



AP 23.11.98 65631

S. L. NO: 200/1998 OF 11/11/1998 - Rs 5,000

PURCHASER: N. RADHA KRISHNA

S/O S. D. RAO

HYD.

RECORDED BY THE DIRECTOR

C. VENKATESWARA RAO

S/O S. D. RAO, P. N. S. RAO

SALE DEED

THIS DEED OF SALE is made and executed on this the 9th day of April, 1998 at Hyderabad,

By

Sri. Komaraboina Anjaneyulu Son of Late Sri. Muthyaloo, aged about 41 years, Occup: Business, resident of Madhapur Village, Seri Lingampally Mandal, R.R. Dist, hereinafter referred to the party to the First Part.

Sri. K. Indresena Son of Late Sri. Muthyaloo, aged about 32 years, Occup: Business, resident of Madhapur Village, Seri Lingampally Mandal, R.R. Dist, hereinafter referred to the party to the Second Part.

Sri. K. Manikyan Son of Late Sri. Muthyaloo, aged about 27 years, Occup: Business, resident of Madhapur Village, Seri Lingampally Mandal, R.R. Dist, hereinafter referred to the party to the Third Part.

AND

Smt. K. Lingamma Wife of Late K. Muthyaloo, aged about 65 years, Occup: House Wife, resident of Madhapur Village, Seri Lingampally Mandal, R.R. Dist, hereinafter referred to the party to the Fourth Part.

Contd..... 2

For Jain Sadguru Constructions LLP

Partner

hereinafter referred to as the "VENDORS", of the first part which expression shall mean and include his/her respective heirs, legal representatives, executors, administrators and assignees and successors in interest.

IN FAVOUR OF

M/s Image Hotels Private Limited represented by its Director C.Venkateswara Rao Son of C.Venkataramiah having its Registered Office at Plot No.14, Road No.2, Jubilee Hills, Hyderabad, hereinafter referred to as the "PURCHASER" which expression shall, mean and include her respective heirs, legal representatives, executors, administrators and assignees and successors in interest.

Whereas One Sri.K.Muthyalu son of Sri.Sayanna, was the lawful owner and possessor of agricultural lands in Survey No. 72, Madhapur Village, Seri Lingampally, R.R.District totally admeasuring 3.39 acres and 9.33 acres as per the entries in the village records and as per the Ryot Pass Book issued in his name.

Whereas the said K.Muthyalu died on 26.03.1994, and by virtue of succession, his three sons, and his wife, the Vendors herein, have become the absolute owners, successors and are in possession and enjoyment of the said agricultural lands.

Whereas the Vendors have earmarked an area of 3 acres and constructed individual dwelling units in an area of 1180 Sq.Yds each

Whereas the Vendors offered to sell dwelling unit bearing Municipal No. 1-98/4/7 together with land admeasuring 1180 Sq.Yds out of the said 3 acres of land forming part of Survey No. 72 in Madhapur Village, Seri Lingampally Mandal, R.R.Dist for a total consideration of Rs.2,36,000/- (Rupees Two Lakhs thirty six thousand only) and whereas the Vendee agreed to purchase the said property for said consideration.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

In consideration of a sum of Rs.2,36,000/- (Rupees Two Lakhs Thirty six thousand only) duly paid by the Vendee to the Vendors towards sale consideration at the time of registration the receipt of which the vendors hereby acknowledge separately, the Vendors do hereby grant, convey, sell, transfer, assign and assure unto and to the use of Purchaser, free from encumbrances, all that dwelling unit bearing Municipal No.1-98/4/7 upon land admeasuring 1180 Sq.yds forming part of Survey No. 72, Madhapur Village, Seri Lingampally Mandal, R.R.Dist as delineated in the plan annexed hereto and described in the schedule below together with all rights and easements attached or reputed to be attached thereto absolutely and for ever.

Contd.... 3

K. S. S. S.

H. M. S. S.

For Jain Sadguru Constructions LLP

P. P. S. S.
Partner

2. The Vendor has already delivered the vacant possession of the said property to the Purchaser, simultaneously with the execution of these presents the Vendor confirms that all the rates and taxes due on the property have been paid upto date of registration.

3. The Vendor hereby covenants with the Purchaser that the Vendor are the rightful owners and are in possession of the said property free from any encumbrances, attachments, or defect in title whatsoever and the Vendor has the full power and absolute authority to sell the said property in the manner aforesaid.

4. The Vendor hereby assures the Purchaser that the said property is free from all or any encumbrances, charges, mortgage, lien claims of maintenance, and attachment from Court or otherwise and is also free from all kinds of public and Private demands and the purchaser has agreed to purchase the property believing the said assurance in utmost good faith.

5. The Purchaser shall hereafter peacefully and quietly hold, possess, enjoy and use the said property without any claim or demand whatsoever from the Vendor or any person claiming through or under him. And further the vendor covenants with the Purchaser to indemnify and keep indemnified the Purchaser from or against all encumbrances, claims charges and duties whatsoever.

6. The Vendor hereby further agreed to sign all such papers, forms, applications, suits, pleading, memorandums, undertakings, affidavits etc., which ever is necessary for mutation and or title defence of the schedule property in favour of the Vendee in the concern department of departments.

7. The land affected by this document is not an assigned land as defined in section 2(1) Act 9 of 1977.

8. The Vendor has this day delivered the copies of the title deed and other link documents to the Purchaser, the Original title Deed being for a larger extent of the Property.

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① K. R. S. S. S.

③ K. R. S. S. S.

② K. R. S. S. S.

④

At of K. R. S. S. S.

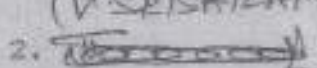
11 4 11
SCHEDULE OF PROPERTY

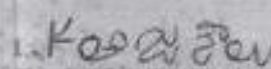
All that dwelling unit bearing Municipal No.1-98/4/7 upon land admeasuring 1180 Sq.yds forming part of Survey No. 72, Madhapur Village, Seri Lingampally Mandal, R.R.Dist together with all easementary rights and privileges and bounded by

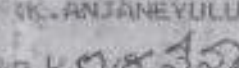
NORTH : PREMISES NO.1-98/4/8
SOUTH : PREMISES NO.1-98/4/6
EAST : NEIGHBOURS PROPERTY
WEST : ROAD

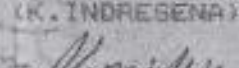
IN WITNESS WHEREOF, the Vendor has signed this Deed of Sale on
day of , at Hyderabad.

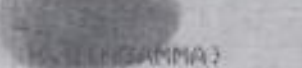
WITNESSES:

1. 
(V. SRISAILEKSHMI)
2. 
(S.A. DABHI)

1. 
(K. ANJANEYULU)

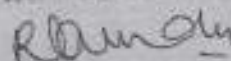
2. 
(K. INDRESENA)

3. 
(K. MANIKYA)

4. 
(K. LINGAM)

(VENDORS)

DRAFTED BY



RUHUL KHUDDUS

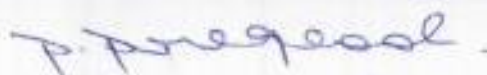
Asst. Document Writer

A. O. Ranga Reddy

D.W.L. No. 4/08

R.0052/98

For Jain Sadguru Constructions LLP



ANNEXURE - 1A

1. Description of Building : H.No.1-98/4/7 at Madhapur Village.
 - (a) Nature of Roof : A.C.C. Sheet.
 - (B) Type of Structure : A.C.C. Sheet.
2. Age of the Building : New
3. Total Extent of Site : 1180 Sq.yards
4. Building area particulars (with breakup floor wise): 100 Sq.feet
 - Cellar parking area
 - In the Ground Floor
 - In the First Floor
 - In the 2nd Floor
 - In the 3rd Floor
5. Annual Rental Value : Rs.2,000/-
6. Municipal Rental Value : Rs.233/-
7. Party's own estimate value of the building : Rs. 2.36.000/-

Place: Hyd.

Dated: 9-4-1998.

K. S. S. S.
SIGN. OF EXECUTANT(S)

C E R T I F I C A T E

I/We the under signed hereby declare that what is stated above is true and correct to the best of my/our knowledge and belief.

K. S. S. S.
SIGN. OF EXECUTANT(S)

SIGN. OF CLAIMANT

For Jain Sadguru Constructions LLP

P. P. P. P.
Partner

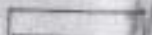
REGISTRATION PLAN OF PREMISES NO. 1-98/4/87
IN PART OF SY. NO. 72 AT MANDHAPUR VILLAGE
SERILINGAMPALLY MANDAL RANGA REDDY DIST.

VENDORS :- 1. SRI. K. ANJANEYULU S/O LATE. K. MUTHYALU
 2. SRI. K. INDRA SENA S/O LATE K. MUTHYALU
 3. SRI K. MANIKYAM S/O LATE K. MUTHYALU
 4. SMT. K. LINGAMMA W/O LATE K. MUTHYALU

VENDEE :- M/S. IMAGE HOTELS PVT. LTD. REP. BY ITS DIRECTOR
SRI. C. VENKATESWARA RAO

REFERENCES

INCLUDED 

EXCLUDED:- 

AREA :- 1180 Sqyds

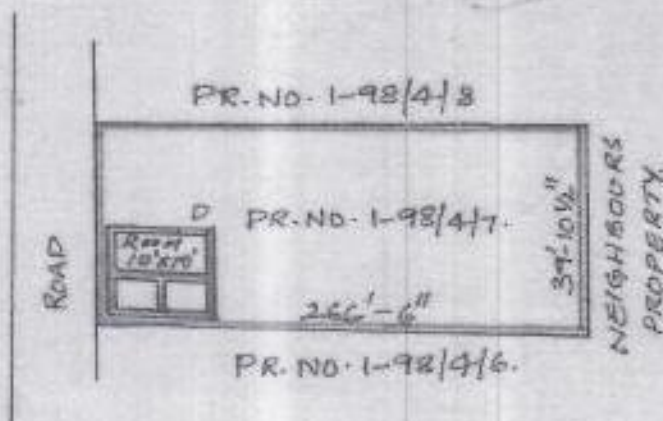
BOUNDARIES

NORTH: PREMISES NO: 1-98/4/8

SOUTH: PREMISES/ NO: 1-98/4/6

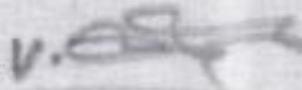
EAST: NEIGHBOURS PROPERTY

WEST: ROAD



SIGN. OF VENDORS.

WITNESSES

1. 

2. 

1. K. Anjaneyulu

2. K. Indra Sena

3. K. Manikyan