

Doc 671/2015 U-27



672-
ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

SI.No...1.95... Date 31-01-2015

Sold to P. ROHIT REDDY S/O P.V. RAMPRASAD REDDY R/o HYDERABAD

For whom. M/s. MAHIRA POWER SYSTEMS PRIVATE LIMITED,
HYDERABAD

Mohd. Jahangir
(Licensed Stamp Vendor)

L No 1405005/1978, R No 1405021/2014
Pan Shop, Nagarkurnool Road,
Badepally, Pin code - 509301
Phone no: 9849464860

SALE DEED

Sale for Rs. 4,80,000 /- Stamp Worth Rs. 100 /-

This Deed of sale is made and executed on this 02ND day of February 2015, at Jadcherla, Mahabubnagar District,

BY AND BETWEEN:

SRI. JADCHERLA NARSIMULU S/o. RAMAIAH, aged about 36 years,
Occupation: Agriculture, R/o Udithyala Village, Balanagar Mandal, Mahabubnagar Dist.,

HEREINAFTER referred to as **VENDOR** (which expression shall unless repugnant to the context or meaning thereof be deemed to include his successors, administrators, executors and assignees etc of the FIRST PART)

AND

M/s. MAHIRA POWER SYSTEMS PRIVATE LIMITED, a Company incorporated under the provisions of the Companies Act, 1956 having its registered office at 1-121/1, Sy. Nos. 66(part) & 67 (Part), Miyapur, Serilingampally, Hyderabad - 500 050 (PAN No AAICM 3245N) Represented by its Director **SRI. P. ROHIT REDDY** S/o. P.V. Ramprasad Reddy, aged about 26 years, Occupation: Business, R/o. Plot No: 46, Sidharth Nagar, Behind Vengal Rao Colony, Hyderabad. (PAN No AQGPP7146L)

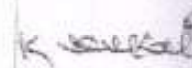
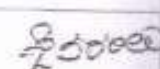
Contd., 2

552

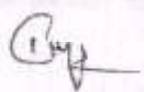
Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Jadcherla along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 2400/- paid between the hours of 2 and 3 on the 02nd day of FEB, 2015 by Sri M/S Mahira Power Systems Pvt

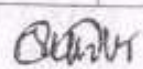
Execution admitted by (Details of all Executants/Claimants under Sec 32A):

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 K. VENKATESHWARA RAO [1405-1-2015-672]	K. VENKATESHWARA RAO(R)/M/S MAHIRA POWER SYSTEMS PVT LTD REP BY P. ROHIT REDDY P. V RAMPRASAD REDDY HYDERABAD.	
2	EX		 JADCHERLA NARSIMULU [1405-1-2015-672]	JADCHERLA NARSIMULU S/O. RAMAIAH UDITHYALA, BALANAGAR, MBNR	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 T. LAKSHMINARAYANA [1405-1-2015-672]	T. LAKSHMINARAYANA S/O T. RAMCHANDRAIAH R/O UDITHYALA VILL BALANAGAR MDL	
2		 R. VENU MADHAVA RAO [1405-1-2015-672]	R. VENU MADHAVA RAO S/O R. PRABHAKAR RAO R/O HYDERABAD	

02nd day of February, 2015


Signature of Joint SubRegistrar8
Jadcherla

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671/2015, Sheet 1 of 7
Joint SubRegistrar8
Jadcherla



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HEREINAFTER referred to as **VENDEE** (which expression shall unless repugnant to the context or meaning thereof be deemed to include his successors, administrators, executors and assignees of the **OTHER PART**).

WHEREAS:

VENDOR is the owner and possessor of the agricultural land as per the below mentioned details

Survey No	Nature of Land	Extent Acre – Guntas.	In Hectors	Title deed No	Patta No:
667	Dry	03 – 36	01 – 56	488494	477
665	Dry	00 – 36	01 – 16		
TOTAL		04 – 32	01 – 92		

WHEREAS all the above **VENDOR** are the owners and peaceful physical possessor's of Total Agricultural land Admeasuring **Acre 04 – 32 Guntas** Situated at **UDITHIYALA Village & Grampanchayath, Balanagar Mandal, Mahabubnagar District.**

AND WHEREAS the **VENDOR** have agreed and offered to sell the Total Agricultural land Admeasuring **Acre 04 – 32 Guntas** to the **VENDEE** for a total Sale Consideration of **Rs. 4,80,000/- (Rupees Four Lakhs eighty thousand only)** and **VENDEE** herein has agreed to purchase the Schedule Property for the said sale consideration from the **VENDOR**. The **VENDEE** has paid total sale consideration amount by way of cash

NOW THIS AGREEMENT OF SALE WITNESSES AS FOLLOWS:

01. That in pursuance of the above offer and in acceptance of consideration the **VENDEE** has already paid the entire Sale consideration of **Rs. 4,80,000/- (Rupees Four Lakhs eighty thousand only)** to the **VENDOR**. That the **VENDOR** hereby acknowledge the receipt of the said amount from the **VENDEE** and releases the **VENDEE** from future liability of payment in this transaction.
02. That the **VENDOR** hereby declares and transfers the Schedule mentioned property by the **ABSOLUTE SALE** to the **VENDEE TO HAVE and TO HOLD** the same absolutely forever together with all the estate rights, title, liens, interests, easements, advantages, claims, whatsoever and appurtenances pertaining thereto which the **VENDOR** are having in respect of the Schedule Property.

Contd., 3

[Handwritten signature]

Endorsement:

Description of Fee/Duty	In the Form of					Total
	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	26300	0	0	0	26400
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	2400	0	0	0	2400
User Charges	NA	105	0	0	0	105
Total	100	28805	0	0	0	28905

Rs. 26300/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2400/- towards Registration Fees on the chargeable value of Rs. 480000/- was paid by the party through Challan/BC/Pay Order No ,277274 dated ,02-FEB-15.

Date

02nd day of February,2015

Signature of Registering Officer

Jadcherla

Joint SubRegistrar
Jadcherla

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671/2015. Sheet 2 of 7

1వ పుస్తకము 2015 సంవత్సరం (కా.న.1936)
1వ.671.....వెంబరంగా ఉత్తస్థానం చేయబడి
స్వామింగ్ నిమిత్తము గుర్తింపు వెంబరు
1405-1-671-.....2015 ఇచ్చినదని
2015 సంవత్సరము 02 తేది 13....
వ.....మొగ్గు.....మొగ్గు 1936 కా

రిజిస్ట్రేషన్, అధికారి
జెడ్. సురేందర్
సబ్-రిజిస్ట్రారు జడ్చెరల



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03. That the **VENDOR** have today handed over the vacant and peaceful physical possession of the schedule property to the **VENDEE** and shall keep indemnified from all losses, cost, expenses, damages, and whatsoever may be incurred by the **VENDEE** and shall be put into by reason of any defect in the title of the Schedule Property at the time of the execution of sale.
04. That the **VENDOR** further covenants with the **VENDEE** that, if the **VENDEE** is deprived of whole or any part on account of any defect in the title of the **VENDOR**, the **VENDOR** shall indemnify and compensate the **VENDEE** against the same.
05. The **VENDOR** hereby handed over original title deeds, relating to the Schedule Property and other necessary documents as required and asked by **VENDEE**.
06. That the **VENDEE** can hold and enjoy the Schedule Property hereafter as an absolute owner as they like without any coercion or hindrance or interference either from the **VENDOR** or from any other party.
07. The **VENDOR** hereby declare that the Schedule Property is free from all/any encumbrances, attachments, charges, litigation, sales, gifts, mortgages, prior assignments of sale or lease hold, claims and demands etc.
08. That the **VENDOR** have cleared / paid all the taxes, water charges, electricity bills, property tax, agricultural land assessment tax, development, charges, cess or any other statutory / non-statutory dues either to the Government or private financial institutions or any other tax . cess / fees etc. If any dues are found unpaid after this sale the **VENDOR** will be liable to pay all such dues on later date. That the **VENDEE** shall pay all taxes in respect of the Schedule Property from date of execution of sale by the **VENDOR**.
09. That the **VENDOR** shall do all further acts and deeds more perfectly, conveying and assigning the said Schedule Property and every part thereof in manner aforesaid according to the true intent and meaning of this sale deed.
10. That the **VENDOR** further agrees to sign all such papers and petitions applications which shall be required reasonably in getting mutation in revenue records or in any other concerned departments at the expenses of the **VENDEE** on completion of the sale on **VENDEE'S** name.
11. That the land affected by this document is not assigned land as defined in Sec. 2 (1) of A.P. Assigned (Prohibition of Transfers) Act 9 of 1977, the said land is not covered by A.P. Agricultural Land Ceiling Act 1973.

[Handwritten signature]

Contd., 4



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Joint SubRegistrar

Jadcherla



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SCHEDULE OF PROPERTY

All That The agriculture land (Dry) In.

Survey No	Nature of Land	Extent Acre – Guntas.	In Hectors	Title deed No	Patta No:
667 @	Dry	03 – 36	01 – 56	488494	477
665	Dry	00 – 36	01 – 16		
TOTAL		04 – 32	01 – 92		

Situated at **UDITHIYALA** Village & Grampanchayath, Balanagar Mandal, Mahabubnagar District.

Registration District Mahabubnagar Sub-District Jadcherla, is Bounded By:-

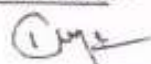
EAST : Mamidi Gutta Tanada Road,
WEST : Land of K. Narsingh,
NORTH : Land of J. Yadaiah,
SOUTH : Land of Srinivas Rao,

STATEMENT OF MARKET VALUE UNDER RULE – 3

Name of the Village		UDITHIYALA		
Survey No	Extent Acre – Guntas	In Hectors	Rate Per Acre	Total Value
667 @	03 – 36	01 – 56	Rs. 1,00,000/-	
665	00 – 36	01 – 16		
TOTAL	04 – 32	01 – 92		Rs. 4,80,000/-

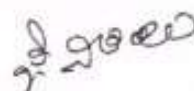
IN WITNESS WHEREOF the parties here to have set and subscribed their hands and seal the day, month and year first above-written.

Witnesses: -

1. 

2. 

Signature of the Vendor:-





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Joint SubRegistrar
Jadcherla

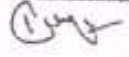


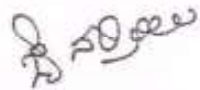
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	NAME OF THE BUYER (S) <u>P. ROHIT REDDY</u> S/o. <u>P.V. Ramprasad Reddy</u> <u>R/o. Hyderabad</u>
	NAME OF THE BUYER (S) <u>K. Venkateswara Rao, Age: 48 yrs,</u> <u>S/o. K. APPA Rao</u> <u>R/o Hyderabad</u>
Passport Size Photo	
Passport Size Photo	

SIGNATURE OF WITNESSES:

1. 
2. 



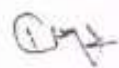
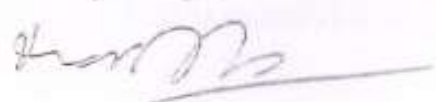
SIGNATURE OF THE EXECUTANT/S

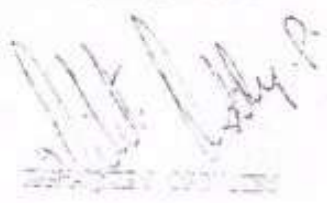
NOTE: If the Buyer (s) is / are not present before the Sub-Registrar, the following request should be signed. We send here with my / our photograph / (s) and fingerprints in the form prescribed, through my / our representative,

Sr. K. Venkateswara Rao as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar, Assurances. Tadchellu

SIGNATURE OF THE REPRESENTATIVE

SIG OF WITNESS 1





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Q

Joint SubRegistrar

Jadcherla



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PERMANENT ACCOUNT NUMBER
ADYPR9362B



NAME
KOTI VENKATESWARA RAO

NAME OF THE WATERBORN
KOTI APPA RAO

DATE OF BIRTH
14-03-1966

STAMP SIGNATURE



Signature of the Waterborn

DATE OF BIRTH

Signature of the Waterborn

RIP BY

K. Venkatesh

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
MAHIRA POWER SYSTEMS PRIVATE
LIMITED
14/12/2012
Permanent Account Number
AAICM3247N

VENDEE

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
VENKATESWARA RAO
14/12/2012
Permanent Account Number
AAICM3247N



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Joint SubRegistrar
Jadcherla



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 Election Commission of India
 ఎన్నికల आयोगము
 IDENTITY CARD
 గుర్తింపు కార్డు

Elector's Name: Thammali Lakshminarayana
 పేరు: తమ్మలీ లక్ష్మీనారాయణ
 Father's/Mother's/Husband's Name: Thammali Ramchandrababu
 తండ్రి/తల్లి/భర్త పేరు: తమ్మలీ రామచంద్రబాబు
 Sex: M
 Age as on 1-1-95: 35
 1-1-95 వరకు వయస్సు: 35

Address: 1-81
 Uddihyala
 Mahabub
 509202
 ఎడెస్: 1-81
 ఉద్దిహలా
 మహబూబ్ నగర్


 Electoral Registration Officer
 ఎన్నికల నమోదు అధికారి
 Assembly Constituency: Mahabub Nagar
 శాసనసభ నియోజకవర్గం: మహబూబ్ నగర్
 Date: 15-01-1996

This Card may be used as an identity card under different Government schemes.
 ఈ కార్డును వివిధ ప్రభుత్వ పథకాలలో గుర్తింపుగా ఉపయోగించవచ్చును.
 MPIC No: 14/10/00/00/106567/04

WITNESS

One


 भारत सरकार
 GOVERNMENT OF INDIA

జడ్చర్ల నర్సయ్య
 JADCHARLA NARSIMULU
 పుట్టిన తేదీ DOB: 04/07/1978
 పురుషుడు / Male

2468 2752 9231

అధార్ - అధార్ - సామాన్యమైనపుడి హక్కు


 भारतीय-विशेष पहचान प्राधिकरण
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: ఇంటి నెం 4-86, బాలానగర్ (మం).
 జిల్లా: ఉద్దిహలా, జిల్లా: మహబూబ్ నగర్.
 మహబూబ్ నగర్ జిల్లా
 అండ్ పిన్: 509202

Address: H No 4-86, Balanagar
 Mandal Uddihyal, Uddihyala,
 Mahabub Nagar
 Andhra Pradesh, 509202

Aadhaar - Aam Aadmi ka Adhikar

VENDOR


 భారత ప్రభుత్వం
 Government of India

రామరాజు వెంకటాద్రి రెడ్డి
 Ramaraju Venu Madhava Rao
 పుట్టిన తేదీ / Year of Birth: 1971
 పురుషుడు / Male

5974 5955 1246

అధార్ - సామాన్యమైన హక్కు


 भारत सरकार
 Government of India

చిరునామా: S/O: Ramaraju
 Prabhakar Rao, 5-6-26th,
 Vaidhehi Nagar, behind Sri
 Sree, pg College,
 Vanasthalipuram,
 Hayathnagar, K.V.
 Rangareddy,
 Vanasthalipuram, Andhra
 Pradesh, 500070

5974 5955 1246



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671/12015

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Joint SubRegistrar
Jadcherla



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ORIGINAL

రవాణా వేజులు మరియు రుసుముల రశీదు

నెం. 614

శ్రీమతి / శ్రీ.

J. నర్సింహులు -

ఈ దిగువ ఉదహరించిన దస్తావేజును మరియు రుసుము వుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	4-				
దస్తావేజు విలువ	48000/-				
స్టాంపు విలువ రూ॥	100				
దస్తావేజు నెంబరు	671/15				
రిజిస్ట్రేషను రుసుము	2400				
లోటు స్టాంపు	26300				
యాజర్ చార్జీలు	105				
అదనపు షీట్లు	/				
5X.....					
మొత్తం	28600/-				

R. 277214
4.45

ఆక్షరాల

తేది 2/2/15

రూపాయలు మాత్రమే)

లింగ

ప్రతినిధి

Note : Document will be returned at 3.30 p.m. to 5.00 p.m.

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part there of in excess of 10 days subject to a maximum of Rs. 500/- will be levied.

ORIGINAL

రస్తావేజాలు మరియు రుసుముల రశీదు

నెం. 614

శ్రీమతి / శ్రీ

J. నర్సయ్య -

ఈ దిగువ ఉదహరించిన రస్తావేజాను మరియు రుసుము ఫుచ్చుకోవదలెనది.

రస్తావేజా స్వభావము	9~				
రస్తావేజా విలువ	48000/-				
స్టాంపు విలువ రూ॥	100				
రస్తావేజా నెంబరు	671/15				
రిజిస్ట్రేషన్ రుసుము	2400				
లోటు స్టాంపు	26300				
యాజర్ చార్జీలు					
అదనపు షీట్లు	105				
5X.....	/				
మొత్తం	28800/-				

Ru 277214
2/15

వాపసు చేయబడినది

అక్షరాల.....

రూపాయలు మాత్రమే)

తేది

2/2/15

1004

స్టాంపు

Note : Document will be returned at 3.30 p.m. to 5.00 p.m.

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs.50/- every thirty days or part there of in excess of 10 days subject to a maximum of Rs. 500/- will be levied.