

Gen 16340
P. 932/06.

16318/2006.



आन्ध्र प्रदेश ANDHRA PRADESH

000553

S. No. 139829 Dt. 29/12/2005 Rs. 50
Sold To..... Sana Yadhi Reddy
S/o. M/o. T.D.T.O..... S. Chopraiah Reddy
To Whom..... Sana Estates Ltd

K.R. Chandravathi
K. RAMA CHANDRAVATHI
STAMP VENDOR (L.No: 27/99 R.L.No. 20/2006)
6-3-397, Beside Banjara Durbar Hotel, Panjagutta,
HYDERABAD - 500 082 Phone. No: 23351799

SALE DEED

This DEED OF SALE is made and executed on this the 8 day of 8, 2006, at R.O. R.R. District, by;

1. SRI. SINGI REDDY ANJI REDDY, S/o. LATE. SRI. S. SATHI REDDY, aged about 52 years, Occ: Agriculture,
2. SRI. SINGI REDDY MADHUSUDHAN REDDY, S/o. LATE. SRI. S. SATHI REDDY, aged about 45 years, Occ: Agriculture,
3. SRI. SINGI REDDY DHANPAL REDDY, S/o. LATE. SRI. S. SATHI REDDY, aged about 43 years, Occ: Agriculture,
4. SRI. SINGI REDDY SRINIVAS REDDY, S/o. LATE. SRI. S. SATHI REDDY, aged about 40 years, Occ: Agriculture,
5. SMT. SINGI REDDY CHILKAMMA, W/o. LATE. SRI. S. SATHI REDDY, aged about 70 years, Occ: Housewife, All are residing at H.No.1-9-184, Kushaiguda, Keesara Mandal, R.R. District.

[Handwritten signatures]

[Handwritten signature]



Hereinafter referred to as the "VENDORS", which expression shall mean and include all their heirs, legal representatives, assignees, executors, administrators, nominees etc., of the FIRST PART.

IN FAVOUR OF

M/s. SAANA ESTATES LIMITED, Rep. by its Managing Director: SRI. SANA YADI REDDY, S/o. SRI. GOPAIAH, aged about 47 years, Occ: Business, R/o. H.No.8-2-120/B6/9/A/26, Rao & Raju Colony, Road No.2, Banjara Hills, Hyderabad.

Hereinafter referred to as the "VENDEE", which expression shall mean and include all his heirs, legal representatives, assigns, executors, nominees, administrators etc., of the SECOND PART.

WHEREAS the Vendor No.1 herein is the sole, exclusive and absolute owner of the Agriculture Dry land in Survey No.193, admeasuring Ac. 0-20 1/4 guntas, by virtue of Patta No.551, Pass Book No.409152, and T.D. No.409717, Vendor No.2 herein is the sole, exclusive and absolute owner of the Agriculture Dry land in Survey No.193, admeasuring Ac. 0-20 1/4 guntas, by virtue of Patta No.552, Pass Book No.409151, and T.D. No.409718, Vendor No.3 herein is the sole, exclusive and absolute owner of the Agriculture Dry land in Survey No.193, admeasuring Ac. 0-20 1/4 guntas, by virtue of Patta No.553, Pass Book No.409164, and T.D. No.409719, Vendor No.4 herein is the sole, exclusive and absolute owner of the Agriculture Dry land in Survey No.193, admeasuring Ac. 0-20 1/4 guntas, by virtue of Patta No.554, Pass Book No.409155, and T.D. No.409720, and Vendor No.5 herein is the sole, exclusive and absolute owner of the Agriculture Dry land in Survey No.193, admeasuring Ac. 0-20 guntas, by virtue of Patta No.555, Pass Book No.409705, and T.D. No.409153, issued by MRO Keesara Mandal, R.R.District, total land of Vendors admeasuring Ac. 2-21 Gts, situated at Kapra Revenue Village, Keesara Mandal, Ranga Reddy District, hereinafter called the schedule property for the sake of convenience.

AND WHEREAS the said Vendors for their urgent financial necessities have offered to sell the "SCHEDULE MENTIONED PROPERTY", for a total sale consideration of Rs.33,75,000/- (Rupees Thirty Three Lakhs Seventy Five Thousand Only) and the Vendee has agreed to purchase the same for the said sale consideration.

[Handwritten signatures]

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in pursuance of the said offer and acceptance the Vendee has paid the entire sale consideration of Rs.33,75,000/- (Rupees Thirty Three Lakhs Seventy Five Thousand Only) to the Vendors by way of cash, and thus the Vendors hereby admits and acknowledges the receipt of the same, the Vendor hereby convey, transfer and assign all their title, right and interest over the scheduled property together with rights of easements and appurtenances unto and to the use of the Vendee.
2. That the Vendors have this day delivered the vacant, physical and peaceful possession of the Scheduled property to the Vendee TO HAVE AND TO HOLD the same absolutely and forever, which is more fully and specifically delineated and described in scheduled property.
3. That the Vendors have paid all the taxes, cess, dues, etc., in respect of the Schedule mentioned property upto the date of registration of the Sale deed.
4. That the Vendors have handed over all the relevant papers and documents of the Scheduled property to the Vendee for his records.
5. That the rights, title, interests, easements, privileges, liberties, enjoyment and possession hereby transferred in favour of the Vendee absolutely and forever.
6. That the Vendors hereby declare and covenant with the Vendee that the Schedule mentioned property is free from all encumbrances, charges, prior sales, gifts, mortgages, liens, court attachments and litigations etc., and the Vendors have full power and absolute authority to sell the said property to the Vendee absolutely and forever.
7. That the Vendors hereby undertakes to indemnify and keep the Vendee indemnified from against all the losses, costs, expenses, damages sustained if any to the Vendee on account of any defect in the title of the Vendors or if the Vendee is deprived from the part or whole of the Schedule of property.
8. That the Vendor further assure to execute any Rectification or supplementary deed required by the Vendee in future regarding the Schedule of property to make perfect title for the Vendee without demanding any fresh consideration to execute the such documents.

The block contains four handwritten signatures in black ink. From left to right, they appear to be: a signature that looks like 'Ommy', a signature that looks like 'Sug', a signature that looks like 'Bajal', and a signature that looks like 'Soley'.



9. That the Vendors hereby declares that the land affected by this document is not an assigned land as defined in sub-section (2) of Section 3 of A.P. Assigned Lands (Prohibition of transfer) Act 1977 (Act No.9 of 1977).

10. That the market value of the land is Rs.1125/- per Sq.yard, thus for 3000 sq.yards, the total value comes to Rs.33,75,000/- only and the stamp duty is paid accordingly.

SCHEDULE OF THE PROPERTY

All that the Open Land in Survey No.193, admeasuring 3000 Sq.yards or equivalent to 2508 Sq.mtrs (Out of total Ac. 2-21 gts), Situated at Kapra Revenue Village, Keesara Mandal, Ranga Reddy District, and bounded as follows;

NORTH	::	Neighbour's Land.
SOUTH	::	Land belongs to Vendors.
EAST	::	Neighbour's Land.
WEST	::	Land belongs to Vendors.

And morefully delineated in the plan annexed hereto, and marked in RED Colour.

IN WITNESS WHEREOF, the Vendors and Vendee have signed on this Sale Deed with free will and consent on this the day, month and year first above mentioned.

WITNESSES:

1.

2. *M. K. Reddy*

1. *B. N. Reddy*

2. *J. Reddy*

3. *A. Reddy*

4. *S. Reddy*

5. 

V E N

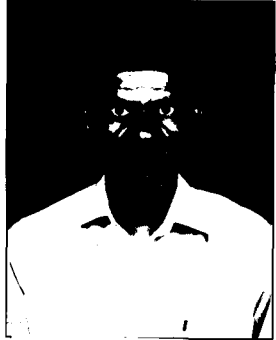
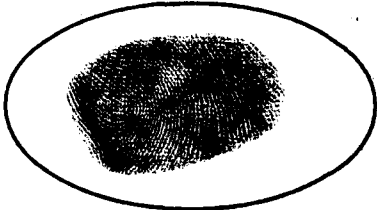
V E N D E E

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

**FINGER PRINT IN BLACK
(LEFT THUMB)**

**PASS PORT SIZE
PHOTOGRAPH**

**NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER
BUYER**



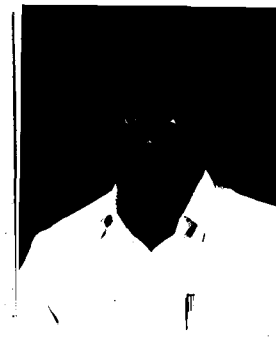
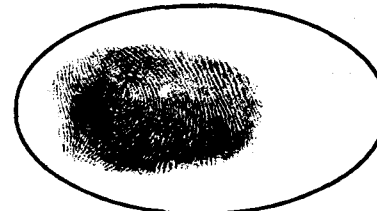
SINGIREDDY. ANJI REDDY
8/0 Late. Sathu Reddy
R/O HNO 9-184 Kushaiguda
Kapra Municipality - Keerava (M)
RR Dist



SINGIREDDY. MADHUSUDHAN
REDDY
8/0 Late. Sathu Reddy
R/O HNO 9-184 - Kushaiguda
Kapra Municipality - Keerava (M)
RR Dist



SINGIREDDY. DHANPAL REDDY
8/0 Late. Sathu Reddy
HNO 9-184 - Kushaiguda
Kapra Municipality - Keerava (M)
RR Dist



SINGIREDDY. BRINIVA REDDY
8/0 Late. Sathu Reddy
HNO 9-184 - Kushaiguda
Kapra Municipality
Keerava (M) RR Dist

WITNESSES

- 1.
- 2.

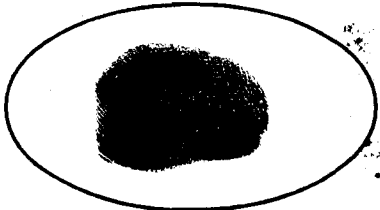
SIGN OF EXECUTANTS :

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

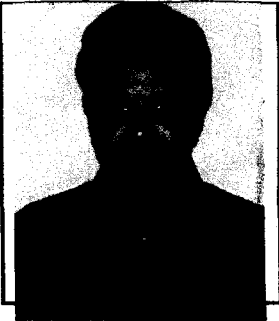
**FINGER PRINT IN BLACK
(LEFT THUMB)**

**PASS PORT SIZE
PHOTOGRAPH**

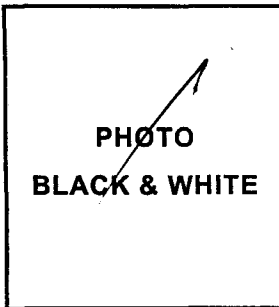
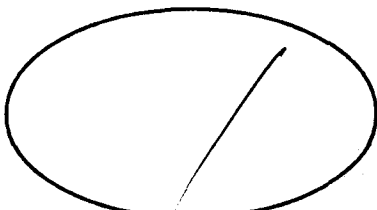
**NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER
BUYER**

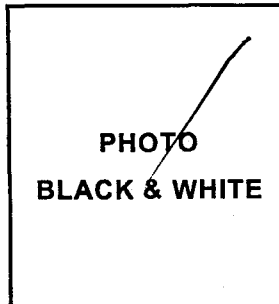
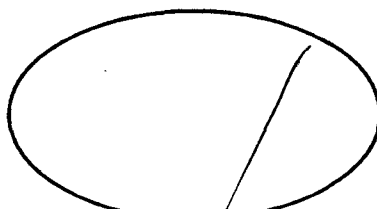


SINGIREDDY. CHILAKA
w/o Late. Sathu Reddy
Plot No 9-184 Kuchaniguda
Kapra Municipality - Keesara (M)
R.R Dist



Saana Estates Limited
Rep. by its managing Director
Sri. Sana yadi Reddy
S/o. Sri Gopiah H.No-8-2-120/86/9/1/26
RAO & RAJU colony. Bangara Hills 2






WITNESSES

- 1.
2. M/Coor

SIGN OF EXECUTANTS :

[Signature] [Signature]
[Signature]

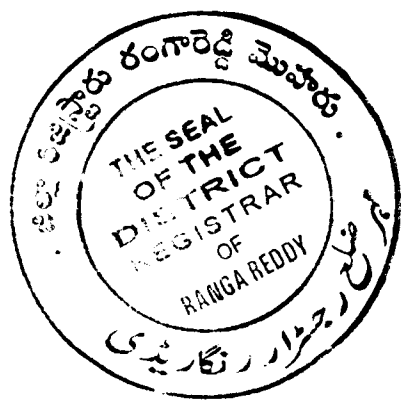


1వ పుస్తకము 2006 సం. 1634

దస్తావేజు యొక్క మొత్తము కాగితముల సంఖ్య.....

..... ఈ కాగితముల వరుస సంఖ్య.....


జాయింట్ సబ్ రిజిస్ట్రారు-1

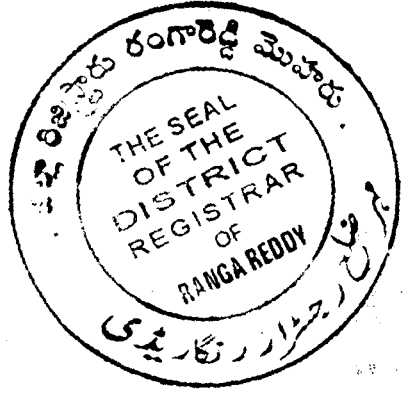


1వ పుస్తకము 2006 సం॥ 163/8

దస్తావేజు యొక్క మొత్తము కాగితముల సంఖ్య.....

..... ఈ కాగితముల వరుస సంఖ్య.....


జాయింట్ సబ్ రిజిస్ట్రారు-1

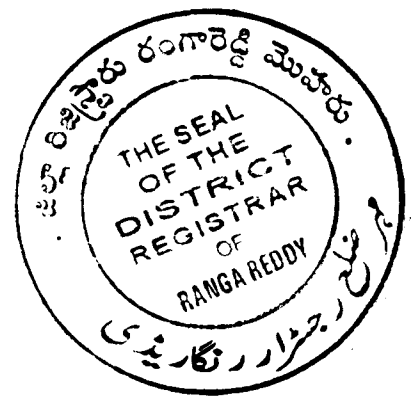


1వ పుస్తకము 2006 సం. 16318

దస్తావేజు యొక్క మొత్తము కాగితముల సంఖ్య.....

..... ఈ కాగితముల వరుస సంఖ్య.....

జాయింట్ సబ్ రిజిస్ట్రారు-I



1వ పుస్తకము 2006 సం. 16318

ఉస్మావేలు యొక్క మొత్తము కాగితముల సంఖ్య.....

..... ఈ కాగితముల వరుస సంఖ్య.....

జాయింట్ నబ్ రిజిస్ట్రారు-1

An Amount of Rs. 301900/- Towards Stamp duty including Transfer duty and Rs. 2000/- Towards Registration Fees Was Paid by The Party through Chaitan Receipt No. 365706 Dated 21/12/05 at SBH Sanath Nagar Branch
Joint Sub-Registrar
Ranga Reddy

INDORSEMENTS UNDER SECTIONS 41 & 42 OF ACT II OF 1899

File No. P-932/06 Dated: 21/12/05
I hereby certify that the proper/deficit stamp duty of Rs. 301900 + 1750 + 15385/- PRFCAL has been lived in respect of this Instrument from the basis of agreed Market Value/Consideration of Rs. 3375000/- being higher than the Consideration/agreed Market Value

District Registrar's Office
Ranga Reddy District
Dated: 21/12/05

Registrar/Collector
under the Indian Stamp Act

Registered as Document No. 16318 on 2006/1925 of Book 1, and assigned the Identification Number as 1510-1-16318-2006
For Scanning,

Date: 21/12/05 Registering Office.

జిల్లా రిజిస్ట్రారు అధికారాల పరంగా

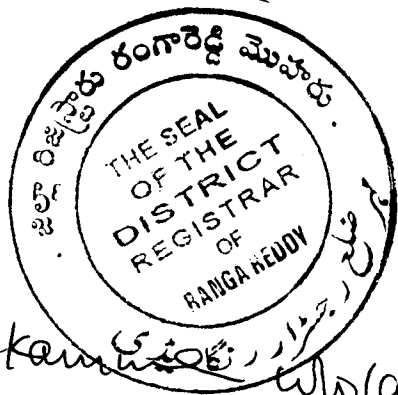


1వ పుస్తకము 2006 నేరి: 16318

దస్తావేజు యొక్క మొత్తము కాగితముల సంఖ్య.....

6. ఈ కాగితముల వరుస సంఖ్య.....

జాయింట్ సబ్ రిజిస్ట్రారు-1



1వ వ్రాసిన ప్రతి



2వ వ్రాసిన ప్రతి



వరూపంపనది

X Mallappa S. Chilkam
Sattui Reddy dc Housewife R/W-184
Fuzharigade R.R. Dist

S/o Gopabandhu Subbarao Rao

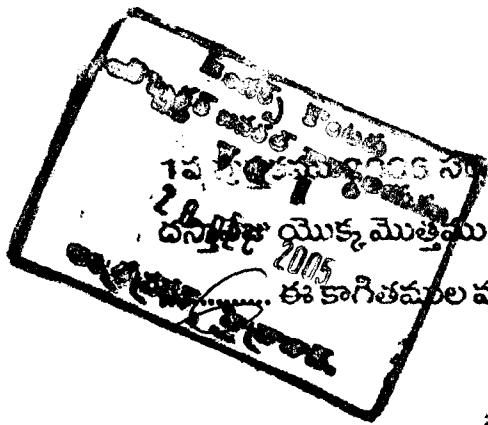
W/O 2-120/86/9/A/26 Banjara Hill
Hyderabad

1) ~~K. Ramarao~~ K. PATTABH RAMARAO S/o K. Ajayya Ramarao
Deceased R/o H No 2/11100/2 Takariguda - Hyderabad

2) ~~M. Rao~~ Meli Jayal. S/o Lael - I Savarige oer. B. Sams.
see 41 R/o BOBARAM Mandal Kesara
Rang Reddy

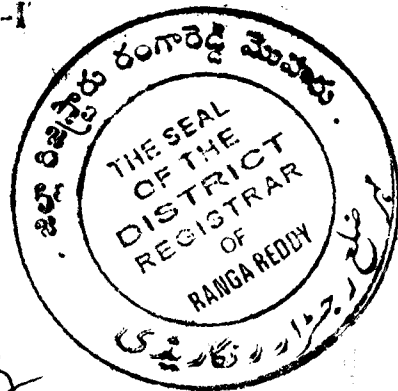
2006 వ సం. ఆగస్టు నెల 8 వ తేది
1927 శా.శ. సం. గ్రామీణ ముసము 17 వ తేది

జాయింట్ సబ్ రిజిస్ట్రారు - 1.



16318

జాయింట్ సబ్ రిజిస్ట్రారు-1



2006 వ సం. అక్టోబరు నెల... వ తేది
19 అక్టోబరు తేదీన... వ తేది
శరణు... మరియు... గంటల మధ్య
రంగారెడ్డి జిల్లా రిజిస్ట్రారు కార్యాలయంలో ఫోటోలు
మరియు వేలిముద్రలతో దాఖలు చేసి రుసుము
యా... చెల్లించినది
ప్రాసెస్ అవుతున్నట్లు ఓప్పుకున్నది
ఏదమ తోటన వ్రేలు

Handwritten signature

Handwritten signature
Reddy dc S/olate Sattur
Kudde Kuvai R/o 18-184 Kuvai-
R.R.District

Handwritten signature
S/olate S. Sattur Reddy dc
R/o 1-9-184 Kuvai Kudde Kuvai
R.R.District

Handwritten signature
S/olate S. Sattur Reddy dc
Kuvai R/o 1-9-184 Kuvai Kudde
R.R.District

Handwritten signature
S/olate S. Sattur Reddy dc
R/o 1-9-184, Kuvai Kudde R.R.District

