

Q20: 5371/16

Doct-n 5211/2016



Date: 18/08/2016 09:44 PM Serial No: 3,086
TSPCL Ltd TELANGANA
Purchased By

Purchased By: **శాంతి తలగామా TELANGANA**

NO. 3,086

Denomination: 100 E 286588

Purchased By:
M. A. B. JIN

M.ARJUN

S/O.M.SESHAGIRI

R/O.RR.DIST

For Whom

LEAGUE VENTURES

Sub Registrar
Ex. Oficio Stamp Vendor
SRO: Gandipet

SALE DEED

THIS Deed of Sale is made and executed on this the 18th day of August, 2016, at S.R.O., Gandipet, Ranga Reddy District, Telangana State, by:-

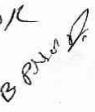
1. SMT. CHILUKURI SUNDARAMMA W/o. LATE SUBBA RAO, aged about 78 years, Occ: House Hold, R/o. Kismathpur Village, Rajendranagar Mandal, Ranga Reddy District.
2. SRI. CHILUKURI SRINIVAS RAO S/o. LATE SUBBA RAO, aged about 53 years, Occ: Software Engineer, R/o. 28135, Harper Creek Lane, Katy, TEXAS-77494, U.S.A.
3. SRI. CHILUKURI RAVI BABU S/o. LATE SUBBA RAO, aged about 51 years, Occ: Govt. Employee, R/o. Kismathpur Village, Rajendranagar Mandal, Ranga Reddy District.

Contd., 2 ..

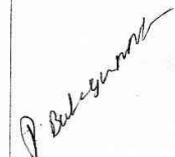
Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Gandipet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 22500/- paid between the hours of 09 and 10 on the 18th day of AUG, 2016 by Sri Chilukuri Sundaramma And

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CLP			6 APR 2016 LEAGUE VENTURES R/P M ARJUN S/O. M SESHAGIRI KONDAPUR, RANGAREDDY VENDOOR AND REPRESENTATIVE VENDEE	
2	EX			B PRASAD REDDY R/P (AGPA) HOLDER S/O. LAKSHMI NARAYANA REDDY PRODDATUR, KADAPPA DIST	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			G VISWANADHAM HNO8-2-603/A/173/A SHAIPET HYD	
2			P BALA GURAPPA HNO 13-169 PRODDATUR CUDDAPAH AP	

18th day of August, 2016


Signature of Joint SubRegistrar
Gandipet

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:: 2 ::

REPRESENTED BY THEIR AGPA HOLDER:-

SRI. B.PRASAD REDDY S/o. SRI. LAKSHMI NARAYANA REDDY,
aged about 35 years, Occ: Business, R/o H.No.5/1263, Dorasani Poll
Road, Proddatur, Kadapa District.

Vide registered **AGPA document No.6401/2013**, dated 05-10-2013,
registered at Joint Sub-Registrar-5, Gandipet, Ranga Reddy District
West.

(Hereinafter called "**VENDOR**" which term shall mean and include all his
heirs, successors, executors, administrators, legal representatives,
nominees and legal assignees of the first part.)

IN FAVOUR OF

"LEAGUE VENTURES", represented by its :- **SRI. M.ARJUN S/o.**
SRI. M.SESHAGIRI, aged about 30 years, Occ : Business, R/o. Villa
No.8, Vessella Homes, Kondapur Village, Ranga Reddy District.

(Hereinafter called the "**VENDEE/PURCHASER**" which term shall mean
and include all his heirs, executors, administrators, legal representatives,
nominees and assignees Second Part).

WHEREAS the party of the Vendor No.1 (Smt. Chilukuri
Sundaramma) is the absolute owner and possessor of the Agricultural
Land, admeasuring **Ac.1-33 Gts.**, in **Survey No.17/A**, Situated at
BANDLAGUDA JAGIR VILLAGE & G.P., Rajendra Nagar Mandal, Ranga
Reddy District., by virtue of succession bearing Pattadar Title Deed
No.214776 and Pass Book No.184650, issued by Revenue Divisional
officer Ranga Reddy District.

WHEREAS the party of the Vendor No.2 (Sri. Chilukuri Srinivas Rao)
is the absolute owner and possessor of the Agricultural Land,
admeasuring **Ac.1-33 Gts.**, in **Survey No.17/AA**, Situated at
BANDLAGUDA JAGIR VILLAGE & G.P., Rajendra Nagar Mandal, Ranga
Reddy District., by virtue of succession bearing Pattadar Title Deed
No.214765 and Pass Book No.183747, issued by Revenue Divisional
officer Ranga Reddy District.

B. Prasad Reddy

Contd.. 3 ..

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of							Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order		
Stamp Duty	100	0	67400	0	180000	0	247500	
Transfer Duty	NA	0	0	0	0	0	0	
Reg. Fee	NA	0	22500	0	0	0	22500	
User Charges	NA	0	100	0	0	0	100	
Total	100	0	90000	0	180000	0	270100	

Rs. 67400/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 22500/- towards Registration Fees on the chargeable value of Rs. 450000/- was paid by the party through E-Challan/BC/Pay Order No. 7417BJ180816 dated 18-AUG-16 of ,SBH/NANAKRAMGUDA

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 90000/-, DATE: 18-AUG-16, BANK NAME: SBH, BRANCH NAME: NANAKRAMGUDA, BANK REFERENCE NO: 002571500, REMITTER NAME: M.ARJUN, EXECUTANT NAME: B.PRASAD REDDY, CLAIMANT NAME: LEAGUE VENTURES).

Date: 20 - 08 - 2016 - 1978
18th day of August, 2016


Signature of Registering Officer
Gandipet

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Gandipet

18 సెప్టెంబరు 2016 సం. శ. 1978
శు... 5.21.1... నెఱబరుగా రిచెస్చర్చర్ చేయబడి
స్క్రీనింగ్ విమితం గురించు ప్రా... 12
18.08.2016 / 2016 సం. క్రమానంది.
2016 సం. 18.08.2016 సం. 18.08.2016 తేది.


రిచెస్చర్చర్ అధికారి



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WHEREAS the party of the Vendor No.3 (Sri. Chilukuri Ravi Babu) is the absolute owner and possessor of the Agricultural Land, admeasuring **Ac.1-32 Gts.**, in **Survey No.17/E**, Situated at **BANDLAGUDA JAGIR VILLAGE & G.P.**, Rajendra Nagar Mandal, Ranga Reddy District., by virtue of succession bearing Pattadar Title Deed No.214749 and Pass Book No.183716, issued by Revenue Divisional officer Ranga Reddy District., and above said Smt. Chilukuri Sundaramma, Sri. Chilukuri Srinivas Rao and Sri. Chilukuri Ravi Babu have all in their total agriculture land in Survey No.17 admeasuring Ac.5-18 Guntas herewith for the sake of brevity.

AND WHEREAS, originally Smt. Chilukuri Sundaramma is the wife of Late. Ch. Subba Rao, and Sri. Chilukuri Srinivas Rao, Sri. Chilukuri Ravi Babu are the sons of Late. Ch. Subba Rao, who died in the year of 1985. After his demise Smt. Chilukuri Sundaramma, Sri. Chilukuri Srinivas Rao and Sri. Chilukuri Ravi Babu herein are the legal heirs have succeeded as legal heirs of Late. Ch. Subba Rao and mutated their names in all the revenue Records and duly issued pattadar Pass Book and Title deeds in their favour and since then they were the absolute owners of the said agriculture Land, they were in physical Possession and peaceful enjoyment of the schedule of the property by raised crops over the agriculture Land.

WHEREAS Smt. Chilukuri Sundaramma, Sri. Chilukuri Srinivas Rao and Sri. Chilukuri Ravi Babu and AGPA holder was already entered in to Agreement of sale cum General Power of Attorney on the above said Agricultural Land, admeasuring **Ac.0-27 Guntas** in **Survey No.17/A**, bearing Patta Pass Book No.184650, an extent **Ac.0-27 Guntas** in **Survey No.17/AA** bearing Pattadar Title deed No.214765, and an extent **Ac.0-26 Guntas** in **Survey No.17/E** bearing Pattadar Title Deed No.214749, **all in total 2 Acres**, Situated at **BANDLAGUDA JAGIR VILLAGE**, Rajendra Nagar Mandal, Ranga Reddy District., Vide Registered **AGPA document No.6401/2013**, dated 05-10-2013, registered at Joint Sub-Registrar-5, Gandipet, Ranga Reddy District West.

And whereas the above said AGPA holder has already sold out an extent of Ac.0-17 Guntas (out of Ac.0-27 Guntas) in Survey No.17/A, an extent of Ac.0-17 Guntas (out of Ac.0-27 Guntas) in Survey No.17/AA and an extent of Ac.0-16 Guntas (out of Ac.0-26 Guntas) in Survey No.17/E, total land admeasuring Ac.1-10 Guntas in favour of M/s. Sri. Balaji Estates, rep. by its Managing Partner Sri. R.Chandra Mouli S/o. Late. Pedda Lingaiah, through a registered sale deed document No.6722/2013, dated 25-10-2013, registered at Joint Sub-Registrar-5, Gandipet, Ranga Reddy District West.

18/10/2013

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AND NOW, the Vendor (AGPA Holder) herein is the sole and absolute Owner and peaceful possessor of the **Agricultural Land**, admeasuring **Ac.0-10 Guntas** in **Survey No.17/A**, an extent **Ac.0-10 Guntas** in **Survey No.17/AA** and an extent **Ac.0-10 Guntas** in **Survey No.17/E**, total land admeasuring **Ac.0-30 Guntas**, Situated at **BANDLAGUDA JAGIR VILLAGE & G.P.**, Rajendranagar Mandal, Ranga Reddy District, Telangana State.

WHEREAS the Vendors through their AGPA Holder has agreed and offered to sell the **Agricultural Land**, admeasuring **Ac.0-10 Guntas** in **Survey No.17/A**, an extent **Ac.0-10 Guntas** in **Survey No.17/AA** and an extent **Ac.0-10 Guntas** in **Survey No.17/E**, total land admeasuring **Ac.0-30 Guntas**, Situated at **BANDLAGUDA JAGIR VILLAGE & G.P.**, Rajendranagar Mandal, Ranga Reddy District, Telangana State., and more fully described in the Scheduled of property annexed hereto, to the Vendee of Second Part, for a total sale consideration of **Rs.45,00,000/-** (Rupees Forty Five Lakhs Only), and the Vendee has agreed to purchase the same for the said sale consideration.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

THAT in pursuance of the above said offer of the Vendor to sell the schedule property and acceptance of the same by the Vendee, the Vendee has already paid the entire sale consideration of **Rs.45,00,000/-** (Rupees Forty Five Lakhs Only) to the Vendor as follows :-

- (a) Rs.15,00,000/- through cheque bearing No.175199, drawn on AXIS Bank Ltd., Madhapur Branch,
- (b) Rs.15,00,000/- through cheque bearing No.175200, drawn on AXIS Bank Ltd., Madhapur Branch,
- (c) Rs.15,00,000/- through cheque bearing No.175201, drawn on AXIS Bank Ltd., Madhapur Branch,

And the Vendor hereby admits and acknowledges the receipts of the entire sale amount having received from the Vendee.

1. THAT the Vendor has this day delivered the vacant, physical and peaceful possession of the Schedule property to the Vendee "TO HAVE AND TO HOLD" the same absolutely and forever.
2. THAT the Vendor has paid all the taxes and dues etc., in respect of the schedule property upto the date of this sale Deed.

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3. THAT the Vendor has handed over the concerned papers of schedule mentioned property to the Vendee on this day.
4. THAT the Scheduled Property hereby sold is free from all encumbrances, charges, prior sales, gifts, will, sureties, lien court attachments, family disputes, litigations, prior agreements, mortgages, leases, AGPA's, GPA's, etc., the Vendor has full power and absolute authority to sell the same to the Vendee.
5. THAT the Vendee shall hold and enjoy the scheduled property as an absolute owner as Vendee likes without any let or hindrance either from the Vendor or any other person or persons whomsoever.
6. THAT the Vendor further covenant with the Vendee, that if the Vendee are 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.
7. THAT the Vendor hereby indemnify and keep the Vendee indemnified from against all the losses, costs, expenses, damages, sustain, if any due to the defect in the title of the Vendor or from any third party's claim or if the Vendee has deprived from the part or whole of the schedule property. The Vendor shall compensate against the same at all times from his personal and other property.
8. THAT, the Vendor, hereby declare that I am owning vacant land admeasuring **Ac.0-30 Guntas**, in peripheral area of Hyderabad Urban Agglomeration, that after issue of the G.O.Ms.No.733, Rev. (UCI) Dept., dated 31-10-1988 and availing of the exemption granted therein and through this document I am transferring **Ac.0-30 Guntas**, If the transfer of the land is subsequently found to be in violation of any of the provision of the Urban Land (C & R) Act of 1976 of the G.O., referred to above, the Vendor will be liable for prosecution.
10. THAT the document to effect that no house or structure is constructed or existing in the house site/land mentioned in the schedule of the property. If there is any structure that may be prosecuted in a court of law U/S 27 and 64 of Indian Stamp Act.
11. THAT the land affected by this document is not an assigned land as defined in section 2(1) Act No.9 of 1977.

Appd/

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Whereas the AGPA Holder hereby declare that the said principal Owners are alive and the GPA is still in force.

That the stamp duty @ 6% was already paid on the Agreement of sale cum General power of Attorney which was regd. As Document No. **6401/2013** in the office of the Joint Sub-Registrar-5, Gandipet, hence the adjustment of stamp duty at **Rs.1,80,000/-** totally adjusted for Ac.0-30 Guntas, and is claimed as per G.O. Ms.No.1168 Revenue (Regn.I) Department, dated 15-09-2011 & G.O. Ms. No.1178 Revenue (Regn.I) Department Dated 16-09-2010 & I.G. Circular Memo No.S1/11217/2010 dated 22-11-2010., is now adjustable proportionately under section 16 of Indian Stamp Act.

RULE - 3 STATEMENT

That the Vendor hereby declare that there are no Mango Trees, Coconut Trees, Betel Leaf, Gardens, Orange groves of 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 land now being transferred, that if any suppression of acts in noticed at a future date the Vendor will be liable for prosecution as per law besides payment of deficit.

STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY FILED:

UNDER RULE 3 OF THE ANDHRA PRADESH PREVENTION OF UNDER PRESENTATION OF UNDER VALUATION INSTRUMENT RULE, 1975.

Do hereby declare that and state to the best of my knowledge the belief the market value of the property entered is as follows:

Place	Sy.No.	Area	Value Per Acre	Total Market Value
BANDLAGUDA JAGIR VILLAGE & G.P., Rajendranagar Mandal, Ranga Reddy District, Telangana State	17/A, 17/AA 17/E,	Ac.0-30 Guntas	Rs.60,00,000/-	Rs.45,00,000/-

D. P. N. S. C.

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SCHEME OF PROPERTY

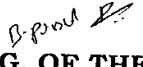
All that the **Agricultural Land**, admeasuring **Ac.0-10** Guntas in **Survey No.17/A**, an extent **Ac.0-10** Guntas in **Survey No.17/AA** and an extent **Ac.0-10** Guntas in **Survey No.17/E**, total land admeasuring **Ac.0-30** Guntas, Situated at **BANDLAGUDA JAGIR VILLAGE & G.P.**, Rajendranagar Mandal, Ranga Reddy District, Telangana State., and bounded as follows:

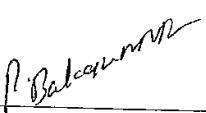
NORTH	:	Part of Sy.No.17 belongs to Smt. Chilukuri Sundaramma and Tandra Balaiah and brothers.
SOUTH	:	Part of Smt. Chilukuri Sundaramma and others Land and 25' Feet Road .
EAST	:	Saboo Motors and others.
WEST	:	Part of Land belongs to Saraswathi Vidyapeetham.

IN WITNESSES WHEREOF, the Vendor and Vendee have signed on this SALE DEED with their own free will and consent on this the day, month and year first above mentioned, before the following:-

WITNESSES:

1. 


SIG. OF THE VENDOR
(AGPA Holder)

2. 

SIG. OF THE VENDEE

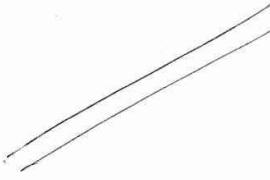
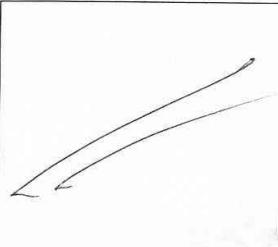
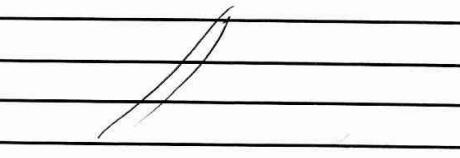
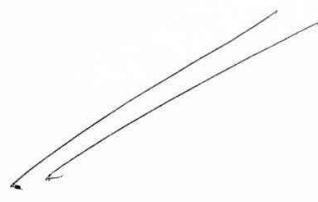
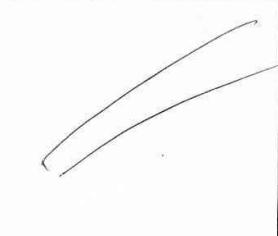
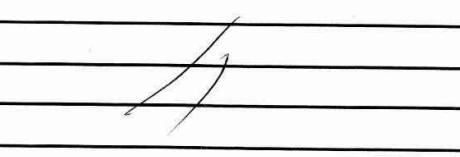
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**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32 – A OF REGISTRATION ACT,
1908**

SI No.	FINGER PRINT IN BLACK INK (Left Thumb)	PASSPORT SIZE PHOTOGRAPH (BLACK & WHITE)	NAME AND PERMANENT POSTAL ADDRESS OF Presentant / Seller / Buyer
			<p><u>B. PRASAD REDDY</u> <u>S/o B. LAKSHMI NARAYANA REDDY</u> <u>D.NO - 16-31-389-390/403</u> <u>KPHB COLONY, HYDERABAD</u></p>
			<p><u>M. ARJUN</u> <u>Age: 30 years</u> <u>S/o SESHAGIRI</u> <u>R/o VILL NO 8, VESSELLA HOMES</u> <u>KONDAPUR, HYDERABAD</u></p>
			
			

SIGNATURE OF WITNESSES:

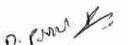
1. 
2. 

SIGNATURE OF THE EXECUTANTS:



NOTE : If the buyer(s) is / are not present before the Registrar, the following request should be signed.

I/we send here with my/our photograph (s) and fingerprints in the form prescribed, through my representative
Sri.....B. PRASAD.....S/o, Sri..B. LAXSHMI NARAYANA REDDY.....as I/we cannot appear personally before
the Registering officer in the office of Sub – Registrar of Assurances.....S.R.O. GANDIPET.....


Signature of the AGENT

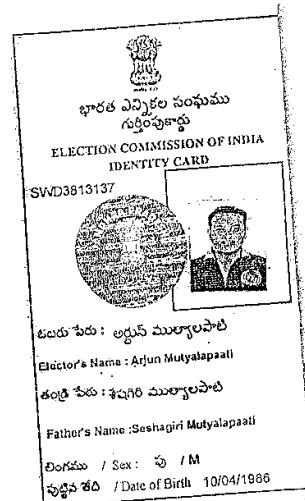
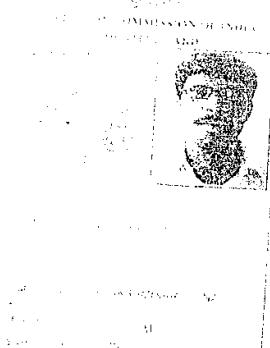

Signature(s) of Buyer(s)

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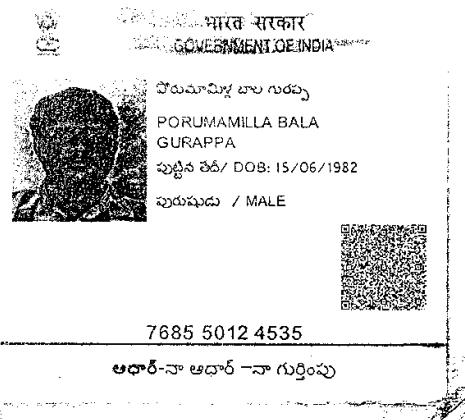


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B-Photo



P. Balaji M.P.



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Offline Challan Proforma[Dept. copy]

Challan No:7417BJ180816

Registration & Stamps
Department, Telangana

Fee Type : 91

CBS Screen Number :8888

I Remmitter Details

Name	M.ARJUN
Address	KONDAPUR, RANGA REDDY DISTRICT
PAN Card Number	AAFFL5931Q
Aadhar Card Number	
Mobile Number	9490934332

II Executant Details

Name	B.PRASAD REDDY
Address	PRODATUR, KADAPA DISTRICT

III Claimant details

Name	LEAGUE VENTURES
Address	REP.BY M.ARJUN, RESIDING AT KONDAPUR, RANGA REDDY DISTRICT

IV Document Nature

Nature of Document	SALE DEED
Property Situated in(District)	RANGA REDDY

V Amount Details

Stamp Duty	67400
Transfer Duty	0
Registration Fee	22500
User Charges	100
TOTAL	90000
Total in Words	NINETY THOUSAND RUPEES ONLY
Date(DD-MM-YYYY)	18-08-2016
Journal No.	7-2571800 7
Stamp & Signature	

Note: This challan reference would be valid Only from date :18-08-2016 To 28-08-2016

Offline Challan Proforma[Citizen copy]

Challan No:7417BJ180816

Registration & Stamps
Department, Telangana

Fee Type :91

CBS Screen Number :8888

I Remmitter Details

Name	M.ARJUN
Address	KONDAPUR, RANGA REDDY DISTRICT
PAN Card Number	AAFFL5931Q
Aadhar Card Number	
Mobile Number	9490934332

II Executant Details

Name	B.PRASAD REDDY
Address	PRODATUR, KADAPA DISTRICT

III Claimant details

Name	LEAGUE VENTURES
Address	REP BY M.ARJUN, RESIDING AT KONDAPUR, RANGA REDDY DISTRICT

IV Document Nature

Nature of Document	SALE DEED
Property Situated in(District)	RANGA REDDY

V Amount Details

Stamp Duty	67400
Transfer Duty	0
Registration Fee	22500
User Charges	100
TOTAL	90000
Total in Words	NINETY THOUSAND RUPEES ONLY
Date(DD-MM-YYYY)	18-08-2016
Journal No.	7-2571800 7
Stamp & Signature	

Journal No.

Stamp & Signature

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