

भारतीय गैर न्यायिक

पचास

रुपये

रु. 50

भारत

सत्यमेव जयते

INDIA

FIFTY

RUPEES

RS. 50

INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

U328 02/7/18 506

Sl. No.:
Sold To: V. Vijaya Raghava Choudary
S/o. D/o. Late V. Narayana
R/o. Hyderabad
For Whom: Self

T. Roja C 161336
Smt. TALARI ROJA
LICENCED STAMP VENDOR
License No: 15-24-02/2016
H. No 4-83, Gopuram Village,
Gopuram Mandal, Rangareddy D
District, Telangana

Sale Deed

This Deed of Sale is made and executed on this the 02nd day of July 2018, at Sub Registrar Office, Shankarpally, Ranga Reddy District, Telangana State, by: -

SRECO ENGINEERS PRIVATE LIMITED, Represented by its Managing Director :- **SRI. VELURU VIJAYA RAGHAVA CHOUDARY, S/O LATE. NARAYANA**, aged about 48 years, Occ: Business, R/o Plot No.13, Kalyan Nagar, Hyderabad, Telangana State, [Aadhar No.8166-6964-8604]. PAN CARD NO AAEC5820ZP.

Hereinafter called the '**Vendor**' which term and expression shall mean and include all its respective heirs, legal representatives, executors, administrators, etc.

In Favour Of

SRI. VELURU VIJAYA RAGHAVA CHOUDARY, S/O LATE. NARAYANA, aged about 48 years, Occ: Business, R/o Plot No.13, Kalyan Nagar, Hyderabad, Telangana State, [Aadhar No.8166-6964-8604].

Hereinafter called the '**Vendee**' which term and expression shall mean and include all his successors, legal representative, assignees, executors, and administrators etc.

Handwritten signature

For N.D.R. DEVELOPMENT
N. Shalini

Whereas, the **Vendor**, hereby due to its company necessities has offered and agreed to sell the Agricultural land bearing **Survey No.336**, admeasuring **Ac.2-30 Guntas**, Situated at **Shankarpally** Village, **Shankarpally** Grampanchayath, **Shankarpally** Mandal, **Ranga Reddy** District, **Telangana** State, Which is more fully described in the schedule annexed mentioned below and hereinafter referred to as "Schedule Property" for a total sale consideration of **Rs.27,50,000/- [Rupees Twenty Seven Lakhs Fifty Thousand Only]**, and the Vendee accepted to purchase the same for the said consideration.

Now this deed of sale witnesseth as follows:-

- 1.The Vendor agreed to sell the Schedule Property in favour of the Purchaser for a total sale consideration of **Rs.27,50,000/- [Rupees Twenty Seven Lakhs Fifty Thousand Only]**, by way of cash, And the purchaser agreed to purchase the same for the said price and the Vendor do hereby admit and acknowledges the receipt of the said sum and also delivered the vacant physical possession of the said property to the Purchaser. The Purchaser shall hold and enjoy the same.
2. That the rights, titles, interests have been transferred in favour of the Vendee and Vendor paid all taxes and dues in respect of the Schedule property up to date of this registration.
- 3.Whereas the schedule property is free from all kinds of encumbrances, charges, sales, gift, mortgages and other court attachments etc.
- 4.That the Vendor further covenant with the Vendee that if the Vendee is deprived of whole or any part on account of any defect in the Vendor title, the Vendor shall indemnify and compensate the Vendee against the same.
- 5.That the Vendee shall hold and enjoy the schedule property as an absolute owner as he likes without any let or hindrance either from the Vendor or any other person or persons whomsoever.
6. That the Vendor shall indemnify and keep the Vendee indemnified from against all the losses, costs expenses, damages sustain if any to the Vendee on account of any defect in the title of the Vendor or from any third party's claim or the Vendee is deprived from the part or whole of the schedule property, the Vendor shall compensate against the same all times from his person and other property.

Shankarpally

N. Shankar

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7. That the Vendor declare that there are no outstanding dues payable to Government or private concern and all of them have been cleared up to date, if any are found the Vendor shall be liable to pay and clear them.
8. That the Vendor shall co-operate whenever needed in respect of the scheduled property for mutation and all other purposes for effective transfer of the property.
9. There are no protected tenants on the said property hereby conveyed to the Vendee.
10. The Vendor declare that no Plots have been formed in the Schedule Property or part of it and they have not executed any Sale / Lease agreements / Sale Deed/s / GPAs infavour of anybody in respect of the Schedule Property or any part of it.
11. The Vendor declares that there is no existence of P T Rights over the Schedule Property and further declares that the Schedule Property belongs to him only. And hence the land is free from claiming of P T rights by anybody.
12. That the land affected by the document is not the assigned lands defined in section 2(1) Act 9 of 1977.
13. The Vendor further declares that the schedule land is not attracted by the provisions of A.P. land reforms (ceiling an Agriculture Holdings) Act No.1 of 1973.
14. That, the Vendor hereby 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 suppression of facts is noticed at a future date the Vendor will be liable for prosecution as per law besides payment of deficit duty.

Handwritten signature

FOR N.D.R. DEVELOPERS AND CONSTRUCTORS
N. Sharif

Schedule Of Property

All that the part and parcel undivided share of Agricultural land bearing **Survey No.336**, admeasuring **Ac.2-30 Guntas**, Situated at **Shankarpally Village, Shankarpally Grampanchayath, Shankarpally Mandal, Ranga Reddy District, Telangana State**, and bounded as follows:-

North : *Railway Track, Land of K. Chandrayya & Others*

South : *Shankarpally To Bulkapur Road, and Land of Rajeshwar & Others*

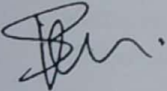
East : *Land of A. Srihari, Survey No.334 & 335*

West : *Land in Survey No.338, and Shankarpally Village Boundary*

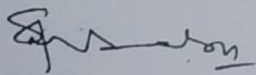
In witness whereof the Vendor herein have set their hands and signed on this Deed of Sale with free will and consent on the day month and year first above mentioned, in the presence of the following witnesses: -

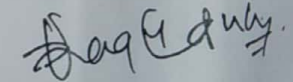
Witnesses:

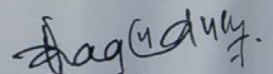
1.



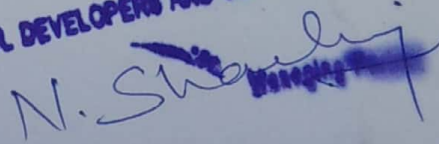
2.




Vendor


Vendee

FOR N.D.R. DEVELOPERS AND CONSTRUCTION


N. Shankar

WITNESSES