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Doc No. - 3815/2018

एक सौ रुपये

Rs. 100

रु. 100



ONE
HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

Chs 3815/18

తెలంగాణ తెలంగాణ TELANGANA

P 956368
Santosh

No. 3802 Date 30/4/18 Rs. 100/-

Sold To T. Mansimma Reddy S/o T. Venkatavali. A/H

A. SANTHOSH KUMAR
Licensed Stamp Vendor

for whom M/s. T.N.R. Housing Projects (India) LLP.

I.No. 15-02-015/2015, R/L No. 15-02-019/18
P. No. 89, Madhani Colony, Ilayathnagar,
R.R. Dist. Cell No: 9849635793

SALE DEED

THIS DEED OF SALE is made and executed on this the 30th day of APRIL, 2018, by:

SRI. DONURU SATHI REDDY, S/O. D.BUCHI REDDY, Aged about 69 years, Occu: Business, R/o. H.No.1-12, Parvathapuram Village, Ghatkesar Mandal, Medchal-Malkajgiri District. PAN NO.ALMPD7438Q) (Aadhar No.845402685969).

Rep. By her registered Agreement of sale-cum-General Power of Attorney Holder through Doc.No.3630/2018 Dtd.26-04-2018 registered in the office of S.R.O. Abdullapur.

SRI.KANCHI SURENDRANATH S/O. LATE K.VENKATA SUBBAIAH, Aged about 38 years, Occu: Business, R/o. Plot No.11, Royal Villas, Panchavati Colony, Manikonda, Ranga Reddy District -500 089. (PAN NO.BKTPS7296A) (Aadhar No.655790597802).

(HEREINAFTER CALLED THE VENDOR)

[Signature]

or SRI SURYA DEVELOPERS

[Signature]
Managing Partner

IN FAVOUR OF

M/s. T.N.R. HOUSING PROJECTS (INDIA) LLP., represented by its Designated Partner **Sri T.Narsimha Rao, S/o. T.Venkataiah**, aged about 50 years, occupation: Business, O/o. 1-29/2/B, Mohan Nagar, Kothapet to Nagole Main Road, Hyderabad. (PAN NO.AAECT4889P).

(HEREINAFTER CALLED THE 'PURCHASER')

WHEREAS the Vendor is the sole and absolute owner in possession of the agricultural dry land of an extent of Ac.9-35 Guntas in Sy.No.74/10, equivalent to 3.95 Hectares, Situated at Bacharam Village, Previously Hayathnagar Revenue Mandal, Presently Abdullapurmet Mandal, Ranga Reddy District, having purchased the same From Ch.V.S.R.Ravi Kumar S/o. Late V.V.N.K.Somayaji through a registered Sale Deed bearing Document No.8848/2015 Bk-1 Dtd.23-12-2015 registered in the office of S.R.O. Hyderabad East. From the date of Purchase the Vendor is in possession and enjoyment of the same. After that the Vendor name was mutated in the Revenue Records Vide Proceedings No.B/79/2016, dated:08-09-2016, issued by the Mandal Revenue Officer, hayathnagar, Ranga Reddy District, and got Patta No.584, issued by the Thasildar, Abdullapurmet Mandal, Ranga Reddy District.

WHEREAS the Vendor has offered to sell the agricultural dry land of an extent of Ac.9-35 guntas, in Survey No.74/10, Situated at Bacharam Village and Grampanchayat, Abdullapurmet Mandal, Ranga Reddy District, free from encumbrances for a total consideration of Rs.2,46,87,500/- (Rupees Two Core Fourty Six lakhs Eighty Seven thousand Five hundred only) and the Purchaser agreed to purchase the same for the said consideration.

WHEREAS the Vendor has already received from the said purchaser the said consideration of Rs.2,46,87,500/- (Rupees Two Core Fourty Six lakhs Eighty Seven thousand Five hundred only) the receipt of which the Vendor hereby admits and acknowledge the same.

For SRPSORIA DEVELOPERS
Managing Partner
K. Q.

NOW THEREFORE THIS DEED OF SALE WITNESSES:

That in pursuance of the said agreement and in consideration of the sum of Rs.2,46,87,500/- (Rupees Two Core Fourty Six lakhs Eighty Seven thousand Five hundred only) by way of cheque bearing No.000004 Dtd.30-04-2018 for Rs.50,00,000/-, cheque bearing No.000005 Dtd.30-4-2018 for Rs.50,00,000/-, cheque bearing No.000006 Dtd.30-4-2018 for Rs.50,00,000/-, cheque bearing No.000007 Dtd.30-4-2018 for Rs.50,00,000/-, and cheque bearing No.000008 Dtd.30-4-2018 for Rs.46,87,500/-, all are drawn on HDFC BANK, Income Tax Colony, Hyderabad Branch, already received by the Vendor from the purchaser the said vendor is absolute owner of the said property described in the schedule hereto with the boundaries does hereby transfer, convey and assign free from encumbrances all the said property to hold the same to the said purchaser as absolute owner together with appurtenances belonging hereto and all the estate, right, title, interest and claim whatsoever of the vendors in or to the said property hereby conveyed. The purchaser shall hold and enjoy the same as absolute owner.

The vendor hereby covenants with the purchaser as follows:

1. The said property shall be quietly entered into and upon by the purchaser who shall hold and enjoy the same as absolute owner without any interruption from the vendors or any persons claiming through the vendor.

2. The vendors have given vacant possession of the said property to the purchaser.

3. The vendor has paid all taxes etc., Payable on the said property up to date and the purchaser will have to pay such taxes etc., Payable hereafter.

4. The property is free from all encumbrances, charges, mortgages, prior assignments of sale or leasehold or court attachments and it is not subject to any other litigation.

5. The previous title deeds relating to the said property hereby handed over to the purchaser.

For SRI SURYA DEVELOPERS

K. P. Managing Partner

The vendor hereby agrees to get the title of the said property changed in the name of the purchaser in Revenue Records.

7. The vendor do hereby further agrees with the purchaser at all times hereafter and at the cost of the purchaser to do and execute all such lawful acts, deeds and things for further and more perfectly assuring the said property to the purchaser according to the true intent and meaning of this deed.

8. The vendor do hereby agrees to keep indemnified the purchaser from and against all losses, costs, damages and expenses, which the purchaser may sustain by reason of any body claiming to the said property.

9. The said property is not come under the Agricultural Land Ceiling Act. And it does not belong to Assigned Land or under mortgage to Govt. agencies / undertakings.

The market value of the property is Rs.25,00,000/- per acre, total value of Rs.2,46,87,500/-.

A Stamp duty of Rs.12,34,375/- @ 5% on M.V. of Rs.2,46,87,500/- at the rate of Rs.25,00,000/- per Acre, was paid on A.G.P.A. Doct. No.3630/2018, and after availing concession of stamp duty of Rs.9,87,500/- @ 4% U/S 16 of I.S. Act 1899, remaining Stamp Duty of Rs.3,70,315/- is being paid on this Document.

The terms "THE VENDOR" and "THE PURCHASER" herein used shall wherever the context shall mean and include their respective heirs, executors, administrators, legal representatives, successors and assignees etc., as the parties themselves.

For SRI SURYA DEVELOPERS

K. Suresh

Managing Partner

SCH 8 DEED OF PROPERTY

All that piece and parcel of the Agricultural dry land of an extent of Ac.9-35 austas, in Sy.No.74/5, equivalent to 1.69 Hectares, Situated at Bacharam Village, Previously Hayathnagar Revenue Mandal, Presently Abdullapurmet Mandal, Ranga Reddy District, under S.R.O, Abdullapurmet and bounded by:-

NORTH :: 30 ft.Wide Road in Survey No.73 (Part);

SOUTH :: Agri.Land in Survey No.74 (Part);

EAST :: Agri.Land in Survey No.75/6, belongs to D.Narasimha Reddy;

WEST :: Agricultural land in Survey No.79.

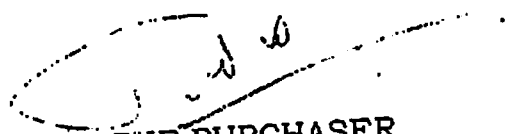
IN WITNESS WHEREOF the Vendor hereunto have set their hands to this Deed of Sale with their free will and sound mind on the day, month and the year first above mentioned in the presence of the following witnesses:

WITNESSES:

1. K. Siva Rao

K. Siva Rao
SIG.OF THE VENDOR
(Rep. by his A.G.P.A. Holder)

2. 


SIG.OF THE PURCHASER
For SRI SURYA DEVELOPERS

K. Siva Rao
Managing Partner



భారత ప్రభుత్వం
Government of India

Enrollment No : 1190/06843-02579

Chartered Accountant
Mr. K. Suresh Rao
101 Hyderabad Venkatesh
101 No 10 New Ashoknagar Temple
101 2 Vasavi Colony R.R. Puram
Chaitanyapuram Rangareddy
Telangana Pradesh - 500035



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సంఖ్య / Your No. :
8843 2677 4439

సామాన్యని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA
Chartered Accountant
Mr. K. Suresh Rao

8843 2677 4439



For SRI SURYA DEVELOPERS

K. Suresh Rao

Managing Partner