafter called the VENDEE, which expression shall repugnant or inconsistent mean and include his heirs, executors, administrators and assignees of the Other part;

WHEREAS the Vendor herein is the sole and absolute owner and peaceful possessor of the open plot of land bearing Plot No. 280,admeasuring 1197 square yards or 1001 square metres, forming part of survey No.old 403/1 New No.120 of Shaikpet and Survey No. 102/1 of Hakimpet villages in Municipal ward No.8 Block No.2, situated at Jubilee Hills, Hyderabad;

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and the same hereafter for brevitys sake referred to as the scheduled property and more clearly described hereunder and delineated in the plan annexed hereto. The Vendor purchased the said scheduled property from the Jubilee Hills co-operative House Building Society Limited., through a sale deed registered as document No. 1709 of Book I, volume: 942 pages: 407 to 414 Dated: 7th August, 1989 at S.R.O. Khairathabad.

AND WHEREAS the vendor through her attorney herein offered to sell the abovesaid scheduled property to the vendee for a total sale consideration amount of Rs.70,000/- (Rupees seventy thousand only) for which the vendee also agreed to

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purchase the same for the said consideration amount free from all encumbrances and litigations whatsoever.

IN pursuance of the said agreement and in consideration of Rs.70,000/- (Rupees seventy thousand only), the vendee had already paid the entire consideration amount to the vendor in advance, for which the vendor hereby admits and acknowledges the receipt of the entire consideration amount.

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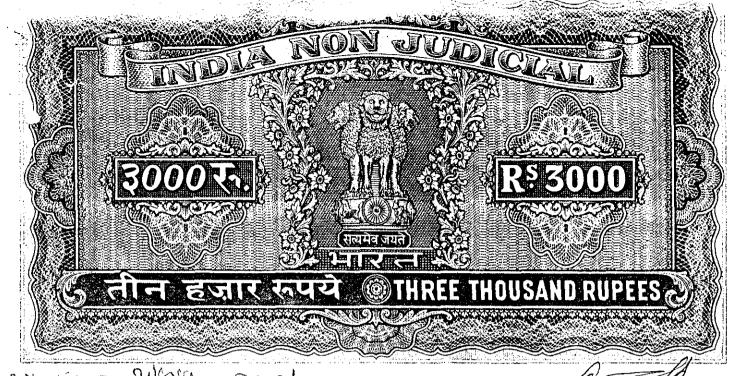
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NOW THE VENDOR EXECUTES THE SALE DEED SUBJECT TO FOLLOWING:

THAT the vendor having received the entire consideration amount of Rs.70,000/- (Rupees seventy thousand only) hereby sell, transfer, alienate and assign all that the scheduled property to the vendee to have and to hold the same forever, together with all rights, titles claims, easements, privileges and appurtenances of whatsoever.

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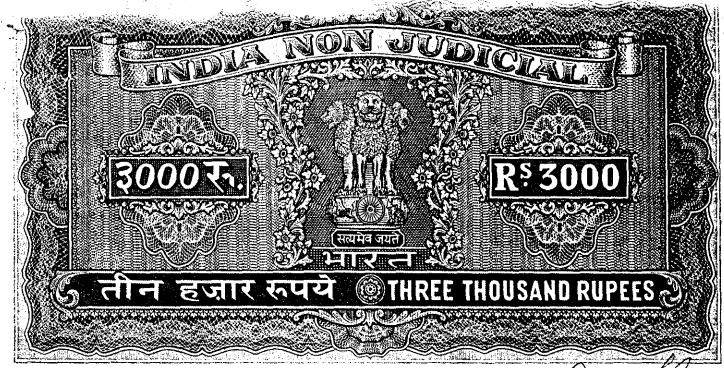
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THAT the vendor has paid all the taxes in respect of the said plot of land; and if any arrears of taxes may found due till this date, the vendor shall pay such arrears of taxes at her own expense.

THAT the Vendor further declare that the vendor through her attorney got subsisting right, absolute authority and marketable title to sell the scheduled property to the vendee by way of this absolute sale.

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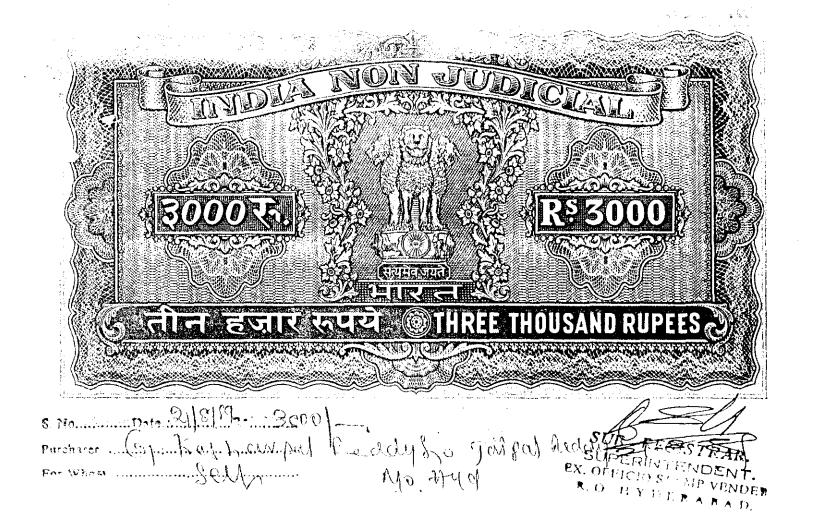
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THAT the Vendor hereby declare that the scheduled plot hereby sold is free from all encumbrances, charges sales, gifts, mortgages, liens and court attachments of whatsoever; and it is not subject to anylitigation.

THAT the vendor delivered the vacant and peaceful possession of the Scheduled property to the vendee with all relevant papers and link documents.

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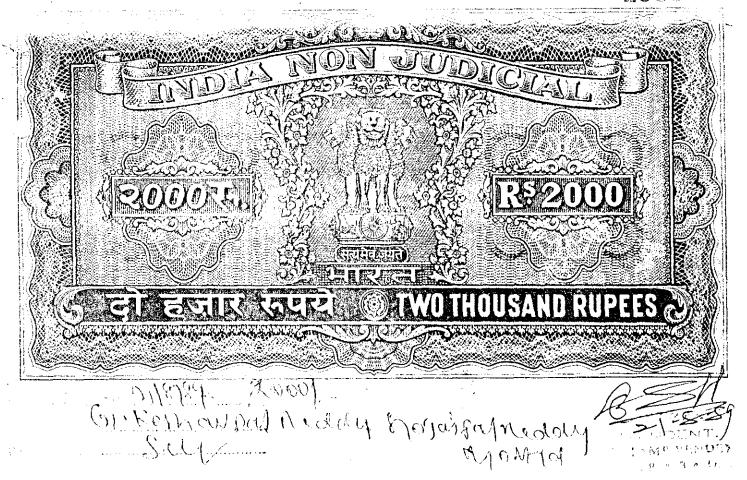


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THAT the Vendor further covenants, that if the vendee may deprive of whole or any part of the scheduled plot hereby sold due to defect in vendor's title or for any such other reasons, the vendor shall indemnify and keep the vendee indemnified against the entire consideration amount together with costs and damages thereof.

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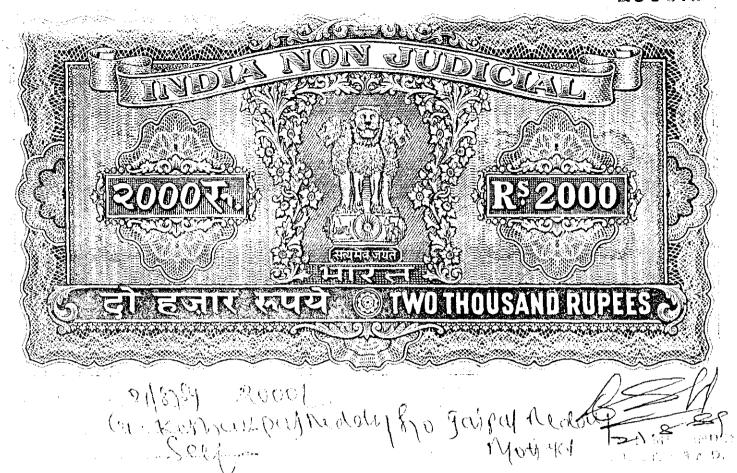
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THAT the Vendor further agrees to execute any deed or document or shall sign on wherever necessary for mutation of Vendee's name in all records without raising any objection.

THAT the vendee shall hereafter enjoy the scheduled property as absolute owner without any interruption or

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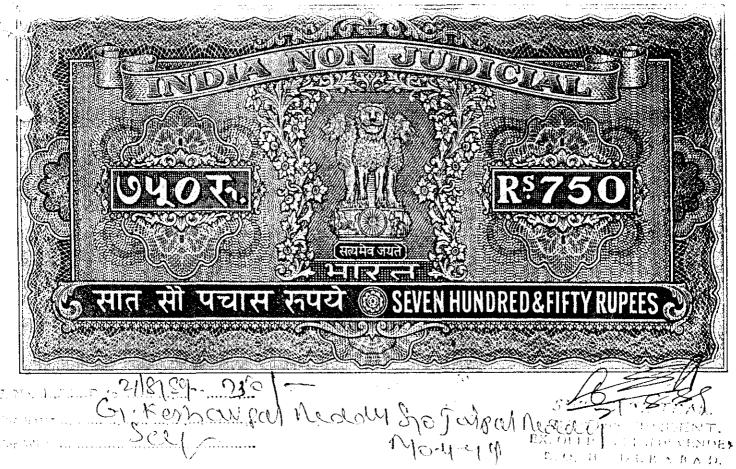


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disturbance either from the vendor or her attorney or any other person or persons claiming through or under them; and if any valid claim may raise from any corner, the vendor at her own expense shall make good such claims and assure the vendee quite and peaceful enjoyment of the scheduled property.

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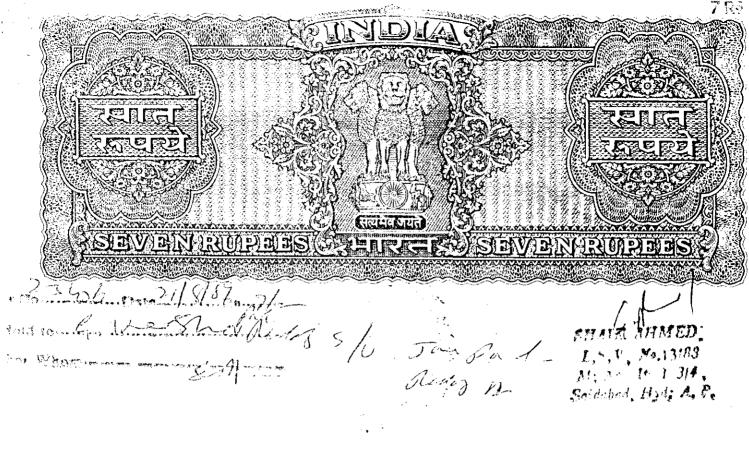
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#### SCHEDULE OF THE PLOT HEREBY SOLD:

ALL that the open plot of land bearing Plot No. 280 forming part of survey No. old 403/1 and New No. 120 and survey No. 102/1, admeasuring 1197.0 square yards equivalent to 1001 square metres, situated at Jubilee Hills, Hyderabad; in Municipal ward No. 8 Block No.2 and bounded as follows:

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NORTH

50' wide Road No. 25

SOUTH

Plot No. 279-A

**EAST** 

Plot No. 280-B

WEST

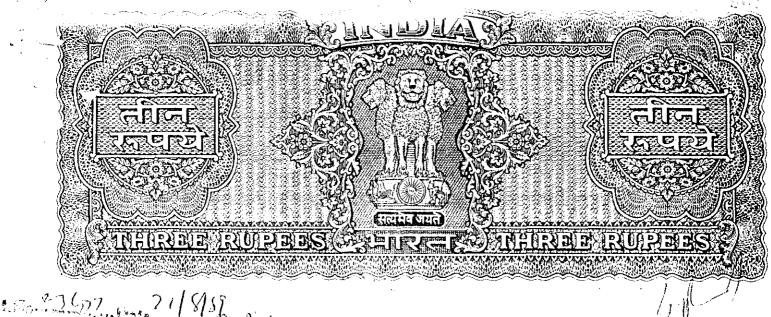
Plot No. 279

and more clearly delineated in the plan annexed hereto and marked in RED colour.

THAT even though the sale transaction is for Rs.70,000/the stamp duty and fee paid according to the Market value of the department that is on Rs.3,59,100/-.

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IN WITNESS WHEREOF the Vendor through her power of attorney holder signed and executed this deed of sale with free will and consent on this the day month and year aforementioned.

WITNESSES:

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Johnson N.R.

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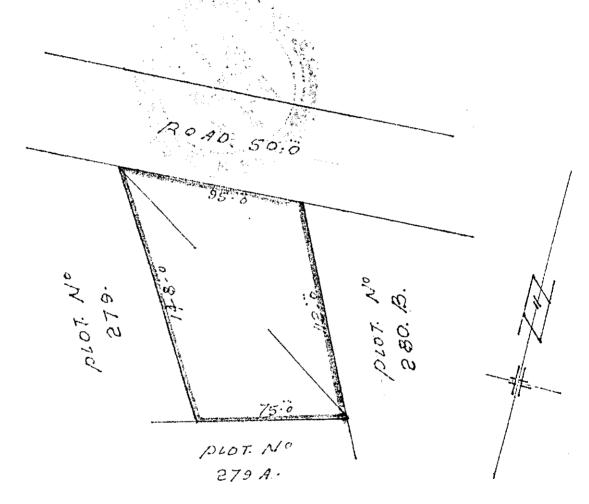
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BEGN:- PLAN. SHOULING. THE. PLOT. Nº. 280.
N. S. Nº. 403/1. OLD. NEILL. Nº. 120. OF SHAILS PET. N. THE.
LAYOUT. OF THE. JUBILEE HILLS CO. OP. HOUSE BUILDING SOCIETY.

· VENDOR. SOBHA NAGESHIVAR RAO. 9.N. NAGESHIVAR RAO.

G. D.A. R. SRINIVASA MARTHANADAM 9.B. SUBBA RAO.

VENDEE. G. KESHAV PAL REDDY 9.G. JAI PAL REDDY.



LEF:-	VENDOR. SIG. G.P.A.	ILITNESSES.
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This rectification deed is made and executed on this day 3rd October 1992 by Smt. Sobha Nageshwar Rao, W/O. N. Nageshwar Rao, presently residing at London represented by Sri R.S. Harthandam G.P.A. Retired Chief Engineer, Irrigation Department, Govt. of Andhra Pradesh, k/O. H.No. 6-4-401/2, Krishaanagar Colony, Secunderabad - 500 380, herein after called the Vendor.

Where as a document was presented for registration in favour of Sri G. Keshavpal Reddy S/O. Sri G. Jaipal keddy which was registered as document No. 3705. 992 in respect of open land bearing Plot No. 280 situated in Survey No. 405/1, admeasuring 1146 sq.yds. equivalent to 959 sq.metres in layout of The Jubilee Hills Co-operative House Building Society, Hyderabad.

The area of the Plot is actually 1146 sq.yds. equivalent to 959 sq.metres, but in the document by mistake, it was stated as 1001 sq.metres equivalent to 1197 sq.yds. which is wrong. On measurement and calculation by formula, the correct area of the Plot is 1146 sq.yds. equivalent to 959 sq.mts. for which the special officer and the competent authority urban land ceiling issued a Certificate vide No. E1/948/26/92, dt: 30.7.1992.

Now this deed of rectification witnesses that the correct area of the plot be read in the original document and plan as 1146 sq.yds. equivalent to 959 sq.metres. The Boundaries, survey No. Plot No. and the measurements remain unchanged. This rectification deed should always be read along with the original document as part and parcel of it. No consideration is paid to execute the deed.

#### SCHEDULE

Plot No - 280

Survey No - 403/1

Village - Sheikpet, Jubilee Hills

Area - 1146 sq.yds. equivalent to

959 sq.mtres.

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Contd . . . . 2/-

#### BOUNDARIES

NORTH - 50' Wide Road No. 25

SOUTH - Plot No. 279 - A

WAST - Plot No. 280 - B

WEST - Plot No. 279

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VENDOR

Through G.P.A. R.S. MARTHANDAM

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one thousand nine hundred and eighty SEVC  $\eta$  by the JUBILEE HILLS CO-OPERATIVE HOUSE BUILDING SOCIETY LTD., HYDERABAD, Regd. T.A. No. 173 hereinafter called "The Society" (which terms shall, unless the context otherwise requires, include its successors and assigns) through its Treasurer Sri P. Subba Fao, S/o.P.S. Erisbnaiaha and its Secretary Plot to: 450, Food to: 19, Jubiles Fills Colony, Hyderacad-34.

Smile Presed, 0/o. F. Fac, Plat No: 1310-4, Smile Police Fills Colons, Wider & Coloss, W.

for the President

A.V.Tem a Tao, Marough Agent vi T.L. Presce Sr who are duly authorised to execute

this sale deed of the one part in favour of Sri/Kum./Smt. Colbin 11. Too

son/daughter / wife of Sri/Smt: 11 11 5 an

Sale Deed executed this

52 years, occupation Housewife aged

residing at 6-4-481/2, Brighma Magara Lony, Secunder about hereinafter called

"The Purchaser" (which term shall unless the context otherwise, requires, include his/her heirs, executors, administrators, legal representatives and assigns) of the other part.

- Whereas the Society was assigned an extent of Ac. 1398.00 in Survey Nos. 120/403-1 of Sheikpet Village and S.No. 102/1 of Hakimpet Village of Golkonda Taluk, Hyderabad District within the limits of the Municipal Corporation of Hyderabad in G.O. Ms. No. 147 Revenue Department dated 31st January, 1964 by the State Government of Andhra Pradesh.
- And whereas the Society has after deducting the extent ear marked for common purposes such as Roads, Parks, Shops, Schools and other Public amenities common to all the members of the Society, devided the remaining land into plots as detailed in the lay out plan sanctioned by the Municipal Corporation of Hyderabad and allotted them by lots to its members who have paid for the said plots for the purpose of building houses.
- And whereas the purchaser who is a member of the Society is alloted Plot No. hogo of the lay-out plan and measuring Sq. Yds 1107 / Sq. Mts 1001 and more fully described in the schedule 'A' below and hereinafter called "The said plot" in consideration of the price of (Rupees thousand hundred and

only) which was already paid by the purchaser to the Society subject to the stipulations and conditions laid down in Schedule 'B' annexed hereto.

4. Now this Deed of sale witnesseth:

by the purchaser.

16,000/-(Rupees Cinteen That in consideration of the sum of Rs. hundred and thousand only) already paid by the purchaser to the Ps. Society which admits and acknowledges and on the undertaking of the purchaser to pay the balance of the development charges etc., if any, due from him as determined and demanded by the Managing Committee subsequently at any time and in any manner, the Society hereby sells and conveys into and to the use of the purchaser all that piece and parsel of land namely Plot / 1001 1107 measuring sq. yds sq. mtrs. situated in Jubilee Hills Colony, locality Hyderabad (A.P.) more fully described in schedule 'A' hereunder together with all the rights, liberties, easements and appurtenances subject to the due observance and performance of the conditions and stipulations detailed in Schedule 'B' hereunder

- 5. The Society hereby convenants with the purchaser that it has full right and absolute authority to convey the said plot and that there are no encumbrances over the same.
- 6. The Society hereby delivers has already delivered the possession of the said plot to the purchaser on this 3 of day of Tom. 1987.

#### SCHEDULE 'A' REFERRED TO ABOVE

Description of plot No. 280 situated in S.No. Old 403/1 of Shaikpet New 120 and S. No. 102 / 1 of Hakimpet Villages within the limits of the Municipal Corporation of Hyderabad with Ward No. 8, Block No. 2 area Sq Yds 1127 / 1001 Sq. Mtrs. bounded by :

North 50t Mide Inserve: 25

South Mot Mo: 270-A

East Dict Mo: 270-D

West Dict Mo: 272

with the measurements as denoted in the sketch appended hereto.

#### SCHEDULE 'B' REFERED TO ABOVE

The conditions and stipulations subject to which the said plot is hereby conveyed to the purchaser.

- (a) The purchaser shall be bound by the rules, regulations and bye-laws of the Society. If the bye-laws are amended from time to time either on account of future legislation or by any authority or on account of a requisition by the members, the amended bye-laws shall be binding on the purchaser.
- (b) The development charges were so far collected on an approximate basis and if any extra sums are payable therefor for providing amenities to the Colony of the Society for the common benefit of the members owning plots there, the purshaser shall pay his/her share of the

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contribution that may be levied and demanded by the Society within one month of the call for the same. In the event of default of such payment by the Purchaser, the Society shall be entitled to recover the due amount along with incidental costs.

- (c) The space and the cost of the common compound wall shall be shared equally by the parties concerned. In the case of dispute the Society shall be at liberty to construct the compound wall it self and the costs therefore as decided and notified to the owners of the respective properties shall be paid by the respective members within a period of one month from the date of such notice. Default of the amount demanded as above shall be deemed to be amount due to the Society by the member and shall constitute a charge on the property.
- (d) In the absence of an agreement between the parties concerned about the space of the compound wall common to them, it shall be one foot thick and that space shall be contributed equally by the parties concerned, viz, six inches each.
- (e) Without prejudice to the generality of the above the following conditions and stipulations shall also be adhered to by the purchaser.
- (i) The purchaser shall not alienate the property discribed in schedule 'A' above and conveyed to him, except, after completing thereon a building as approved and after due assessment thereof to property tax by the Municipal Corporation of Hyderabad.
- (ii) The purchaser shall not alienate the property except to a person, who is already admitted as a member of the Society.
- (iii) The amounts determined as due to the Society by the Managing Committee shall constitute a first charge on this Property.
- (iv) If the member fails to complete the construction of a building in the scheduled property as per the approved plan within a period of 18 months from the date of this deed (Construction is deemed to be complete on the Municipal Corporation of Hyderabad according assessment to property tax in respect of the property) the parties here unto (namely the Society and the purchaser) are specifically agreed that this conveyance shall be honest and the title in the property shall vest back together with any improvement therein made by the purchaser or his agents in the Society, free of any encumbrances and the third party purchaser shall not have any right title claim or interest in the property.
- (v) Any drinage sewerage, water pipe lines or any other common facilities of whatever nature are liable to be executed through the plot of the purchaser as per the overal technical design for such works not withstanding that such plot has been registered in favour of the purchaser. The purchaser shall not in any way interfere with such execution and shall at all times allow free access for the execution and maintenance of such work's and the decision of the Society as to the technical design for such purposes shall be final. The purchaser shall not be entitled to any payment in whatsoever manner for such execution or maintenance as the case may be.

In witness whereof, the Society above named, through its Treasurer and Secretary for President have set their hand and common seal of the Society.

In Presence of

1. ( JOPE. K. DEUADAS GIANTUHI) 2. (Y.V.G. G. PRASTIO)

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Witnesses:

For and on behalf of the Society.

1. Signature of Treasurer.

2. Signature of the Secretary for President (The Jubilee Hills Co-operative House Building Society Ltd., Hyderabad)

## IN THE LAY-OUT OF THE JUBILEE HILLS CO-OPERATIVE HOUSE BUILDING SOCIETY LTD.,

(Regd. No. T. A. 173)

Situated in S. No. Old 403/1 New 120

Of Shaikpet and S. No. 192/1 of Hakimpet Village of GOLCONDA Taluk, Hyderabad District.

BLOCK III SCALE 1"=50 ft.

VENDOR: The Jubilee Hills Co-operative House Building Society Ltd., Banjaza Hills Extensions, Hyderabad.

VENDEE: Smt Sobha. N. Rao

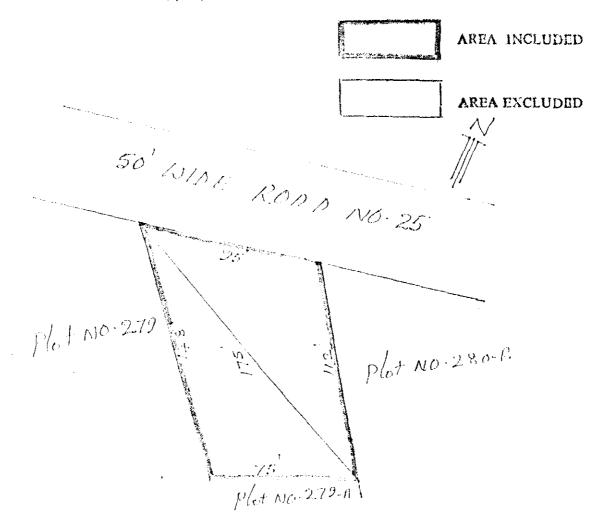
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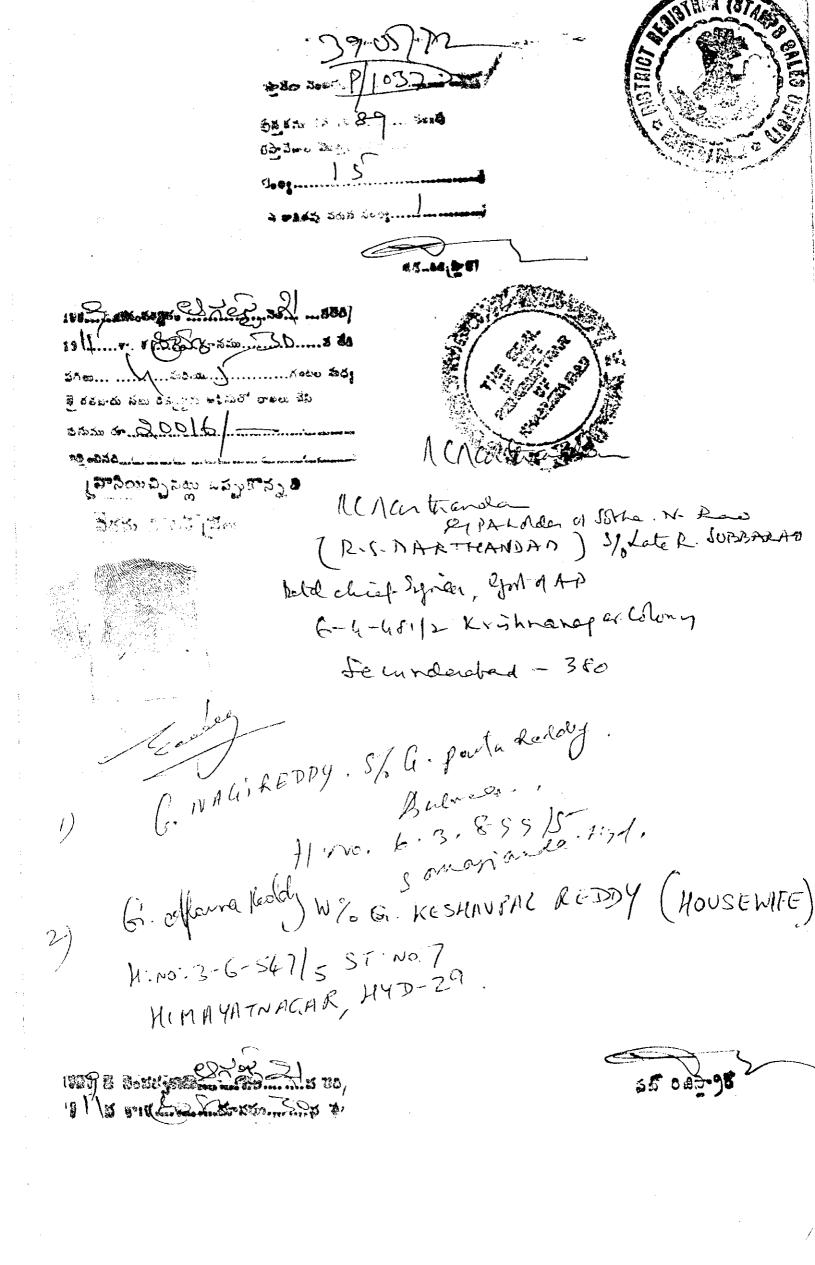
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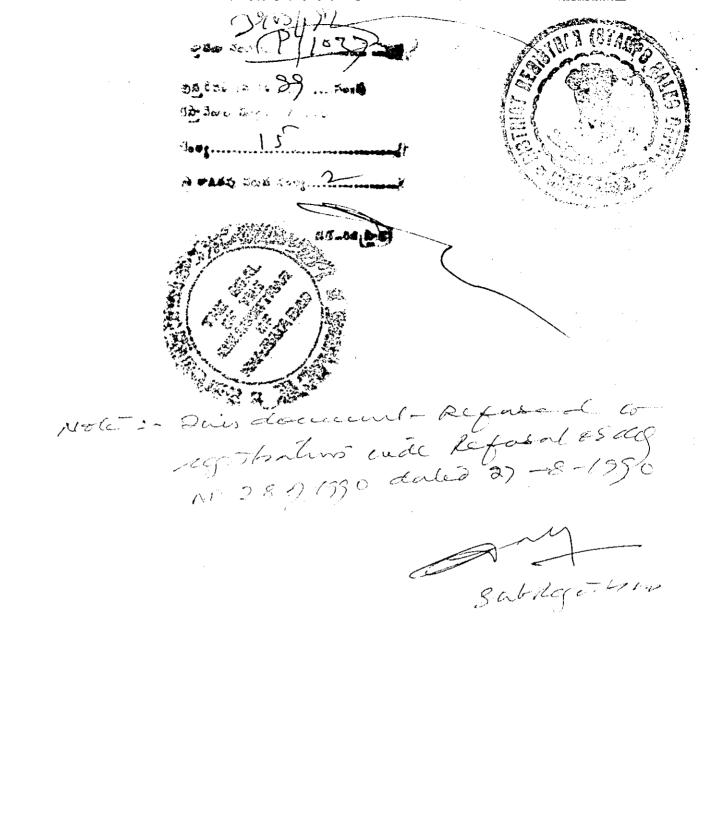
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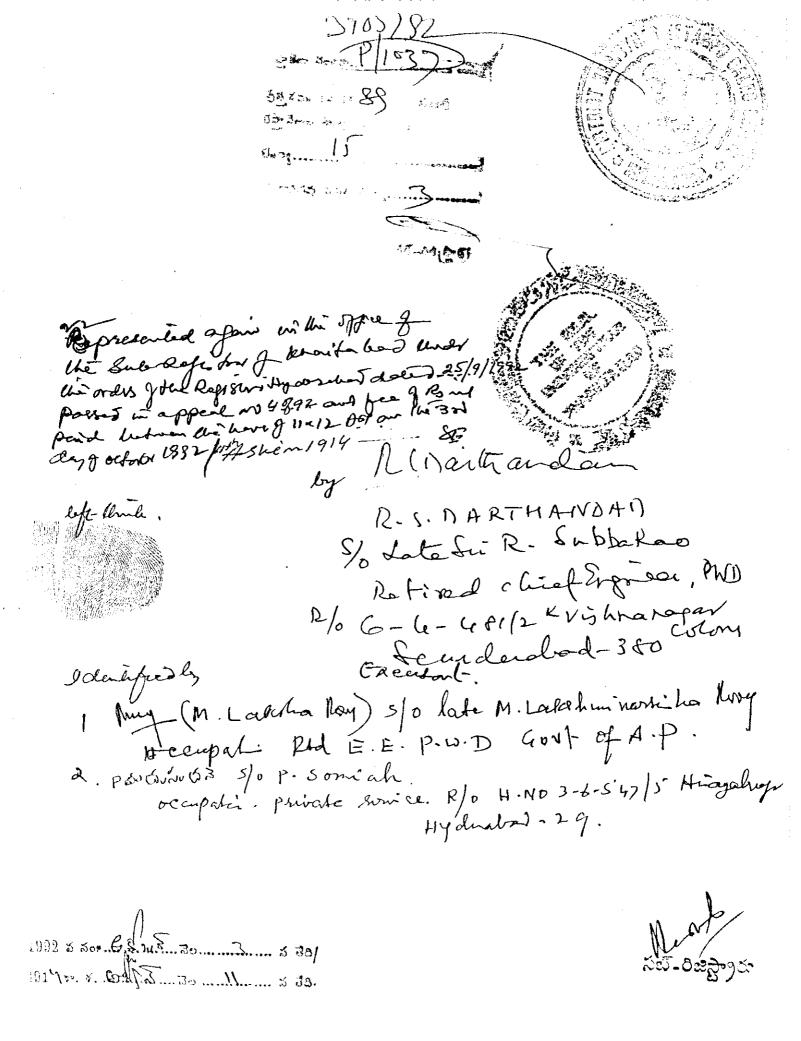
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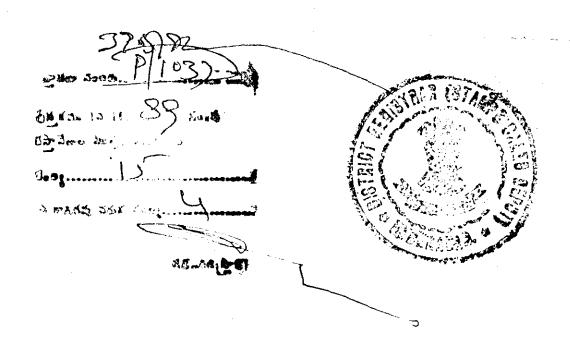
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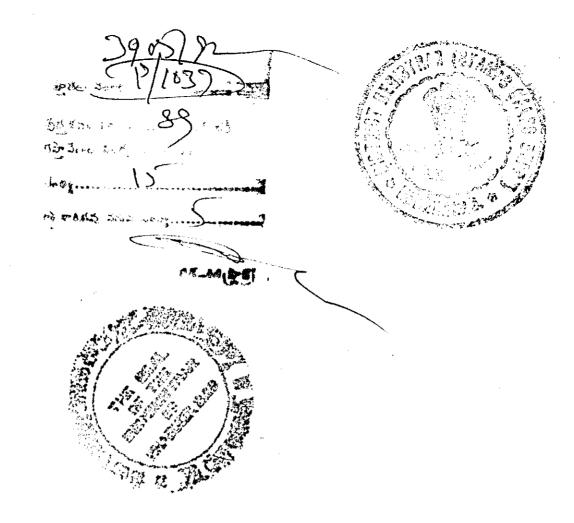


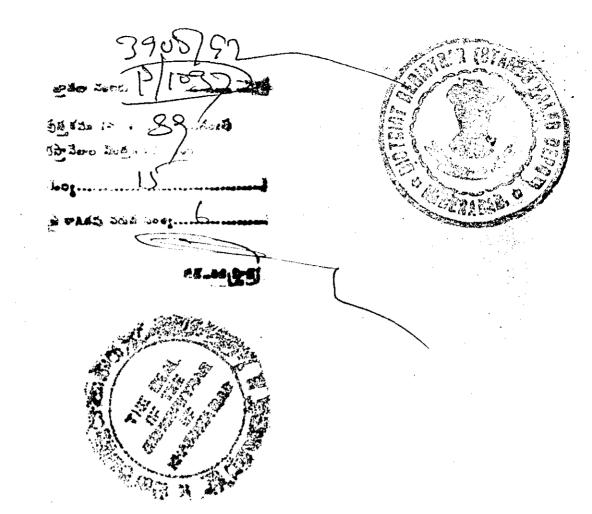


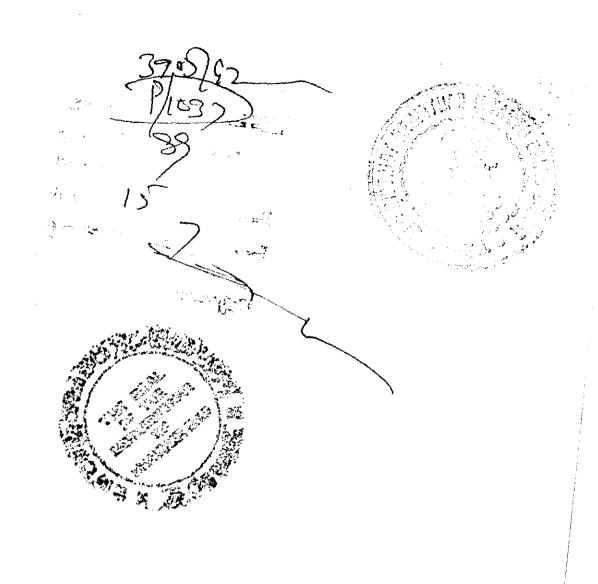




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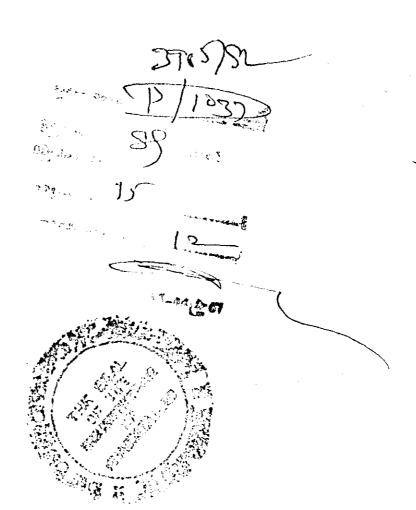


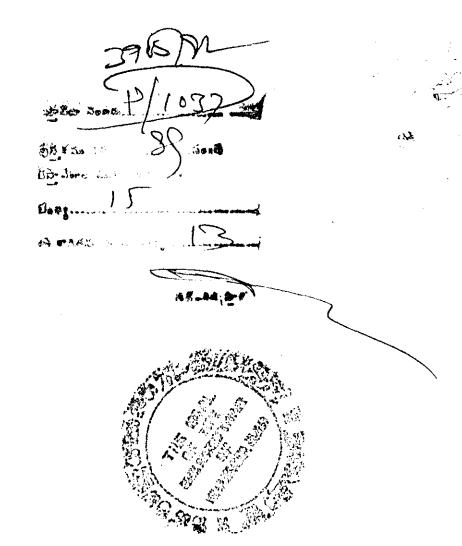
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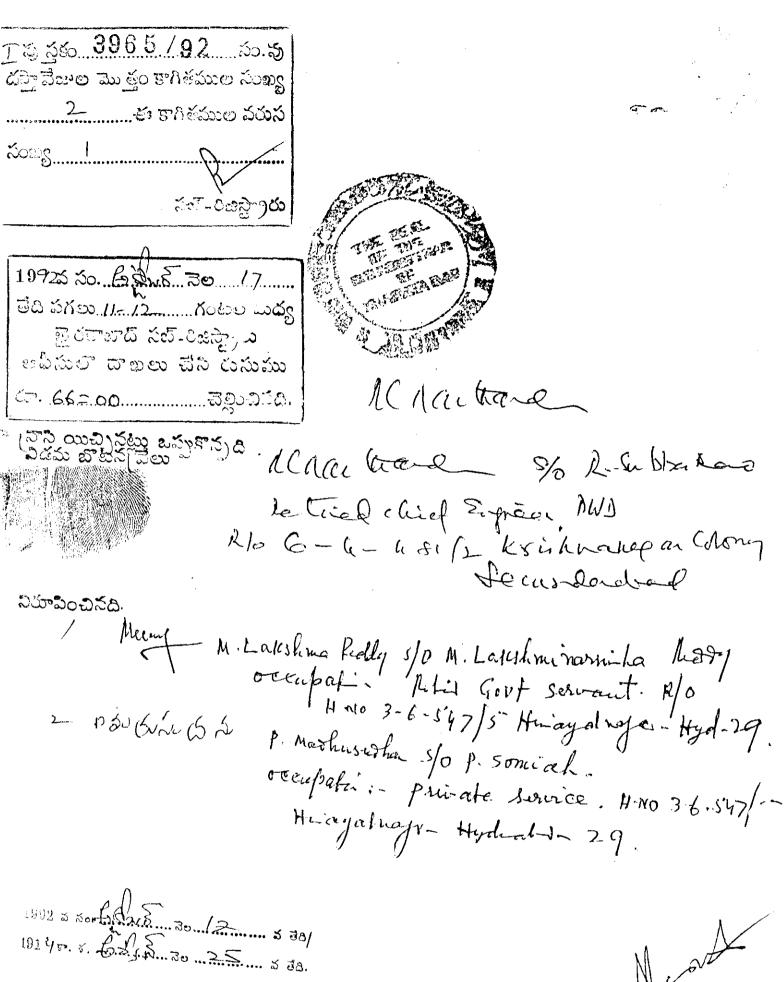








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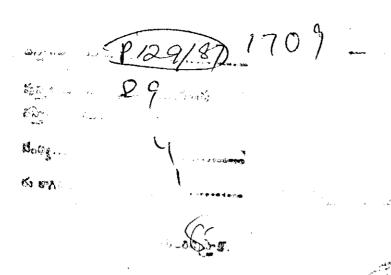
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Y.V.S.S. Prasad S/o. Vonkateswara Rao PLOT No. 1182-A, R, No. 45, JUBILEE HILLS HYDERABAD.

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