Q 2303 2303/2003

500Rs.

INDIA NON JUDICIAL

400रु. Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

Ac 1687

SL. No. 3306 Date 21.2.2003 Rs. 500/-

Sold to, N. Ashok S/o Venkaiah
Residence Kamareddy
For Whom

N. Rajeshwari
N. RAJESHWARI
STAMP VENDOR
L.No. 1/02, Devanpally (V)
Sub - Dist. Kamareddy.

SALE DEED

THIS DEED OF SALE is made and executed on this the 26th day of FEBRUARY 2003 at MEDCHAL by:-

1. Sri GORGE SRIRAMULU s/o late GANDAIAH, age : 52 years,
2. Sri GORGE SATHAIAH s/o late GANDAIAH, age : 50 years,

both are agriculturists & Resident of Quthbullapur Village, under Quthbullapur Muncipality & Mandal, R.R. District.

Hereinafter referred to as "VENDORS" Of the First part:

That the Vendors are being rep.by their Agreement of Sale-Cum-GPA Holder : **Sri S.MAHENDER RAO s/o Sri S.CHANDRA RAO,** aged about 30 Years, Occ : Business, Resident of Jeedimetla Village, under Quthbullapur Muncipality & Mandal, R.R. District, vide Regd. Agreement of Sale-cum-General Power of Attorney **Doct.No.5641/2001**, Book : I, CS No.5606, CD No.0029 of 2001, dated : 25-07-2001, **Regd. at SRO Medchal.**

S. Mahender Rao

Contd.....2

500Rs.

INDIA NON JUDICIAL

400 रु. Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

A.P. 377

SL. No. 3307 Date 21.2.2003 Rs. 500/-

Sold to, N. Ashok S/o Venkatesham

Residence Kamareddy

For Whom By self

N. Rajeshwari

N. RAJESHWARI
STAMP VENDOR
L.No. 1/02, Devanpally (V)
Sub - Dist. Kamareddy.

IN FAVOUR OF

1) **Sri NANGUNOORI ASHOK s/o VENKATESHAM,** aged about : 38 Years, Occupation : Business, Resident of Kamareddy, NIZAMABAD DISTRICT, A.P.

2) **Sri BOORLA CHANDRASHEKAR s/o LAXMINARAYANA,** aged about : 43 years, Occ : Business, Residnet of Bhiknoor, NIZAMABAD DISTRICT, A.P.

Hereinafter referred to as **"VENDEES"** of the Other part:

Both the expressions **"VENDORS"** and **"VENDEES"** shall mean and include all their respective heirs,executors,administrators, legal representatives,nominees,successors and assignees etc.

S. Mahender Rao

Contd.....3

500Rs.

INDIA NON JUDICIAL

५०० रु.

Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

SL. No. 3308 Date 21-2-2003 57010 Rs.
Sold to N.Ashok
Residence
For Whom

N. Ashok S/o Venkatesham
Kamareddy
Self & others

N. Rajeshwar

-: 3 :-

WHEREAS the **Vendor Nos.1 & 2** are the absolute owners and Pattedars of the following lands situated at **JEEDIMETLA Village,** Quthbullapur Mandal, R.R. District, by virtue of their respective Title Deeds & Pass Books of which details given below :-

Vendor No.	Sy.No.	area Ac.gts.	Pass Book No.	Title Deed No.	Patta No.
1.	117/8 118/6 118/8	0-01 0-15 0-04 ---- **0-20** ----	398763	389799	530
2.	117/8 118/6 118/8	0-01 0-14 0-04 ---- **0-19** ----	398764	254492	531

Thus, the Vendors No.1 & 2 are in peaceful possession and enjoyment of the land to an extent of Ac.0-20gts., & Ac.0-19gts., respectively, (total area comes to **Ac.0-39gts)** in the above Sy.Nos. 117/8 118/6 118/8 situated at **JEEDIMETLA Village,** Quthbullapur Mandal, R.R. District.

S. Mahender Rao

Contd.....4

500Rs.

INDIA NON JUDICIAL

400 रु. Rs 500

पाँच सौ रुपये FIVE HUNDRED RUPEES

56899

Sl. No. 3309 Date Rs. 500/-

Sold to, B. Chandra Shekar S/o Laxmi Narayana

Residence Kamareddy

For Whom By 2 others

N. Rajeshwar

N. RAJESHWAR
STAMP VENDOR
L.No. 1/02, Devanpally (V)
Sub - Dist. Kamareddy.

AND WHEREAS the Vendors have collectively offered to sell the said land to an extent of : **Ac.0-39Gts.,** in the above **Sy.Nos.117/8 118/6 & 118/8 of Jeedimetla Village,** to the Vendees for a total sale consideration of **Rs.3,41,500/- (Rupees Three lakhs forty one thousand and five hundred only)** and the Vendees have agreed to purchase the said property for the said consideration from the Vendors.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1) That in pursuance of the above offer and in acceptance of consideration the Vendees have already paid the sum of **Rs.3,41,500/- (Rupees Three lakhs forty one thousand and five hundred only);** to the Vendors/AGPA Holder; towards the full and final settlement of the same. That the Vendors hereby acknowledge receipt of their respective share of amount and release the Vendees from any future liability of payment in this transaction. That the Vendors also hereby declare and transfer the Scheduled mentioned property by the **ABSOLUTE SALE** to the Vendees **TO HAVE** and **TO HOLD** the same absolutely forever together with all the rights, title, liens, easements, advantages and appurtenances pertaining in which the Vendors having in respect of the Scheduled property.

S. Mahender Rao

Contd.....5

500Rs.

INDIA NON JUDICIAL

400 रु. Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

A.P.10/11/0

50300

3310

SL. No. ..... Date 21.2.2009 Rs. 500/-

Sold to, B. Chandrashekar S/o Laxmi Narayana

Residence Kamareddy

For Whom

N. Rajeshwar

N. RAJESHWAR
STAMP VENDOR
L.No. 1/02, Devanpally (V)
Sub - Dist. Kamareddy.

2) That the Vendors have to-day handed over the vacant and peaceful physical possession of the Scheduled property to the Vendees and assures to keep indemnified from all losses, costs, expenses, damages and whatever may be the Vendees shall be put into reason of any defect in the title of the Scheduled property hereby conveyed.

3) That the Vendors further covenant with the Vendees that if the Vendees shall be deprived of whole or any part on account of any defect in the title of the Vendors, the Vendors shall indemnify and compensate the Vendees against the same.

4) That the Vendees shall hold and enjoy the Scheduled property as an absolute owners as they like without any coercion or hindrance either from the Vendors or any others whomsoever.

5) That the Schedule of property is free from all encumbrances, charges, sales, gifts, mortgages, and court attachments etc.

S. Mahender Rao

Contd.....6

6) That the land effected by this document is not an assigned land as defined in Sec. 2(1) Act 9 of 1977, and the said land is not covered by A.P. Agricultural Land Ceiling Act 1973.

7) That there are no legal impediments whatsoever for the Vendors conveying the Scheduled property in favour of the Vendees herein.

8) That the Vendors have paid all the revenue taxes upto-date in respect of the Scheduled property. If any dues are found unpaid the Vendors will be liable to pay all such dues at later date. That the Vendees shall pay hereafter all taxes in respect of the Scheduled property.

9) That the Vendors further agree to sign all such papers and petitions which shall be required reasonably in getting mutation in the revenue records or in any other concerned departments at the expenses of the Vendees only.

10) That the Vendors hereby agree and deliver all the title deeds, certificates, receipts etc., in respect of the Scheduled property to the Vendees.

11) The Vendors hereby declare that there are no Trees, gardens, valuable stones, machinery, house or house structure etc., in the land now being transferred.

12) That the Vendors do hereby covenant with the Vendees that nobody else including minor children, minor grand-children or any other persons shall have any claim, right, title or interest on the said property.

S. Mahendra Rao

Contd.....7

13) That the Vendors are owning a land admeasuring : **Ac.0-39gts.** in the Peripherial area of HYDERABAD Urban Agglomeration.

That after issue of the G.O.Ms.No.733, Revenue (UC-I) Department dated : 31-10-1988, and availing of the exemption granted therein , the Vendors so far transferred an extent of (n i l) and through this document the Vendors transferring **Ac.0-39gts.**

If the transfer of the land subsequently found to be in violation of any of the provisions of the Urban land (C&R), Act 1976, or of the G.O. referred to above, the Vendors will be liable for prosecution besides this transaction being declared as null and void

14) That the parties hereby declare that the particulars furnished above are true and correct as required under Section 27 of the Indian Stamp Act. And the parties agree to abide by the provisions of Indian Stamp Act to pay the amounts due including previous arrears if any under any Section of Indian Stamp Act in lieu of prosecution under Section 64 of Indian Stamp Act.

SCHEDULE OF THE PROPERTY

All that the land to an extent of : **Ac.0-02gts., in Sy.No.117/8 Ac.0-29gts., in Sy.No.118/6 and Ac.0-08gts., in Sy.No.118/88** total area comes to **Ac.0-39gts.,** equivalent to 0.394 Hect., Situated at **JEEDIMETLA Village,** under Muncipality & Mandal : Quthbullapur, Regn.Sub-dist : Medchal, Dist & Regn Dist: Ranga Reddy, and bounded by:

North : Land of P.Sharath Chander Rao & Katam Venkat Swamy
South : Part of Sy.No.117 of Vendors & others
East : Land of V.Jaya Surya & family members
West : Land of B.Sanjeeva Rao & family members

Contd.....8

S. Mahender Rao

That the value of the said property is **Rs.3,50,000/- per acre,** and the total value comes to **Rs.3,41,500/-**

Whereas stamp duty of **Rs.23,500/-** is paid vide Agreement of Sale-cum-General Power of Attorney **Doct.No.5641/2001, dt :** 25-07-2001, **Regd. at SRO Medchal,** and the said **amount** of **Rs.23,500/-** is adjustable in this **document** as per clarification of I.G.& RS and CCRA in para **II(5) (i)** of his Procgs. No.MV1/18289/95, dated : 1-7-1995.

IN WITNESS WHEREOF Vendors have set their hands to these papers with free will and consent on the day, Month and Year first mentioned above.

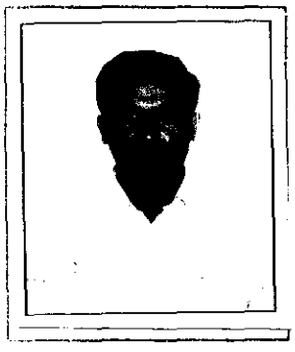
VENDORS
(through their Agreement of sale cum GPA Holder)

WITNESSES

1.

2.

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

SL.NO.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH IN BLACK & WHITE	NAME AND PERMAENT POSTAL ADDRESS OF PRESENTANT/SELLER/BUYER
			S. Mahender Reo R/o Jadimetla, up
			B. Chandra Shekhar. S/o. Laxminarayana. R/o. BHIKNOOR H.NO. 10 - 12. KAMA REDDY Nizamabad - Dist
			N. ASHOK. S/o. VENKATESHAM. R/o. Kama Reddy H.NO. 1-6-166. Nizamabad Dist

SIGNATURE OF WITNESSES

1 [illegible]

2 [illegible]

SIGNATURE OF EXECUTANTS

S. Mahender Reo

1 వ పుస్తకము 2003 సం॥వు 2303
దస్తావేజు యొక్క మొత్తము కాగితముల
సంఖ్య 7 ఈ కాగితము వరుస సంఖ్య 7

సబ్ రిజిస్ట్రారు.

THE SEAL OF THE SUBREGISTRAR BHIMAVARAM

1 వ పుస్తకము 2003 సంవు 2303

దస్తావేజు యొక్క మొత్తము కాగితముల

సంఖ్య 7 ఈ కాగితము వరుస సంఖ్య 8

సబ్ రిజిస్ట్రారు.

THE SEAL OF THE SUB REGISTRAR MEDCHAL

1 వ పుస్తకము 2003 సంవు 2303

దస్తావేజు యొక్క మొత్తము కాగితము

సంఖ్య 9 ఈ కాగితము వరుస సంఖ్య 7

సబ్ రిజిస్ట్రారు.

THE SEAL OF THE SUPREME COURT OF INDIA

1 వ పుస్తకము 2003 సంవత్సరము 2303

దస్తావేజు యొక్క మొత్తము పేజీల సంఖ్య 2 ఈ కాగితము వరుస సంఖ్య 6

సబ్ రిజిస్ట్రారు.

THE SEAL OF THE SUB-REGISTRAR

1 వ పుస్తకము 2003 సంవత్సరము 2303

దస్తావేజు మొత్తము కాగితము

సంఖ్య 9 మొత్తము కాగితము వరుస సంఖ్య 5

- 9 JAN 2003

సబ్ రిజిస్ట్రార్

- 6 FEB 2003

THE SEAL OF THE SUB REGISTRAR MARKAPUR

పుస్తకము 2003 సం॥వు 2303

పేజీ యొక్క మొత్తము కాగితముల

- 8 జనవరి 2003 ఈ కాగితము వరుస సంఖ్య 4

సబ్ రిజిస్ట్రార్

6 FEB 2003

1 పుస్తకము 2003 సంవత్సరము 2303

దస్తావేజు ... కాగితము

సంఖ్య 9 ఈ కాగితము వరుస సంఖ్య 3

రిజిస్ట్రార్

DY. DIRECTOR DIST. TREASURY & TREASURY OFFICE NIZAMABAD

JAN 2003

05 FEB 2003

1 వ పుస్తకము 2003 సంవత్సరము .....

దస్తావేజు యొక్క మొత్తము రూ.

సంఖ్య ....9.... పై తారీఖున వరుస సంఖ్య ....

DY. DIRECTOR DIST. TREASURY OFFICER NIZAMABAD

8 JAN 2003 సబ్ రిజిస్ట్రారు.

Endorsement under section 41 of the Indian Stamp Act

1899 Document No. 2303 dated 26/2/03

I hereby certify that the proper deficit stamp duty of Rs. 14575/- has been levied in respect of this Instrument from Sri S. Mahender Rao on the basis of agreed market value consideration Rs. 341,500/- being higher than the consideration/agreed market value.

Sub Registrar's Office
MEDCHAL.

Dated 26/2/03

Sub-Registrar & collector under the Indian Stamp Act

1 వ పుస్తకము 2003 సం॥ 1924 వా. శ.

సం॥ పు 2303 నెంబరుగా రిజిష్టరు చేయుటకు స్కానింగు నిమిత్తము గుర్తింపు నెంబరు ..... (2003) ఇవ్వడమైనది.

2003 సం॥ ఫిబ్రవరి నెల 26 వ తేది

రిజిస్ట్రారింగ్ అధికారి

1 వ పుస్తకము 2003 సం॥వు 2303

దస్తావేజు యొక్క మొత్తము కాగితము

నంబరు 7 పరున సంఖ్య 1

DY. DIRECTOR DIST. TREASURY OFFICE NIZAMABAD

8 JAN 2003

05 FEB 2003

2003 వ సంవత్సరము ఫిబ్రవరి నెల 26 వ తేది

1924 శా.శ. ఫాల్గుణ మాసము 7 వ తేది

పగలు 12 మరియు 1 గంటల మధ్య

మేడిచల్ సబ్ రిజిస్ట్రారు కార్యాలయము లో

శ్రీ S.M. Rao రిజిస్ట్రేషన్ చట్టము 1908 లోని

సెక్షన్ 32 ఎ నుఅనుసరించి సమర్పించ వలసినఫోటోగ్రాఫులు

మరియు వ్రేలి ముద్రలతో సహా ధాఖలు చేసి రుసుము

రూ॥ 1715/-లు చెల్లించి

ప్రాసియిచ్చిన ఒప్పందము

పేరుమీ బోధిన వ్రాత

Hereby Certify that on the Production of the original(un)registered sale agreement dated 25.7.2001 executed by, S.M. Rao In favour of Ashok In respect of property dealt with here in I have satisfied myself that the stamp duty at Rs. 23905/- has been paid thereon Dated 26.2.03

Sub-Registrar.

S. Narendra

S. Narendra S/o Sadhanandra Rao
c/o Berthers Rlo. Jeedimetla On R.R. Dist
A.S.C. APH Hower

సాక్షులు సంతకములు

1 T. Ravinder T. Ravinder Rao S/o Kanaka Rao
R/o Jeedimetla R.R. Dt

2 M. Mohan

MOHAN S/o. RAJARAM OCC BUSINESS
H. No. 10-111, MEDCHAL

2003 వ సం॥ ఫిబ్రవరి 26 వ తేది

1924 శా.శ. సం॥ ఫాల్గుణ మాసము 7 వ తేది

సబ్-రిజిస్ట్రారు