

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

SL No. 3503 Dt. 07/05/2022 Rs. 100/-

SOLD TO P. Ramu Yadav

S/o.W/o.D/o. Late P. Balakrishna Yadav

FOR WHOM 8/ Lottery K.O. Secured.

AR 157138

S. KONDAL REDDY
LICENSED STAMP VENDOR
L.No.15-30-033/2011,
R.L.No.15-30-063/2020,
H.No.12-36/1, Sri Balaji Enclave,
NAGARAM (V) & (GP), KEESARA (M),
MEDCHAL-MALKAJGIRI DISTRICT-083.
CELL: 9542606667

AGREEMENT OF SALE

This Agreement of Sale is made and executed on this the 07th Day of May, 2022, at Hyderabad, by and between:-

Sri. GOWRISHETTY PRAMOD KUMAR, Son of Sri. GOWRISHETTY RAMESH, Aged about 51 years, Occ: Business, Resident of H.No.7-1-746, Market Street, Near Monda Market, Secunderabad, Hyderabad-500 003.

Hereinafter called as the "VENDOR"

IN FAVOUR OF

1. Sri. PULAPALLY RAMU YADAV, Son of Late PULAPALLY BALAIAH YADAV, Aged about 62 Years, Occ: Business, Resident of H.No.30-265/60/5/1, Gokul Nagar, Near Sainikpuri Water Tank, Sainikpuri, Secunderabad,
2. Sri. K.V. PAVAN KUMAR, Son of Sri. K.S. SANJEEVA RAO, Aged about 48 Years, Occ: Business, Resident of H.No.30-265/25/13/1, Geetha Nagar, R.K. Puram, Makajgiri, Hyderabad-500 056.
3. Sri. BOLLAM GOPAL, Son of Sri. BOLLAM RAMULU, Aged about 56 Years, Occ: Business, Resident of H.No.6-26/1, Boyagubba, Chityala Mandal, Nalgonda District.

Contd...3...

S. Kondal Reddy

4. Sri. **PULAPALLY BHAGIRADHA**, Son of Sri. **PULAPALLY RAMU YADAV**, Aged about 28 Years, Occ: Business, Resident of H.No.30-265/60/5/1, Gokul Nagar, Near Sainikpuri Water Tank, Sainikpuri, Secunderabad,

Hereinafter called as the **"VENDEES"**

The expression of the **VENDOR** and the **VENDEES** shall mean and include their respective heirs, executors, administrator's legal representatives, successors and assignees etc.,

Whereas the **VENDOR** is the sole and absolute owner and Possessor of the **Agriculture Land in Survey No.512/.../2**, An Extent of **Ac.01.04.50Guntas**, Survey No.512/.../1/2, An Extent of **Ac.0-28.75Guntas**, 513/...1/1..., An Extent of **Ac.0-16.50Guntas**, Survey No.513....., An Extent of **Ac.0-33.50Guntas**, Survey No.514....., An Extent of **Ac.1-34.00Guntas**, Survey No.514..../2, An Extent of **Ac.0.37.00Guntas**, in Survey No.514..../1, An Extent of **Ac.0-37.00Guntas**, Survey No.513..../2, An Extent of **Ac.0-17.00Guntas**, Totally An Extent of **Ac.07-24Guntas**, Situated at **DAMARAKUNTA VILLAGE**, Markook Mandal, Siddipet District, having purchased same through the Registered Sale Deed Document No.1080 of 2018, Dated: **21st Day of February, 2018**, Registered at **S.R.O. Gajwel**. And having Patta Passbook No.**T10140080730**, Patta No.1101, issued by the **M.R.O. Markook Mandal**. (Hereinafter Called as the Schedule Property).

Whereas the **VENDOR** hereby agreed and offered to sell the above said property to the **VENDEES** and the **VENDEES** has agreed to purchase the said property for the Total Sale Consideration of an amount of **Rs.8,18,12,500/-** (Rupees Eight Crores Eighteen Lakhs Two Thousand Five Hundred Only) @ **Rs.1,10,00,000/-** per Acre.

NOW THIS AGREEMENT OF SALE WITNESSETH AS UNDER:

That in pursuance of the said Agreement the **VENDEES** has paid an advance amount of **Rs.90,00,000/-** (Rupees Ninety Lakhs Only) through cash, and an amount of **Rs.10,00,000/-** (Rupees Ten Lakhs Only) through Cheque No.0000326, Dated: 07/05/2022, drawn on DCB Bank, Dr. A.S. Rao Nagar Branch, and the remaining balance amount of **Rs.7,18,12,500/-** (Rupees Seven Crores Eighteen Lakhs Twelve Thousand Five Hundred Only) will be paid on or before **05(Five) Months**, from the date of this Agreement. i.e. **at the time of Registration**, The advance amount which received by the **VENDOR** hereby accepts, admits and acknowledges the receipt thereof the **VENDOR** hereby agrees to sell of his/her nominees together with all interest and right here in subject to following terms and conditions.

[Signature]
Contd...3..

documents receipts, etc., pertaining of the above-mentioned property in original to the VENDEES at the time of Registration.

2. That the VENDOR has agreed to hand-over the peaceful and physical possession of the Schedule mentioned property to the VENDEES at the time of Registration.
3. That the VENDOR further agrees to pay all the taxes un-paid levies and damages and changes etc., over the Schedule the property till the date of Registration. And all the further taxes and loans etc., have to be borne by the VENDEES. If any taxes or levies in arrears are found before the date of Registration should be borne by the VENDOR only.
4. That the VENDOR further agrees to sign and execute all papers, documents and applications necessary of full mutata and transfer the Schedule mentioned property in favour of VENDEES or his nominees.
5. That the VENDOR hereby assures and covenants with the VENDEES the above mentioned property is sole entitled to convey to the same and the Schedule mentioned property is free from all kinds of encumbrance, mortgages, litigations, family disputes, court attachments, whatsoever in favour of any one.
6. That the VENDOR shall be bound to indemnify and keep harmless the VENDEES against any loss, damages or claim that the VENDEES may be put to be reason of any defect in the title or the possession of the VENDOR in Schedule mentioned property.
7. That the Land affected by this document is not an assigned land as defined in Section 2 (1) Act 9 of 1977.
8. That the VENDOR hereby declares that the property is exempted from the application of the provisions of Urban Land (Regulation and ceiling) Act, 1976 by virtue of G.O. Ms.No.733 (UCII) Dt: 31/10/1988 and as such no permission need be obtained from the special officer and competent Authority, Urban Land Ceiling for alienation of the same.

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S. Dhanabalan

SCHEDULE OF THE PROPERTY

All that the **Agriculture Land in Survey No.512/.../2**, An Extent of **Ac.01.04.50Guntas**, Survey No.512/.../1/2, An Extent of **Ac.0-28.75Guntas**, 513/...1/1..., An Extent of **Ac.0-16.50Guntas**, Survey No.513....., An Extent of **Ac.0-33.50Guntas**, Survey No.514....., An Extent of **Ac.1-34.00Guntas**, Survey No.514.../2, An Extent of **Ac.0.37.00Guntas**, in Survey No.514.../1, An Extent of **Ac.0-37.00Guntas**, Survey No.513.../2, An Extent of **Ac.0-17.00Guntas**, Totally An Extent of **Ac.07-24Guntas**, Situated at **DAMARAKUNTA VILLAGE**, Markook Mandal, Siddipet District, and is bounded by:

NORTH	:	ROAD,
SOUTH	:	GOVT. LAND,
EAST	:	AG. LAND OF BAL REDDY,
WEST	:	GOVT. LAND,

IN WITNESS WHEREOF, the **VENDOR & VENDEES** have set their hands into the Agreement of Sale on the day, month and year first above mentioned in the presence of the following Witnesses:

WITNESSES: -

1. *B. Reddy*

S. D. Sankar
SIGN. OF THE VENDOR

1.

2.

2. *S. D. Sankar*

3. *S. D. Sankar*

4.

SIGN. OF THE VENDEES