

1138/n

DOGT No. 1127/12

1190
SCANNED

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S. No. 4352, Dt. 06/03/2012, RS. 100/-

SOLD TO... Prem Kumar Sanghi, S/o Late. N.L. Sanghi,
FOR WHOM... Jay & Others - R/o. Thaji

AS 975710

Smt. Jilani Begum

Licenced Stamp Vendor

L. No. 15-30-012/2002

HL No. 15-30-05/2011

Plot No. 1, Nagaram (V.),

Keesara (M.), R.R. Dist.

Pin: 500083. Cell: 905226661

SALE DEED

This **SALE DEED** is made and executed on this the **7th day of March, 2012** at **Hyderabad** by:

SMT. K. DURGA LAKSHMI, W/O. Sri K.V.N. Prasad, D/o. Late Sri D.V. Krishnam Raju, aged 42 years, occupation: Housewife, R/o. Plot No. 18, NCL Enclave, Medchal Road, Outhbullahpur Mandal, Rangareddy District.
Permanent R/o United States of America.

(Hereinafter called as the **VENDOR**, which term shall mean and include all his legal heirs, representatives, executors, administrators, assignees etc.)

IN FAVOUR OF

1). **SRI PREM KUMAR SANGHI**, S/o Late. M.L. Sanghi, aged about 42 years, occupation: Business R/o 301, Surabhi Arcade, Basheerabagh, Hyderabad;

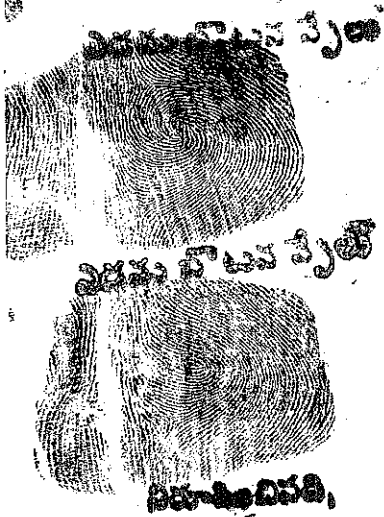
2). **SRI NILESH AGARWAL**, S/o K.N. Agarwal, aged about 42 years, occupation: Business R/o Flat # 32 Maheshwari Residency, Adarsh Nagar, Hyderabad

Contd..2...

Durgalakshmi K.

1వ పుస్తకము 2012-సం/ప.శ.19 33 వసం.వి
 దస్తావేజు నెం. 1127 మొత్తము కాగితముల సంఖ్య
 (15) ఈ కాగితము వరుస సంఖ్య (2)

సచి-రిజిస్ట్రారు



G. Madhav Reddy G. Madhav Reddy S/O G. Pratap Reddy
 Age 27 years occ: Business R/O 1-90 main
 Road Kowdoor, Secunderabad



G. Sitaram Reddy S/O G. Pratap Reddy Age
 36 years R/O 1-90 main Road, Kowdoor, Secunderabad

① K. A. Ramiah

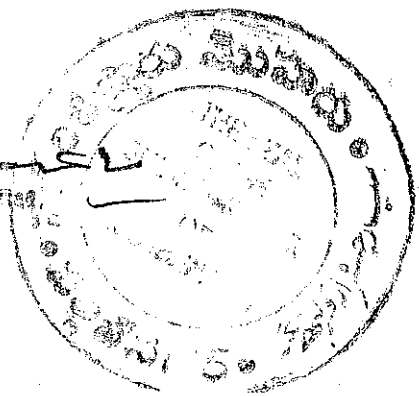
K. A. Ramiah S/O Late K. Rao age 80
 R/O 1-90 main Road P. R. Nagar R/o Mauritras R/O 1-90 main Road

② Sushma Sanghi

Sushma Sanghi w/o Prem Kumar Sanghi
 Age 41 years occ: Housewife R/O 301 Sushma
 Arcade, Basheerbagh, Hyderabad.

2012 వ.సం. మార్చి నెం. 07 వ తేది
 19.33 వ.సం.శ. 17 వ తేది

33-33-33
 సచి-రిజిస్ట్రారు
 పబ్లిసింగ్



3).SRI G. MADHAV REDDY, S/o. Sri G. Pratap Reddy, aged 27 years, occupation: Business R/o. H.No 1-90, Main Road, Kowkooor, Secunderabad;

4).SRI G. SITA RAM REDDY, S/o. Sri G. Pratap Reddy, aged 36 years, occupation: Business R/o. H.No 1-90, Main Road, Kowkooor, Secunderabad;

(hereinafter called as the **Purchaser**, which term shall mean and include all his legal heirs, representatives, executors, administrators, assignees etc.

WHEREAS, the Vendor herein is the sole and absolute owner of the land admeasuring **1802 Sq.Yds.**, in Survey No.**207 & 208** and land admeasuring **1222.1 Sq.yards** in Survey No. 196, totally admeasuring **3025 Sq.Yds.**, or **2528.9 Sq.mts.**, situated at **Kowkooor Village**, under GHMC Alwal Circle, Malkajgiri Mandal, Rangareddy District. The said property released from (1) Smt. D. Annapurna, W/o. Late D.V. Krishnam Raju, (2) Smt. A. Padmavathi, W/o. Sri A.V.R. Krishnam Raju, D/o. Late D.V. Krishnam Raju, (3) Smt. S. Vijaya Kumari, W/o. Sri S.V. Krishnam Raju, D/o. Late D.V. Krishnam Raju, vide registered release deed dated **29.7.2010** registered as document No. **2562/2010** in the office of the SRO, Vallabhnagar, Rangareddy District.

And whereas, the aforesaid **1222.1 Sq.yards.**, is adjoining a HUDA approved layout.

And whereas, the purchasers herein have land adjoining the aforesaid **1222.1 Sq.yards** and are desirous of obtaining an approach from the **HUDA approved layout** so as to have an access to the main road through the approved layout to their land.

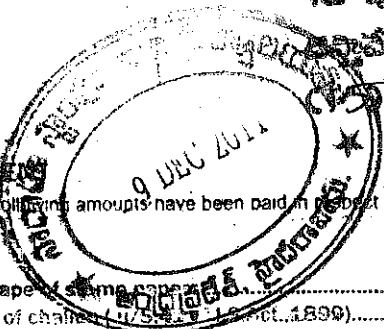
And whereas, the purchasers have approached the vendor for purchase of **173 Sq.yards** of land out of the aforesaid **1222.1 Sq.yards** yards, in Survey No. **196**, situated at **Kowkooor Village**, under GHMC Alwal Circle, Malkajgiri Mandal, Rangareddy District, for passage to his property and the said **173 Sq.yards** is more closely described in the schedule of property given herein below and delineated in Red color in the plan attached to this Sale Deed and hereinafter referred to as the schedule land.

And whereas, the vendor herein has agreed to sell the schedule property to the purchaser for the consideration reserved hereunder with the purchaser granting the easementary rights of ingress and egress over the schedule land to the vendor.

Contd...3...

Dupak Lakshy K.

1వ పుస్తకము 2012 నం/క.డి.19 33 కే.సం.వి
 1127 మొత్తము రాశివారు నంబు
 ఈ రాశివారు వరుస నంబు ()



ENDORSEMENT

Certified that the following amounts have been paid in respect of this document.

I. Stamp Duty:

- 1. In the shape of stamp paper..... Rs. 100 = 00
- 2. In shape of challan (U/S Act 1899)..... Rs. 25900
- 3. In the shape of each (U/S Act 1899)..... Rs.
- 4. adjustment of stamp duty - 3.16 of I.S. Act, 1899, if any..... Rs.

II. Transfer Duty:

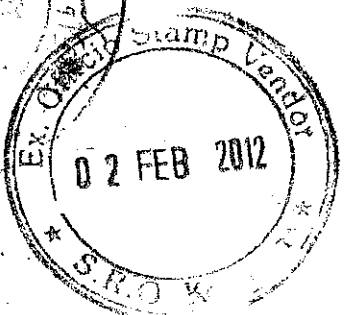
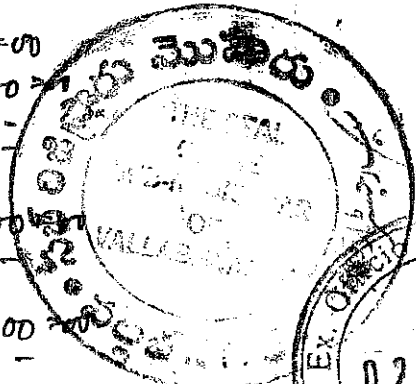
- 1. In the shape of challan..... Rs. 10400
- 2. In the shape of cash..... Rs.

III. Registration fees:

- 1. In the shape of challan..... Rs. 2600
- 2. in the shape of cash..... Rs.

IV. User Charges:

- 1. In the shape of challan..... Rs. 100 = 00
- 2. In the shape of cash..... Rs.



39100/-

10/12/2011 మొత్తము నం 07
 1933 నం. 12 కే.సం.వి
 12 ముందు 1 గంటకు పుస్తకము 12 కే.సం.వి
 రాశివారుంటి కి కే.సం.వి K. Durga Lalashmi.
 రాశివారుంటి మొత్తము 1933 నం. 12 కే.సం.వి
 నం. 12 కే.సం.వి మొత్తము 2600 = 00
 రాశివారుంటి మొత్తము 2600 = 00
 రాశివారుంటి మొత్తము 2600 = 00

Durgalakshmi K.

Durgalakshmi K. Durgalakshmi w/o KVN prasad Age 42
 Occ: Housewife R/O Plot NO 18 NEL Enclave Malachal
 Road Qutubullapur R.R Dist

Resanghi

Prem Kumar Saughi S/O Late M.L. Saughi Age 42 year
 Occ: Businem R/O 301 Surbhi Arcade Basheerbagh, Hyd

Nitesh Agarwal S/O KN Agarwal Age 42 year
 Occ: Businem R/O Flat NO 32 Moheshwari Residency
 Adaxli Nagar Hyderabad.

3

And whereas in consideration of the total sale consideration of **Rs. 5,20,000/-** (Rupees: Five Lakhs Twenty Thousand only) received by the vendor from purchaser as per the details given below: 1) **Rs.1,30,000/-** through Cheque no.**933876** ,Dated **07.03.2012**, drawn on **HDFC Bank**, 2) **Rs.1,30,000/-** Through Cheque no.**606150** Dated.**07.03.2012**, drawn on **IOB**, 3) **Rs.1,30,000/-** Through Cheque no.**806511** Dated.**07.03.2012**, drawn on **Andhra Bank**, 4) **Rs.1,30,000/-** Through Cheque no.**955859** Dated.**07.03.2012**, drawn on **Andhra Bank**, and the purchaser granting the easementary rights of ingress and egress to the vendor over the schedule land, the vendor does hereby convey, transfer, assign, alienate the right, title and interest of the suit schedule property in favour of the purchaser herein by way of this sale deed.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

That, in consideration of payment of **Rs. 5,20,000/-** (Rupees: Five Lakhs Twenty Thousand only) by the purchaser by way of the details mentioned above, to the vendor herein and the receipt of which is admitted and acknowledged by the vendor and the purchaser granting the easementary rights of ingress and egress to the vendor over the schedule land, the vendor herein does hereby grant, convey, sell, transfer, assign and assure to the purchaser, free from all encumbrances, all that property namely land admeasuring **173** Sq.yards out of land admeasuring **1222.1** Sq.yards in Survey No. **196** situated at **Kowkoo Village**, under GHMC Alwal Circle, Malkajgiri Mandal, Rangareddy District and appurtenances belonging thereto, which is more fully described in the schedule and plan annexed and delineated in **Red Color** hereto and hereinafter referred to as the schedule property, together with all buildings, easements, trees, fences, water courses, lights, liberties, privileges and appurtenances whatsoever to the said property and premises.

And all that estate, right, title, interest, claim and demand whatsoever of the vendor into or upon the same and every part thereof in law and equity to enter upon and to have and hold, own and possess the same unto and to the use of the Purchaser absolutely and forever together with title deeds, muniments and other evidences of title. And the vendor covenants that the possession of the Schedule property has been handed over to the purchaser and that the purchaser shall hereafter peaceably and quietly hold, possess and enjoy the schedule property without any claim or demand whatsoever from the vendor or any person claiming through or under him

And the vendor also covenants that he has proper title to the schedule land free from all encumbrances, attachments, charges or any defect in title and have absolute authority to convey the schedule property to the purchaser and that the schedule property is not an assigned land under any provisions of law enacted by the State or Central Government.

Sunpatashy P. K.

Contd..4...

:: 4 ::

And the vendor shall indemnify the purchaser against all encumbrances, charges, equities whatsoever on the schedule land and the vendor on the request of the purchaser shall do or cause to be done or execute all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the schedule land and further part thereof according to the true intent and meaning of this deed.

SCHEDULE OF PROPERTY

All that property namely land admeasuring **173** Sq.yards out of **1222.1** Sq.yards of land in Survey No. **196** situated at **Kowkoo Village**, under GHMC Alwal Circle, Malkajgiri Mandal, Rangareddy District bounded as follows:

NORTH: Purchaser's Land in Survey No. 196

SOUTH: 40'.0 Wide Road

EAST: Neighbor's Land in Survey No. 196

WEST: Vendor's Land

In **WITNESS WHEREOF**, the vendor herein has signed this deed on the date, month and year mentioned above.

WITNESSES:

1. ChB

2. P. Ravi

Durakalshy K.

SIG. OF VENDOR

1. Rasanghi

2. Aty I.

3. Shadhu Kaddu

4. Q.S.

SIG. OF VENDEES:

REGISTRATION PLAN SHOWING THE PART OF LAND IN SY. NO. 196, SITUATED AT KAWKOOR VILLAGE, G.H.M.C ALWAL CIRCLE, MALKAJGIRI MANDAL, R.R.DIST.,

VENDOR : SMT. DURGA LAKSHMI W/O SRI K.V.N.PRASAD

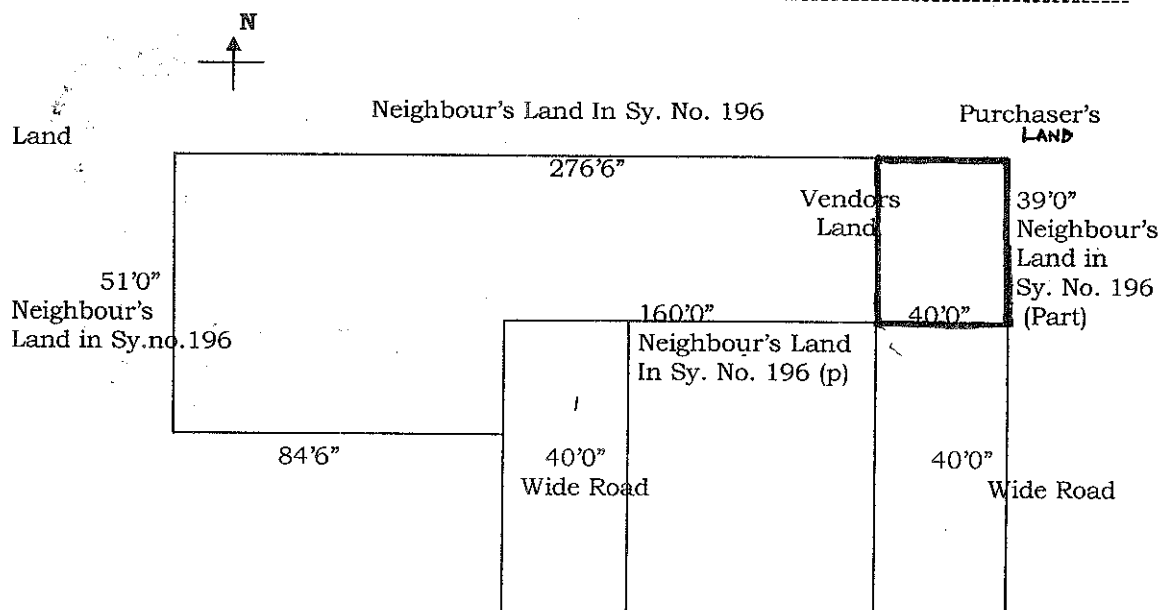
VENDEE : 1) SRI PREM KUMAR SANGHI S/O LATE M.L.SANGHI
2) SRI NILESH AGARWAL S/O SRI K.N.AGARWAL
3) SRI G. MADHAV REDDY S/O G. PRATAP REDDY
4) SRI SITA RAM REDDY S/O G. PRATAP REDDY

INCLUDED 

EXCLUDED 

SCALE : NOT TO SCALE

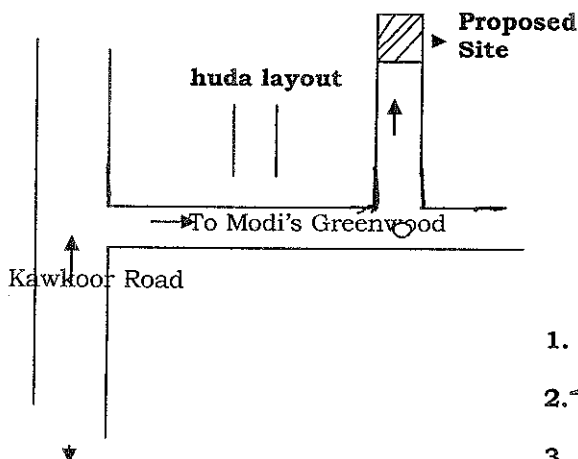
PLOT AREA : 173.00 SQ. YDS. OR
144.65 SQ. MTRS.

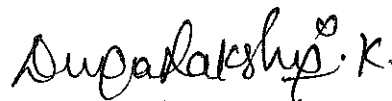


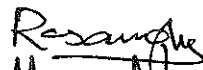
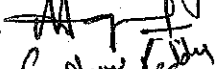
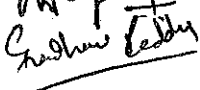
WITNESSES :

1. 

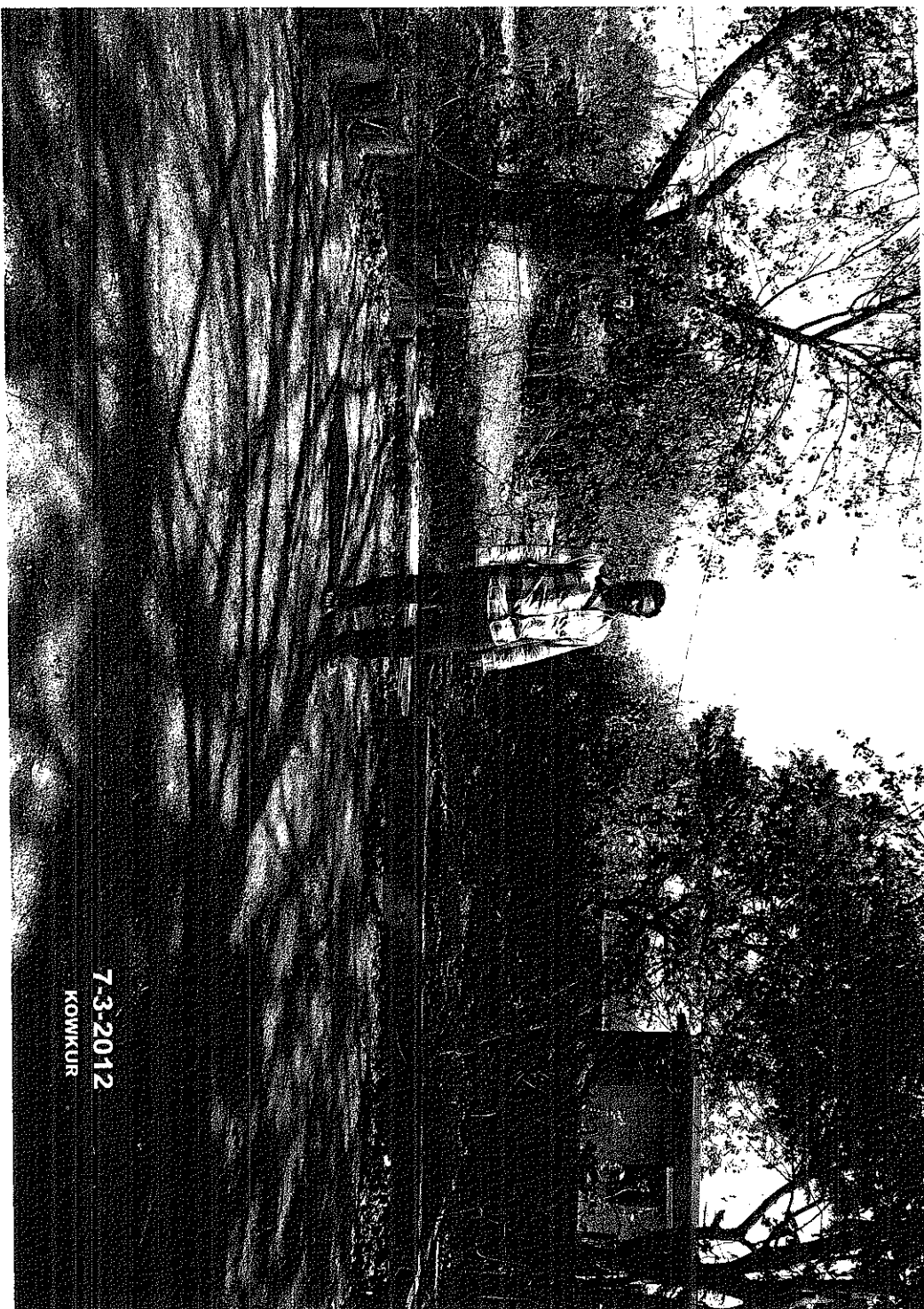
2. 




(V E N D O R)

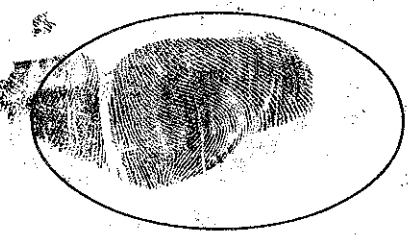
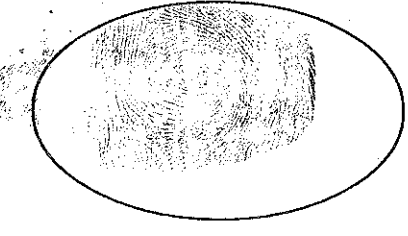
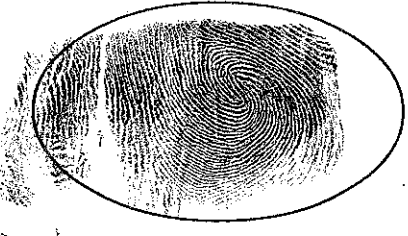
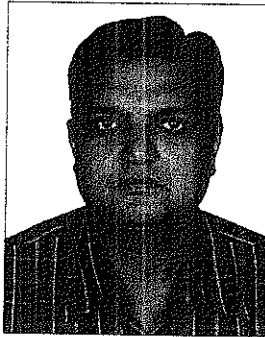
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V E N D E E S

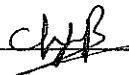


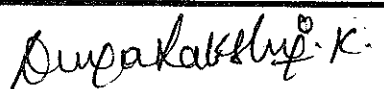
7-3-2012
KOWKUR

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

Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			K. DURGA LAKSHMI PWTNO: 18 NCL ENCLAVE, MEDICAL ROAD QUATHULLAPOOR MANDAL R.R.D.K.
			PREM KUMAR SINGH # 301, SUBASH ARCADE BASHEGRABALLI HYDERABAD
			NILESH AGARWAL FLATNO: 32 MAHESHWARI RESIDENCY ADARSH NAGAR HYDRABAD
			G. MADHAV REDDY #NO: 1-56 MAIN ROAD KOWKOR SEUNDERABAD

SIGNATURE OF WITNESSES:

1. 
2. 



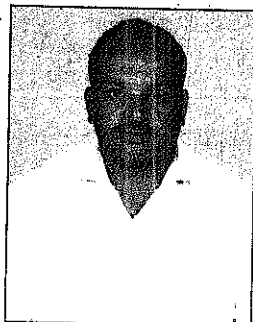
SIGNATURE OF THE EXECUTANT'S

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

SI.No. FINGER PRINT
IN BLACK INK (LEFT
THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT/SELLER/
BUYER



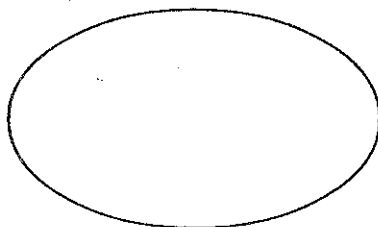
G. SITA RAM REDDY

WNO:1-50

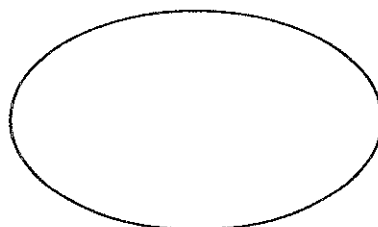
MAIN ROAD

Kowkool

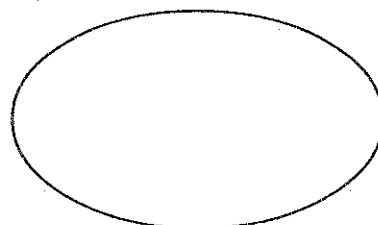
SECUNDERABAD



~~PASSPORT SIZE
PHOTO
BLACK & WHITE~~



~~PASSPORT SIZE
PHOTO
BLACK & WHITE~~



~~PASSPORT SIZE
PHOTO
BLACK & WHITE~~

SIGNATURE OF WITNESSES :

1. CHB

2. P. Rao

Sundarashya K.

SIGNATURE OF THE EXECUTANT'S