

18073

17661/06 DOCT No 176381/06 /200



SCANNED

ఆంధ్రప్రదేశ్ రాష్ట్రం ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

A. G. Chimalgi B 934297

S. No. 8362 Date 12-11-06 WOPs  
 Sold to D. Phani Kumar  
 S/o D. N. Murthy  
 For Whom B & C ESTATES Deed and

**LEELA G. CHIMALGI**  
 STAMP VENDOR  
 No 02/2006  
 5-4-75/A, Cellar, Ranigunj  
 SECUNDERABAD-500 003

SALE DEED

This Sale Deed is made and executed on this the 18<sup>th</sup> day of November 2006 at Hyderabad by:

1. SMT. 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, Ranga Reddy District.
2. SHRI. M. VENKAT RAMANA RAO, Son of Shri M. Venkat Rama Rao, aged about 32 years, Occupation: Business, resident of H. No: 2-90 Mallapur Village, Uppal Mandal, Ranga Reddy District.

Hereinafter jointly referred to as the VENDORS and severally as Vendor No. 1 & Vendor No. 2, 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 about 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.

*(Handwritten signatures)*



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

B 554699

*L. G. Chimalgi*

A. No. 7843 Date 30.10.06 1000

LEELA G. CHIMALGI

Sold to D. Phani Kumar

STAMP VENDOR

S/o D. N. Murthy

No 02/2006

For Whom B. & C. ESTATES *sees &*

5-4-76/A, Cellar, Rangunj  
CHUNDERABAD-500 003

WHEREAS:

- A) Late Smt. M. Chandu Bai, W/o. Late Shri Venkat Narsimha Rao, was the original pattedar of agricultural land admeasuring about Ac. 7-32 Gts., in survey nos. 191 (Ac. 2-07 Gts.) & 2/1/1 (Ac. 5-25 Gts.) of Mallapur Village, Uppal Mandal, Ranga Reddy District.
- B) Late Smt. Chandu Bai reached heavenly abode on 27<sup>th</sup> August 1992. Land admeasuring about Ac. 2-07 Gts, in Sy. No. 191 is bequeathed to Smt. M. Suneetha, being her grand daughter i.e., VENDOR No. 1 herein under a Will dated 9<sup>th</sup> June 1992. Similarly land admeasuring Ac. 5-25 Gts., in Sy. No. 2/1/1 is bequeathed to Shri. M. Venkat Ramana Rao, being her grandson i. e., VENDOR No. 2 herein under the said Will.
- C) Accordingly, VENDOR NO. 1 and 2 being the legal heirs and beneficiaries under the will of the original pattedar late Smt. M. Chandu Bai, became the true and lawful owners and possessors of land admeasuring Ac. 7-32 Gts., in survey nos. 191 (Ac. 2-07 Gts.) & 2/1/1 (Ac. 5-25 Gts.) of Mallapur Village, Uppal Mandal, Ranga Reddy District.

*H. V. Chimalgi*      *H. V. Chimalgi*



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

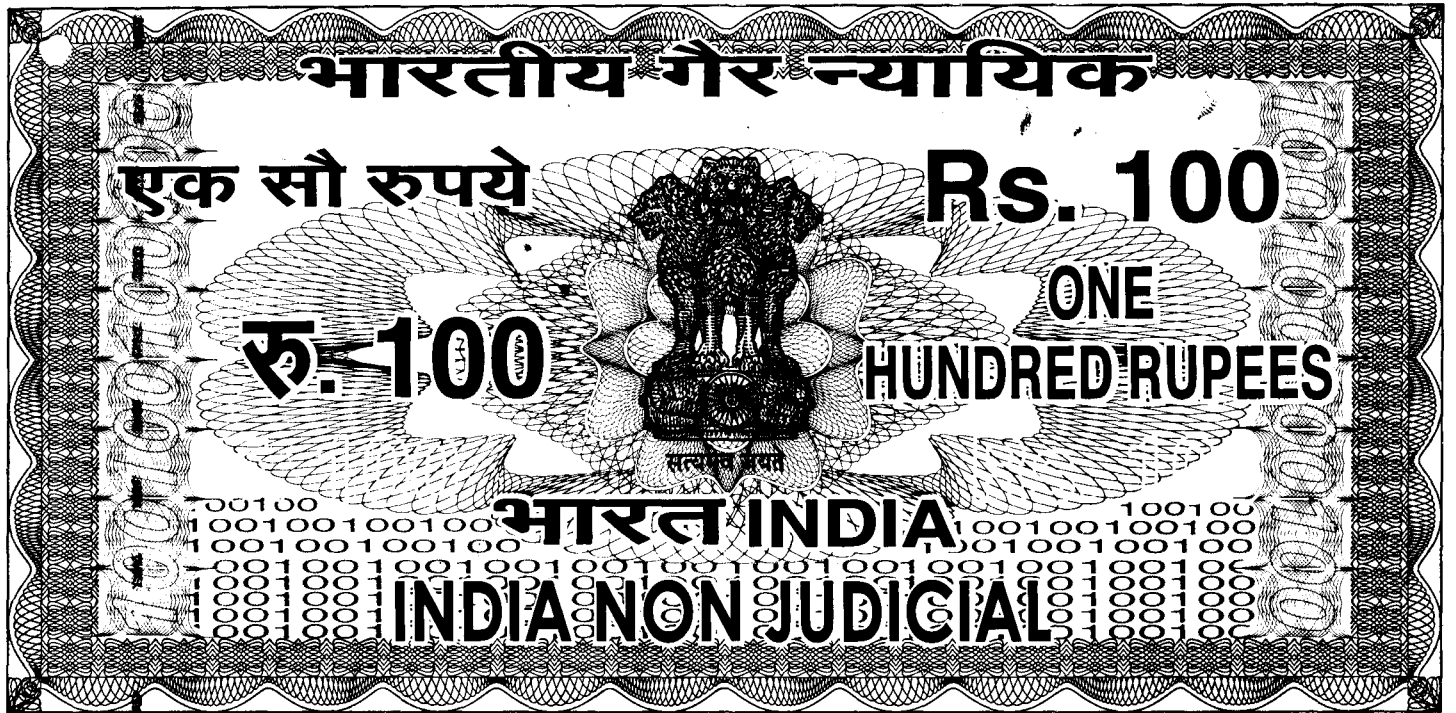
*L. G. Chimalgi*  
B 934296

Sl. No. 8.366 Date 17-11-06. 100 Rs.  
Sold to D. Phani Kumar  
To D. N. Murthy  
For Whom B.C. ESTATES secured

**LEELA G. CHIMALGI!**  
STAMP VENDOR  
No 02/2009  
5-4-76/A, Cellar, Ranigunj  
SECUNDERABAD-500 003

- D) Vide the proceedings of the MRO bearing no. ROR/Rectification/3/94 dated 18.5.1994, the name of the VENDORS was mutated in the revenue records. Pahanis for the year 1995 / 96 reflect the name of the VENDORS as owners and possessors of land admeasuring about Ac. 7-32 Gts., in survey nos. 191 (Ac. 2-07 Gts.) & 2/1/1 (Ac. 5-25 Gts.) of Mallapur Village, Uppal Mandal, Ranga Reddy District.
- E) By virtue of the above referred documents, recitals and records, the VENDORS are the absolute owners and possessors and in peaceful enjoyment of about Ac. 7-32 Gts., in survey nos. 191 (Ac. 2-07 Gts.) & 2/1/1 (Ac. 5-25 Gts.) of Mallapur Village, Uppal Mandal, Ranga Reddy District.
- F) THE VENDORS approached the PURCHASER to sell a part of the above referred property admeasuring about Ac. 1-09 Gts., in survey no. 191 (Ac. 0-07 Gts.) & 2/1/1 (Ac. 1-02 Gts.) 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. 1,22,50,000/- (Rupees One Crore Twenty Two Lakhs Fifty Thousand Only) on the terms and conditions given hereunder.

*H. V. [Signature]* *H. V. [Signature]*



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

B 544801

Date : 17-11-2006 Serial No : 26,843

Denomination : 100

Purchased By :

K. PRABHAKAR REDDY  
S/O K.P. REDDY  
HYDERABAD

  
Sub Registrar  
Ex. Officio Stamp Vendor  
S.R.O. UPPAL

For Whom :


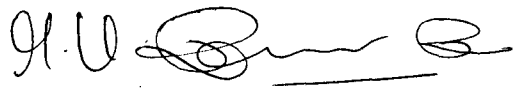
M/S B & C ESTATES  
SECUNDERABAD

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The PURCHASER has paid the aforesaid total consideration of Rs. 1,22,50,000/- (Rupees One Crore Twenty Two Lakhs Fifty Thousand Only) in a mode and manner given below and the receipt of which is hereby admitted and acknowledged by the VENDOR.

- The sum of Rs. 17,50,000/- paid to Vendor No. 1 by way of payorder no. 126884, dated 16.11.2006 drawn on HDFC Bank, Secunderabad.
- The sum of Rs. 1,05,00,000/- paid to Vendor No. 2 by way of payorder no. 126885, dated 16.11.2006 drawn on HDFC Bank, Secunderabad

2. For the total sale consideration as mentioned above the VENDORS do hereby grant, convey, transfer and sell all that land admeasuring Ac. 1-09 Gts., in survey no. 191 (Ac. 0-07 Gts.) & 2/1/1 (Ac. 1-02 Gts.) 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.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

B 544800

Date : 17-11-2006

Serial No : 26,842

Denomination : 100

Purchased By :

K. PRABHAKAR REDDY

S/O K.P. REDDY

HYDERABAD

Sub Registrar  
Ex. Officio Stamp Vendor  
S.R.O. UPPA

For Whom :

M/S B & C ESTATES

SECUNDERABAD

3. The VENDORS hereby covenant with the PURCHASER 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 the Scheduled Property was the absolute property belonging to Smt. Chandu Bai and after her death the VENDORS herein alone is the absolute owners of the same by virtue of Will Deed dated 09.06.1992 and no other person other than the VENDORS 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 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 hereby covenant that no other person other than the VENDORS 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 VENDORS 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.

H. U. [Signature] H. U. [Signature] Page 3



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

B 544799

Date : 17-11-2006 Serial No : 26,841

Denomination : 100

Purchased By :

K. PRABHAKAR REDDY

S/O K.P. REDDY  
HYDERABAD

Sub Registrar  
Ex-Officio Stamp Vendor  
S.R.O. UPPAL

For Whom :

M/S B & C ESTATES  
SECUNDERABAD

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 gives warranty of title. The VENDORS hereby declares 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 any 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 PURCHASER is put to any loss on account of defective title or on account of any claims on the Scheduled Property, the VENDORS shall indemnify the PURCHASER fully for such losses.
7. The VENDORS 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.
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 PURCHASER 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.

*(Handwritten signatures)*





ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

B 544798

Date : 17-11-2006 Serial No : 26,840 Denomination : 100

Purchased By :

K.PRABHAKAR REDDY



S/O K.P.REDDY  
HYDERABAD

  
Sub Registrar  
Ex.Officio Stamp Vendor  
S.R.O. UPPAL

For Whom :

M/S B & C ESTATES  
SECUNDERABAD

10. The VENDORS hereby covenant that the VENDORS 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 VENDORS to clear the same.
11. The VENDORS further declare that the Scheduled Property is not attracted by the provisions of A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1 of 1973.
12. The VENDORS further covenant 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. 11,63,150/- paid by way of pay challan No. C-106339, dated 17.11.2006, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

B 544797

Date : 17-11-2006 Serial No : 26,839 Denomination : 100

Purchased By :

M. PRABHAKAR REDDY

S/O K.P. REDDY

HYDERABAD

Sub Registrar  
Ex. Officio Stamp Vendor  
S.R.O. UPPAL

For Whom :

M/S B & C ESTATES

SECUNDERABAD

SCHEDULE OF PROPERTY

All that part and parcel of agricultural land admeasuring about Ac. 1-09 Gts., in survey no. 191 (Ac. 0-07 Gts.) & 2/1/1 (Ac. 1-02 Gts.) of Mallapur Village, Uppal Mandal, Ranga Reddy District, under S. R. O. Uppal and bounded by:

North : Sy. No. 2/1/2 (Road)  
South : Balance Part of Sy. No. 191 & Sy. No. 190  
East : Balance portion of Sy. No. 191 & Sy. No. 1/1  
West : Sy. No. 190, Sy. No. 184 & Sy. No. 183

IN WITNESS WHEREOF the VENDORS 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. M. V. Ramprasad

2. [Signature]

[Signature]

VENDOR No. 1  
Through GPA

[Signature]

VENDOR NO. 2.  
PURCHASER.

[Signature]



**REGISTRATION PLAN SHOWING** AGRICULTURE LAND FORMING A PART

**IN SURVEY NOS.** 191 & 2/1/1

**SITUATED AT**

MALLAPUR VILLAGE, UPPAL

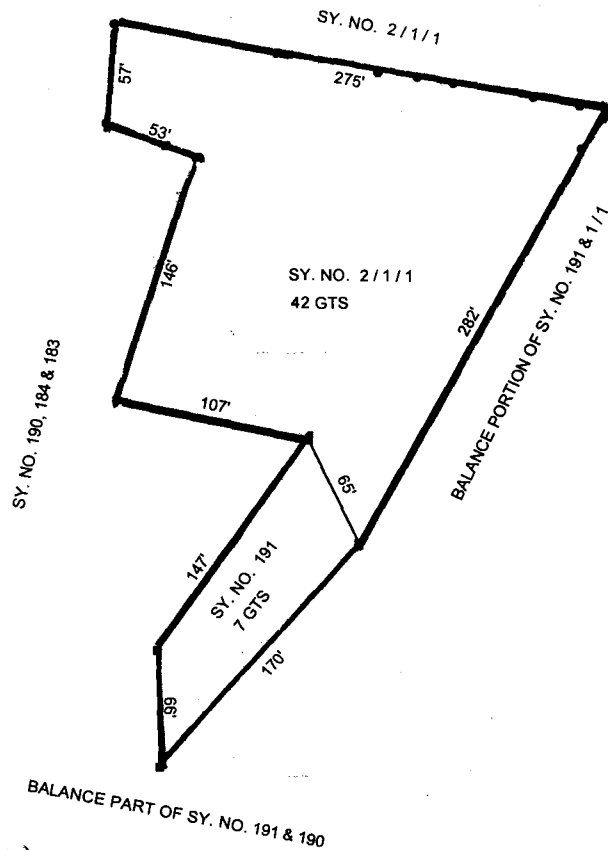
**MANDAL, R.R. DIST.**

**VENDORS:** 1. SMT. M. SUNEETHA, DAUGHTER OF SHRI M. VENKAT RAMA RAO REPRESENTED BY THEIR GPA HOLDER MR. M. VENKAT RAMANA RAO, SON OF MR. M. VENKAT RAMA RAO  
2. MR. M. VENKAT RAMANA RAO, SON OF MR. M. VENKAT RAMA RAO

**PURCHASER:** M/S. B & C ESTATES REPRESENTED BY ITS PARTNER  
MR. SUDHIR MEHTA, SON OF LATE. MR. UTTAMLAL MEHTA

**REFERENCE:** **SCALE:** **INCL:**  **EXCL:**   
**AREA:** AC. 1-09 GTS **SQ. YDS. OR** **SQ. MTRS.**

SY. NO. 191 : EXTENT : Ac. 0-07 Gts  
SY. NO. 2/1/1 : EXTENT : Ac. 1-02 Gts  
TOTAL : Ac. 1-09 Gts



*[Handwritten signatures of vendors]*

**SIG. OF THE VENDORS**

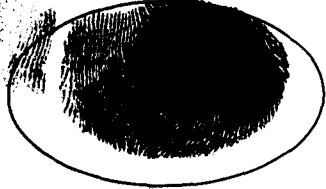

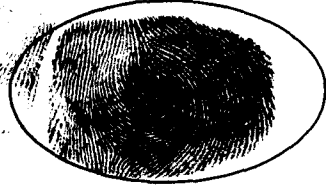

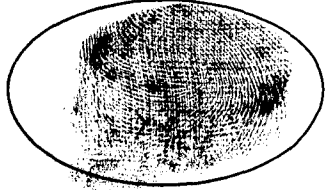
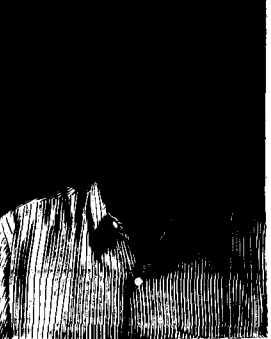


**WITNESSES:**

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

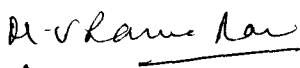

*[Handwritten signature of purchaser]*

**SIG. OF THE PURCHASER**

**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
			<u>VENDORS :</u> 1. SMT. M. SUNEETHA D/O. MR. M. VENKAT RAMA RAO R/O. H. NO. 2-90, MALLAPUR VILLAGE UPPAL MANDAL, RANGA REDDY DISTRICT. REPRESENTED BY THEIR GPA HOLDER MR. M. VENKAT RAMANA RAO S/O. MR. VENKAT RAMA RAO R/O. 2-90, MALLAPUR VILLAGE RANGA REDDY DISTRICT.
			2. MR. M. VENKAT RAMANA RAO S/O. MR. VENKAT RAMA RAO R/O. H. NO. 2-90 MALLAPUR VILLAGE UPPAL MANDAL RANGA REDDY DISTRICT.
			<u>PURCHASER:</u> M/S. B & C ESTATES HAVING ITS OFFICE AT 1, 2 & 3 GROUND FLOOR, HARIGANGA COMPLEX, RANIGUNJ SECUNDERABAD – 500 003. REPRESENTED BY ITS PARTNER SRI. SUDHIR MEHTA S/O. LATE SRI UTTAMLAL MEHTA
			<u>REPRESENTATIVE:</u> MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD – 500 003.

SIGNATURE OF WITNESSES:

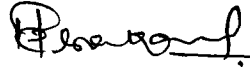
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SIGNATURE OF EXECUTANTS

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, MR. 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 of the Representative

  
Signature(s) of BUYER(s)

వ పుస్తకము. 17.10.70/సం||పు  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య...19...ఈ కాగితపు వరుస  
 సంఖ్య.....

2006 వ సం||...నవంబరు...నెల...17...తేది  
 1928 వ.శా.క.వై.కె.మాసము...27...తేది  
 పగలు.....మరియు.....గంటల మధ్య  
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

సబ్-రిజిస్ట్రారు

శ్రీ. M.V. Ramesh Rao.....  
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
 అనుసరించి సమర్పించవలసిన పోట్ గ్రాఫులు  
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి  
 రుసుము రూ||... చెల్లించినారు.

Receipt No. 106339... D/H. 11.10.70. Vide  
 SBH, Habsiguda Branch, Sec'bad.

వాసి ముచ్చినట్లు ఒప్పు కొన్నది.  
 ఎడమ బ్రౌటనవ్రేలు



నిరూపించినది.

① M.V. Ramesh Rao

S/o. Late Venkat Narsimha Rao, occ. Business  
 No. 2-90, Mallapur Village, Uppal (M)  
 R. R. Dist.

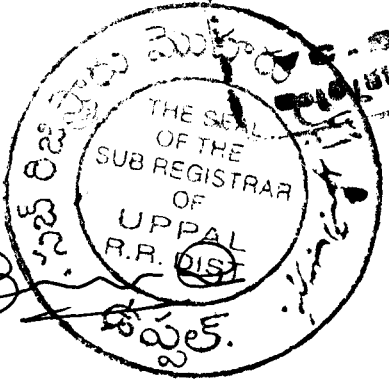
② Ravi Kumar

Ravi Kumar No. Riva Kumar occ. Student  
 No. 2-2-6/10, Amberpet, Hyd.

2006 వ. సం||...నవంబరు...నెల...17...తేది  
 1928 వ. శా. క. వై. కె. మాసం...27...తేది.

సబ్-రిజిస్ట్రారు

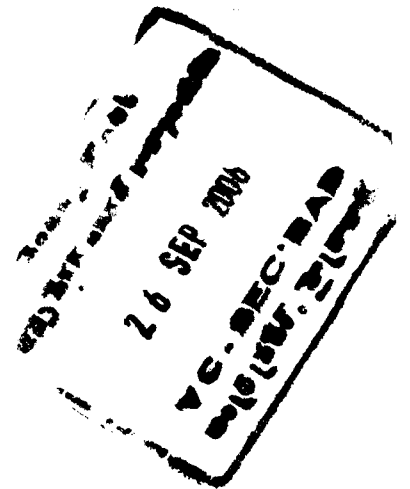
17 OCT 70  
 SEC. BAP



Handwritten signatures and initials.

1 వ పుస్తకము. 17638/06 స.రా.స  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య...10...ఈ కాగితపు వరుస  
 సంఖ్య.....

*[Signature]*  
 పబ్-రిజిస్ట్రార్



Instrument Under Section 42 of Act No. 17638 of 2006 Date 18/11/06

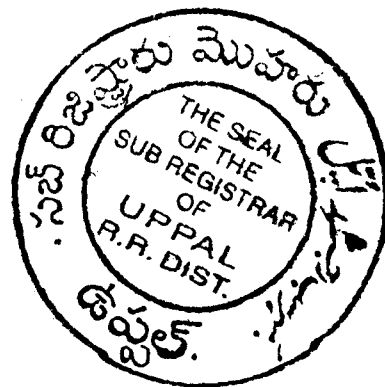
I hereby certify that the proper deficit stamp duty of Rs. 1101800 Rupees Eleven lakhs one thousand eight hundred only has been levied in respect of this instrument from Sri. M.V. Ramana Rao on the basis of the agreed Market Value consideration of Rs. 12250000 being higher than the consideration agreed Market Value.

S.B.O. Uppal  
 Sub Registrar and Collector U/S. 11 & 14 INDIAN STAMP ACT  
 Dated 18/11/06

Registration Endorsement

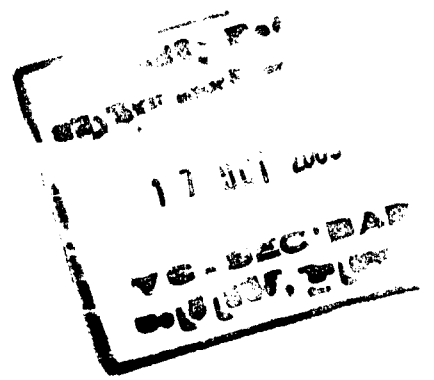
An amount of Rs. 1101800/- Towards Stamp Duty including Transfer duty and Rs. 61250/- towards Registration Fee was paid by the part, through Ghallan Receipt Number 106339 Dated 17/11/06 at SBH Habsguda Branch. Sec'bar

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



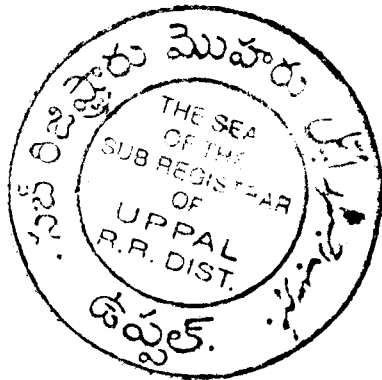
1 వ పుస్తకము 17.639/06 సం||  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య 1.4... ఈ కాగితపు వరుస  
పంఖ్య 3.....

2  
సబ్-రిజిస్ట్రారు

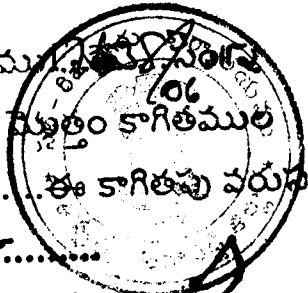


1 వ పుస్తకము సం|| (కా.క) పు.. 17.639/06  
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం  
గుర్తింపు నెంబరు 17.639/06-1-2006 వ్యవస్థాపన  
2006 సం|| నంబరు... 1.4..... 30

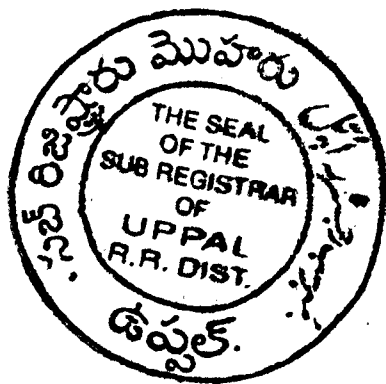
రిజిస్ట్రారు



1వ పుస్తకము...  
దస్తావేజాల ముద్రం కాగితముల  
సంఖ్య... ఈ కాగితపు వరుస  
సంఖ్య...



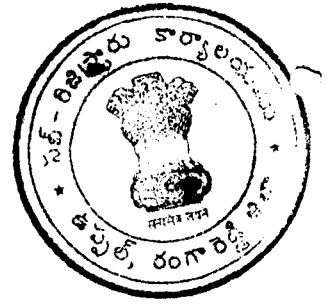
పబ్-రిజిస్ట్రార్



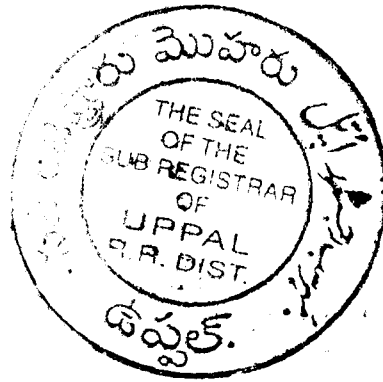




1 వ పుస్తకము. 1957 సం॥  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య. 10... ఈ కాగితపు వరుస  
సంఖ్య. 100000



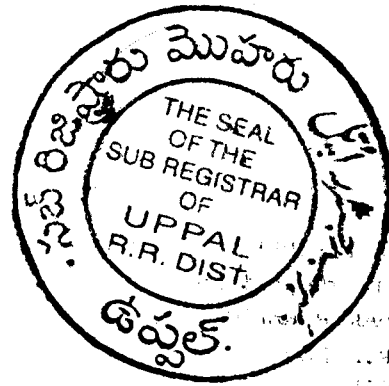
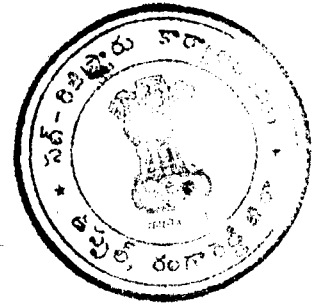
సబ్-రిజిస్ట్రారు

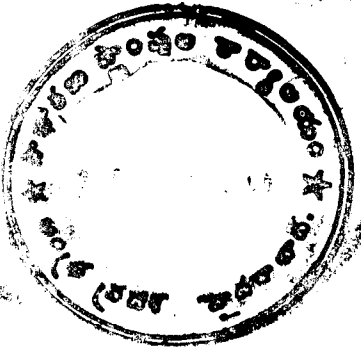





1వ పుస్తకము..12.13/నంబరు  
86  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య..101..ఈ కాగితపు వరుస  
సంఖ్య.....

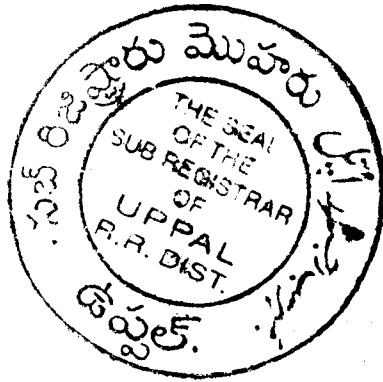
సబ్-రిజిస్ట్రారు





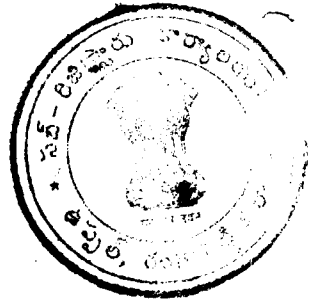
1 వ పుస్తకము. 17.6.57/సం||  
రస్తావేజాల మొత్తం కాగితముల  
సంఖ్య. 1.4.....ఈ కాగితపు వరుస  
సంఖ్య.....

  
పబ్-రిజిస్ట్రార్

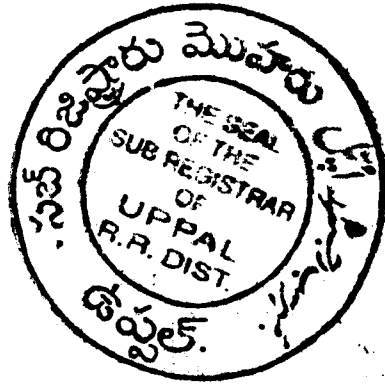




1. వ. పుస్తకము. 176 బి. సం. 1966  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య.. 1.00... ఈ కాగితపు వరుస  
 సంఖ్య... 100000

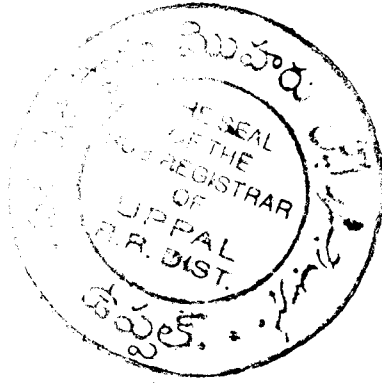


పబ్-రిజిస్ట్రార్



17.6.2017 నాంబూరి  
సంఖ్య...10...ఈ కాగితముల  
పంఖ్య...9.....

~~సర్కిలర్~~



1వ ప్రాంతము! 7.650/సంఖ్య  
దస్తవేజల మొత్తం కాగితముల  
సంఖ్య...! 10... ఈ కాగితపు వరుస  
సంఖ్య... 10.....

  
పత్ రెజిస్ట్రార్

