

C.S. No. 16127 DOCT No. 16096/06. 1200

Acce No. H6516

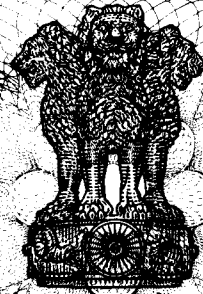
भारतीय नैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

SCANNED

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

B 554700

L-G-Chimaji

A. No. 7844 Date 30.10.06. 100rs.

Sold to D. Phani Kumar.

By D. N. Mehta

For whom B & C ESTATES sealed

LEELA G. CHIMALGI

STAMP VENDOR

No 02/2006

5-4-76/A, Collar, Ranigunj
SECUNDERABAD-500 003

SALE DEED

This Sale Deed is made and executed on this the 31st day of November 2006 at Hyderabad by:

MT. M. SUNEETHA, daughter of Shri M. Venkat Rama Rao, aged about 27 years, Occupation: Service, resident of 2-90, Mallapur Village, Uppal Mandal, Ranga Reddy District, represented by her General Power of Attorney holder SHRI M. VENKAT RAMANA RAO, S/o. Shri M. Venkat Rama Rao, aged about 32 years, Occupation: Business, R/o. 2-90 Mallapur Village, Uppal Mandal, Ranga Reddy District vide GPA validated in file bearing no. 1996/E/2006 dated 14.03.2006 registered at D.R. Office, R. R. District, hereinafter referred to as the VENDOR, which terms shall mean and include all their heirs, successors-in-interest, assigns, legal representatives, executors etc.

IN FAVOUR OF

M/s. B & C ESTATES, a registered partnership firm having its office at 1, 2, & 3, Ground Floor, Hariganaga Complex, Ranigunj, Secunderabad 500 003, represented by its Partner Shri Sudhir Mehta, son of Late. Shri Uttamlal Mehta, aged 51 years, Occupation: Business, resident of Plot No. 21, Bapubagh Colony, Prenderghast Road, Secunderabad - 500 003, hereinafter referred to as the PURCHASER which term shall mean and include all their heirs, successors-in-interest, assignees etc.



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

B 554701

Sl. No. 7845 Date 30.10.06. 0002
Sold to D. Phani Kumar
By D. N. Kuntley
For Whom B. & C. ESTATES, Secunderabad

LEELA G. CHIMALAM
STAMP VENDOR
No 02/2006
5-4-76/A, Cellar, Rangunj
SECUNDERABAD-500 003

WHEREAS:

- A) Late Smt. M. Chandu Bai, W/o. Late Shri Venkat Narsimha Rao, was the original patteddar of agricultural land admeasuring about Ac. 1-26 Gts., in survey no. 190 of Mallapur Village, Uppal Mandal, Ranga Reddy District.
- B) Late Smt. Chandu Bai reached heavenly abode on 27th August 1992. Land admeasuring about Ac. 1-26 Gts. in Sy. No. 190 is bequeathed to Smt. M. Suneetha, being her grand daughter i.e., VENDOR herein under a Will dated 9th June 1992.
- C) Accordingly, Smt. M. Suneetha being the legal heir and beneficiary under a will of the original patteddar late Smt. M. Chandu Bai, became the true and lawful owner and possessor of land admeasuring Ac. 1-26 Gts., in survey no. 190 of Mallapur Village, Uppal Mandal, Ranga Reddy District.
- D) In the proceedings of the MRO bearing no. ROR/Rectification/3/94 dated 18.5.1994, the name of the VENDOR was mutated in the revenue records. Pahanis for the year 1995 / 96 reflect the name of the VENDOR as owner and possessor of land admeasuring about Ac. 1-26 Gts., in survey no. 190 of Mallapur Village, Uppal Mandal, Ranga Reddy District. Patta Passbooks and title books have been issued in favour of the VENDOR by the Mandal Revenue Office, Uppal Mandal, R. R. District as per the details given below:



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl. No. 7846 Date 30.10.06 1000/-
 Sold to D. Phani Kumar
 By D. N. Murthy
 For B. & C. E STATES Secy

B 554702

L-G-Ching

LEELA G. CHIMALGI

STAMP VENDOR

Sl. No 02/2006

5-4-76/A, Cellar, Ranigunj
 HYDERABAD-500 003

Survey No.	Area Ac-Gts.	Issued in favour of	Patta No.	Passbook No.	Title Book No.
190	1-26	M. Suneetha	28	51096	171931

E) By virtue of the above referred documents, recitals and records, the VENDOR is the absolute owner and possessor and in peaceful enjoyment of about Ac. 1-26 Gts., in survey no. 190 of Mallapur Village, Uppal Mandal, Ranga Reddy District.

F) THE VENDOR approached the PURCHASER to sell a portion of the above referred property admeasuring about Ac. 1-16 Gts., in survey no. 190 of Mallapur Village, Uppal Mandal, Ranga Reddy District (hereinafter referred to as the Scheduled Property, which is more fully described in the schedule given herein) and the PURCHASER has agreed to purchase the Scheduled Property for a total consideration of Rs. 1,40,00,000/- (Rupees One Crore Fourty Lakhs Only) on the terms and conditions given hereunder.

M. U. [Signature]



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

B 554703

శ్ర. నెం. 7847 Date 30.10.06 Rs. 1,00,00,000/-

L-G. Chimalgi

Sold to D. Phani Kumar

LEELA G. CHIMALGI
STAMP VENDOR

S/o D. N. Murthy

No 02/2006

For Whom B. & C. ESTATES, Secunderabad

5-4-76/A, Cellar, Ranigummi
SECUNDERABAD-500 003

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The PURCHASER has paid the aforesaid total consideration of Rs. 1,40,00,000/- (Rupees One Crore Fourty Lakhs Only) in a mode and manner given below and the receipt of which is hereby admitted and acknowledged by the VENDOR.
 - a. The sum of Rs. 1,00,00,000/- paid by way of payorder no. 12656, dated 31.10.2006 drawn on HDFC Bank, Secunderabad.
 - b. The sum of Rs. 40,00,000/- paid, by way of payorder no. 12658, dated 31.10.2006 drawn on HDFC Bank, Secunderabad
2. For the total sale consideration as mentioned above the VENDOR does hereby grant, convey, transfer and sell all that land admeasuring Ac. 1-16 Gts., in survey no. 190 of Mallapur Village, Uppal 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 VENDOR hereby covenants that the Scheduled Property was the absolute property belonging to Smt. Chandu Bai and after her death the VENDOR herein alone is the absolute owner of the same by virtue of Will Deed dated 09.06.1992 and no other person other than the VENDOR has 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 VENDOR herein above mentioned.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L-h Chinn
B 554704

No. 7248 Date 30.10.06 100RS
 Sold to D. Phani Kumar
 B/o D. N. Murthy
 For Whom B.C. ESTATES, Sec 2

LEELA G. CHIMALGI
 STAMP VENDOR
 No 02/2006
 5-4-76/A, Cellar, Ranigum,
 SECUNDERABAD-500 003

The VENDOR hereby declares and covenants that she is the true and lawful pattedar of the Scheduled Property. The VENDOR hereby covenants that no other person other than the VENDOR has 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 VENDOR and none of the other heirs shall have any manner of right or title over the Scheduled Property and they shall have no objection for the sale of the Scheduled Property to the PURCHASER.

5. The VENDOR further covenants that Scheduled Property is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the VENDOR hereby gives warranty of title. The VENDOR hereby declares that she has 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 any person either claiming through the VENDOR or otherwise in respect of Scheduled Property, it shall be the responsibility of the VENDOR 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 VENDOR shall indemnify the PURCHASER fully for such losses.

6. The VENDOR 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.

[Handwritten Signature]



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L. G. Chimalgi B 554705

No. 7849 Date 30.10.06 Rs. 10000/-
 Sold to D. Phani Kumar
 By D. N. Murthy
 For Whom R. & C. ESTATES Sec'd

LEELA G. CHIMALGI
 STAMP VENDOR
 No 02/2006
 5-4-76/A, Cellar, Ranigummi
 SECUNDERABAD-500 003

7. The VENDOR hereby covenants that she 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.
8. The VENDOR hereby further covenants that there are no rights of any third party relating to any easements, right of way, etc. in respect of Scheduled Property.
9. The VENDOR hereby covenants that the VENDOR has 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 VENDOR further declares that the Scheduled Property is not attracted by the provisions of A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1 of 1973.
11. The VENDOR further covenants that Scheduled Property is not assigned land within the meaning of A.P. assigned land (Prohibition of Transfers) Act 9 of 1977.
12. The VENDOR hereby further declares 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.

H. U. [Signature]



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L. G. Chimalgi
B 554706

LEELA G. CHIMALGI

STAMP VENDOR

No 02/2006

5-4-76/A, Cellar, Ranigunj
SECUNDERABAD-500 003

A. No. 7850 Date 30.10.06 Rs. 1000.
Sold to D. Phani Kumar.
By D. N. Murtu.
For Whom B. C. ESTATES Secd.

13. Stamp duty and Registration amount of Rs. 13,20,400/- paid by way of pay challan no. 107017, dated 31.10.2006, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

SCHEDULE OF PROPERTY

All that piece and parcel of agricultural land admeasuring about Ac. 1-16 Gts., in survey no. 190 of Mallapur Village, Uppal Mandal, Ranga Reddy District, under S. R. O. Uppal and bounded by:

North	: Sy. No. 184 (Part) & Sy. No. 2/1/1
South	: Sy. No. 189
East	: Sy. No. 191
West	: Balance portion of Sy. No. 190 & Sy. No. 184

IN WITNESS WHEREOF the VENDOR 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. H. V. Rama Rao

2. [Signature]

[Signature]

VENDOR
Through GPA

[Signature]
PURCHASER.

REGISTRATION PLAN SHOWING

AGRICULTURAL LAND FORMING A PART

IN SURVEY NO.

190

MALLAPUR VILLAGE,

UPPAL

MANDAL, R.R. DIST.

VENDOR:

SMT. M. SUNEETHA, DAUGHTER OF SHRI. M. VENKAT RAMA RAO,

REPRESENTED BY ITS GENERAL POWER OF ATTORNEY HOLDER

SRI M. VENKAT RAMANA RAO, SON OF SHRI VENKAT RAMA RAO

VENDEE:

M/S. B & C ESTATES REPRESENTED BY ITS PARTNER

SRI. SUDHIR MEHTA, SON OF LATE SRI. UTTAMLAL MEHTA

REFERENCE:

AREA:

AC. 1-16 GTS.

SCALE:

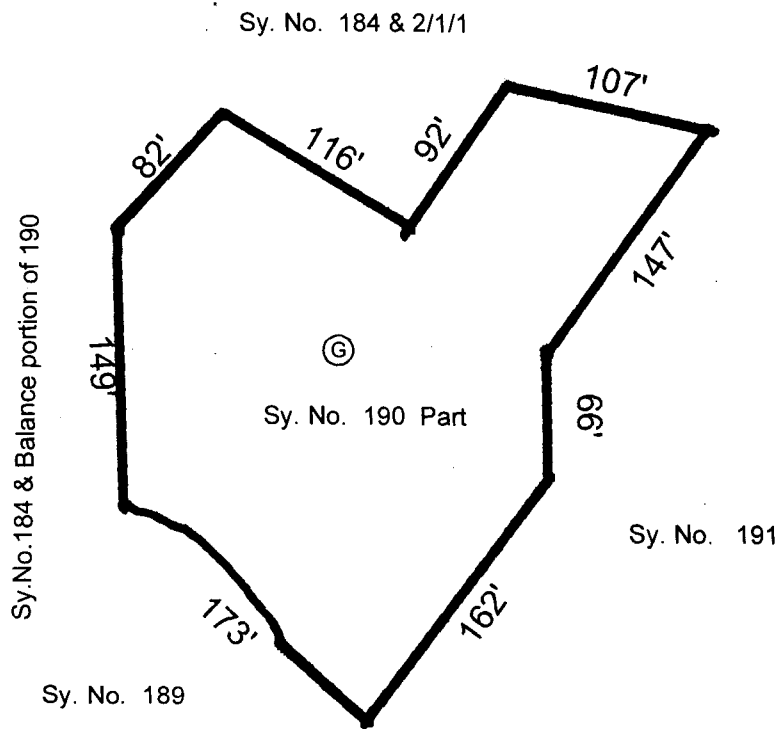
SQ. YDS. OR

INCL:

SQ. MTRS.



EXCL:



WITNESSES:

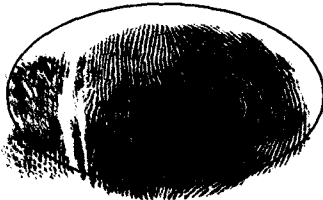
- 1. *M.V. Rama Rao*
- 2. *[Signature]*

[Signature]
SIG. OF THE VENDOR

[Signature]
SIG. OF THE VENDEE

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

<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
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VENDOR:

SMT. M. SUNEETHA
D/O. SHRI M. VENKAT RAMA RAO
R/O. H.NO. 2-90, MALLAPUR VILLAGE
UPPAL MANDAL, R. R. DISTRICT
REP. BY HER GPA ATTORNEY HOLDER
SHRI M. VENKAT RAMANA RAO
S/O. SHRI M. VENKAT RAMA RAO
R/O. 2-90 MALLAPUR VILLAGE
UPPAL MANDAL, R. R. DISTRICT.



PURCHASER:

M/S. B & C ESTATES
A PARTNERSHIP FIRM HAVING ITS
(O). 1, 2, & 3 GROUND FLOOR
HARIGANAGA COMPLEX
RANIGUNJ, SECUNDERABAD-003
REP. BY ITS PARTNER
SHRI. SUDHIR MEHTA
S/O. LATE. SHRI. UTTAMLAL MEHTA
R/O. PLOT NO. 21, BAPUBAGH COLONY
P. G. ROAD, SECUNDERABAD - 500 003



REPRESENTATIVE:

MR. K. PRABHAKAR REDDY
S/O. K. PADMA REDDY
(O). 5-4-187/3 & 4 III FLOOR
SOHAM MANSION M. G. RAOD
SECUNDERABAD - 500 003.

SIGNATURE OF WITNESSES:

1. *H. V. Rama Rao*
2. *[Signature]*

[Signature]
SIGNATURE OF EXECUTANTS

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

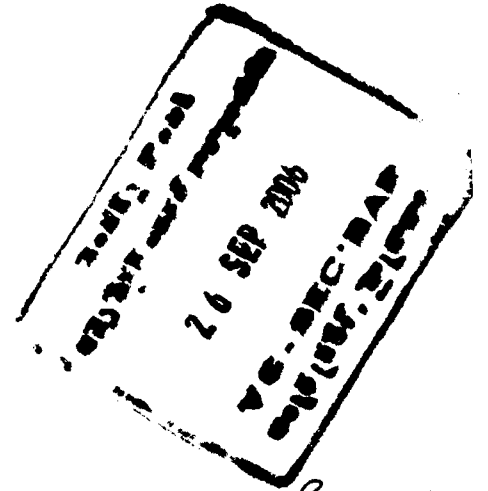
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, K. Prabhakar Reddy, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

[Signature]
Signature of the Representative

[Signature]
Signature(s) of BUYER(s)

1వ పుస్తకము 16086/06
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య 9 ఈ కాగితపు వరుస
 సంఖ్య 2

పాస్-రిజిస్ట్రారు



Instrument Under Section 42 of Act 1 of 187
 No. 16086 of 2006 Date 31/10/06

I hereby certify that the proper deficit
 stamp duty of Rs. 1259300/- Rupees

92 value lakhs fifty nine thousand and three hundred only.

has been levied in respect of this instrument
 from Sri. M.V. Rama Rao
 on the basis of the agreed Market Value
 consideration of Rs. 140,00,000/- being
 higher than the consideration agreed Market
 Value.

B.R.O. Uppal

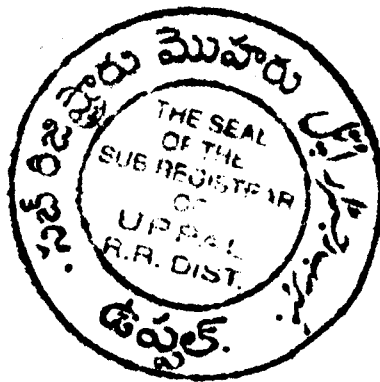
Dated 31/10/06

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

Registration Endorsement

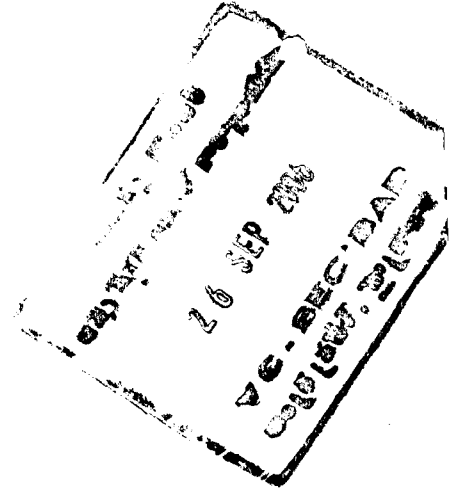
An amount of Rs. 1259300/- towards Stamp Duty
 including Transfer duty and Rs. 70000/-
 towards Registration Fee was paid by the party
 through Challan Receipt Number 107017
 Dated 31/10/06 at SBH Habsiguda Branch, Sec'bad

S.B.M. Habsiguda
 A/c No. 01000050780
 of B.R.O. Uppal.



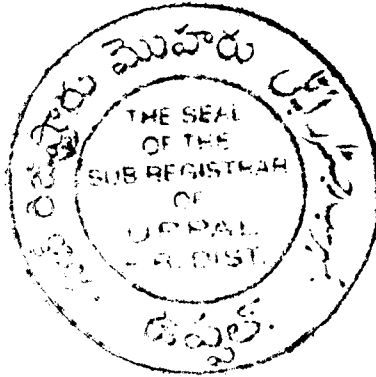
1వ పుస్తకము! 6096/06
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... 9..... ఈ కాగితపు వరుస
 సంఖ్య... 3.....

పద్-రిజిస్ట్రారు



1వ పుస్తకము సం॥ (కా.క) పు... 16096/06
 నింబరుగా రిజిస్ట్రారు వేయబడి స్కానింగు నిమిత్తం
 గుర్తింపు నింబరు... 1-2006 ఇవ్వడమైన
 2006 సం॥ ఏప్రిల్ 31 తేదీ

~~రిజిస్ట్రారు అధికారి~~



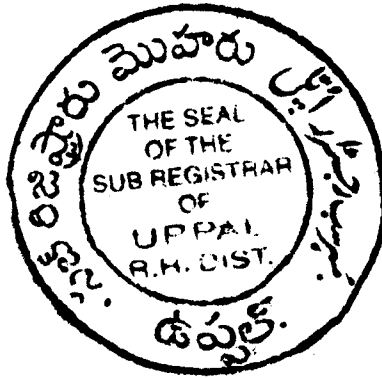
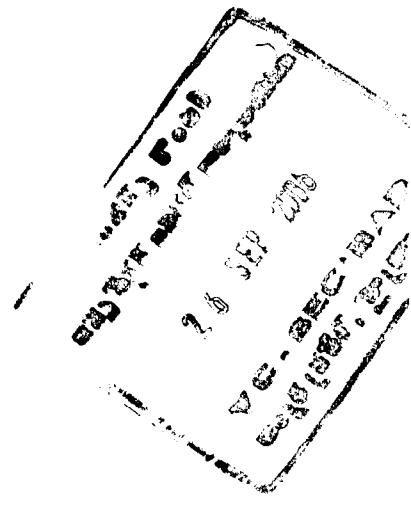
1 వ పుస్తకము 1696 కం

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య 9 ఈ కాగితపు వరుస

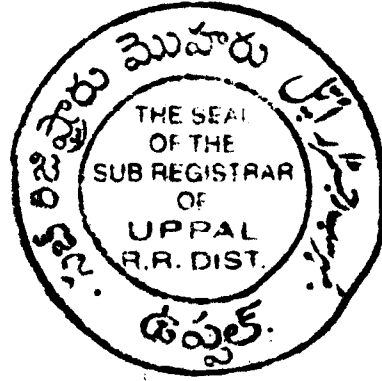
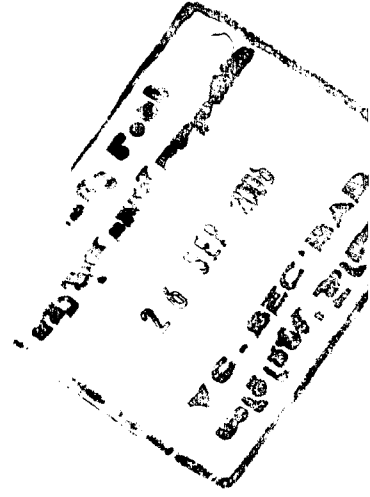
సంఖ్య 4

సబ్-రిజిస్ట్రారు



1 వ పుస్తకము 6096 నంబర్
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 9 ఈ కాగితపు వరుస
సంఖ్య 5

పద్-రిజిస్ట్రారు



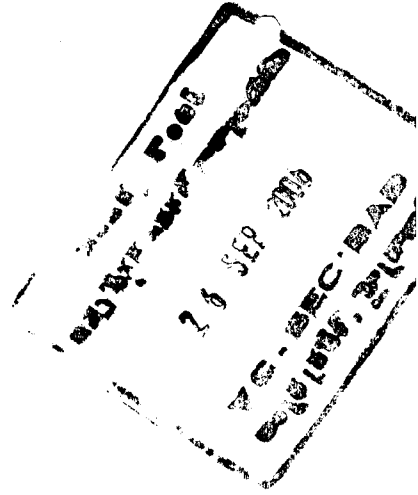
1వ పుస్తకము 1609/6/06

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య 9 ఈ కాగితపు వరుస

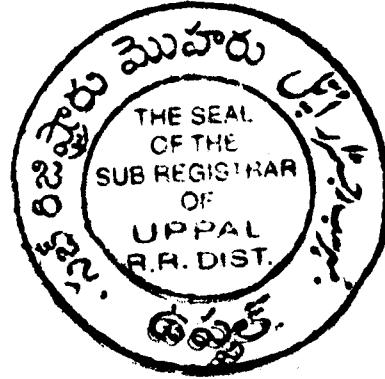
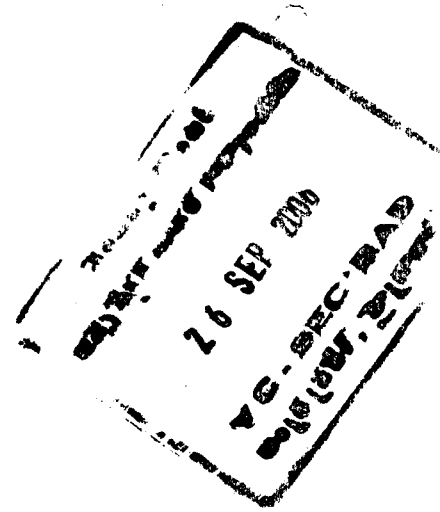
సంఖ్య 6

సబ్-రిజిస్ట్రారు



1 వ పుస్తకము. 16096/106
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 9..... ఈ కాగితపు వరుస
సంఖ్య 7.....

పబ్-రెజిస్ట్రారు



1 వ పుస్తకము (6.9.6) రోజు

దస్తావేజుల మొత్తం కాగితము


సంఖ్య...9... ఈ కాగితపు వరుస

సంఖ్య.....

సబ్-రిజిస్ట్రారు



1 వ పుస్తకము...1609...
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...9...ఈ కాగితపు వరుస
సంఖ్య...9.....


పబ్-రిజిస్ట్రారు

