

3000/1980

D

M-5-1511

200Rs.



27.3.80. 6017. 2000.00. K. Satyanarayana. Dismissed. Sri. Hema Lakshmi. Sri. Ramash Babu. 24/3/80.

K. Laxminarayana,
Sole Proprietor, Nandam
MAYARODA, HYDRA. A.P.

SALE DEED

THIS DEED OF SALE is made and executed on this
the 31st day of March, 1980 at Hyderabad;

BY

1. Sri Medasani Venkateswara Rao, S/o Late Kotayya, Hindu, aged about 70 years, Occupation: Agriculture, R/o Sri Satyanarayana Grape Garden, Kothapet, Hyderabad-500035;
2. Sri Somavarapu Subba Rao, S/o Sri Sanjeeva Rayudu, Hindu, aged about 54 years, Occupation: Agriculture, R/o Ramakrishnapuram, Hyderabad-500035;
3. Sri Musunuru Venkata Chalapathi Rao, S/o Bapaiah, Hindu, aged about 54 years, Occupation: Agriculture, R/o Aitanagaram, Tenali, Guntur District; and
4. Sri Totakura Laxminarayana S/o Sri Kistaiah, Hindu, aged about 70 years, Occupation: Agriculture, R/o Tadigadapa village, Vijayawada Taluka, Krishna District;

(hereinafter called the "VENDORS" which expression shall wherever the context so requires or permits include their heirs, successors, legal representatives, assigns, executors and administrators of the One Part);

H Radha Krishna Murthy
C.P.A.

Contd..2..



DATE: 24.3.80. S. No: 6018. Value of Rs: 200/- P. Salganur. Address: Smt. S. Hemalatha. For Whom Purchased: Smt. Ramesh Babu. 24/3/80.

K. Laxminarayana

: Page-2 :

Smt. Ramesh Babu. 24/3/80.

Note:

1. The Vendor N.3 has appointed Sri Medasani Radha Krishna Murthy, S/o Sri Venkateswara Rao, Hindu, aged about 38 years, Occupation: Agriculture, R/o Durga Poultry Farm, Kothapet, Hyderabad-500035, as his General Power of Attorney Agent through a deed of General Power of Attorney dated 20-1-1979, registered as Document No.4 of 1979 of Book-IV, Volume 31 Pages 55 and 56 on 20-1-1979 on the file of the Sub-Registrar, Tenali, Guntur District;
2. The Vendor No.4 has appointed Sri Medasani Radha Krishna Murthy, S/o Sri Venkateswara Rao, Hindu, aged about 38 years, Occupation: Agriculture, R/o Durga Poultry Farm, Kothapet, Hyderabad-500035, as his General Power of Attorney Agent through a deed of General Power of Attorney dated 16-1-1979 registered as Document No.14 of 1979 of Book-IV, Volume 73, Pages 299 and 300 Vijayawada, Krishna District;

IN FAVOUR OF

SMT. S. HEMALATHA, W/o Sri Ramesh Babu, Hindu, aged about 28 years, Occupation: Employee in ECIL, R/o Ramakrishnapuram, Hyderabad-500035;

(hereinafter called the "PURCHASER" which expression shall mean and include her heirs, executors, administrators, legal representatives, nominees and assigns etc., of the Other Part)

Sd/- Radha Krishna Murthy
G.P.A.

Sd/- Smt. S. Hemalatha
Contd..3..



DATE: 27.3.80. S. No: 6079. Value of Rs: 200.00. K. Salimnagar District. For Whom Purchased: Smt. S. Hemalatha. Sri. Narasimha Reddy. K. Salimnagar. 24/3/80.

: Page-3 :

Whereas under a registered Sale Deed dated 18-7-1967 which was registered as Document No.2686 of 1967 of Book-I, Volume 85, Pages 19 to 23 on 18-7-1967 on the file of the Sub-Registrar, Hyderabad East, the Vendor Nos.1 to 4 herein have purchased the schedule mentioned land of an extent of Acs.3-06 Guntas in Survey Nos.92 and 93 of Nagole village, Hayathnagar Taluka, Ranga Reddy District (former Hyderabad District) from Smt. Anauthula Anasuyamma, W/o Sri Venkata Narasimha Reddy, R/o Nagole village, Hyderabad East Taluk, after obtaining the necessary permission for alienation under Sections 47 and 48 of Hyderabad Agricultural Tenancy Act, 1950 vide Ref.No.D.Dis.A.10/1294/67 dated 23-5-1967 issued from the office of the Tahsildar, Hyderabad East Taluka; and

M. Radha Krishna Panty
G.P.A

Sd/- Smt. S. Hemalatha
Contd...4...
Sd/- Smt. Narasimha Reddy



7.3.80. 1020. 100.00. K. Satyanarayana Srinivasa S. Hema Rattishah.
 and. Sri. Ramesh Babu.
 K. Raju 24/3/80.

: Page-4 :

Whereas the Vendors offered to sell an extent of Acs.0-14.33 Guntas equivalent to 0.143 Hectares marked as Plot Nos.167B, 168, 173 and 174B, out of aforementioned land in Survey No.93 morefully described in the schedule property and for greater clearness delineated on the plan hereto annexed and thereon shown with its boundaries marked RED at the rate of Rs.480/- (Rupees four hundred and eighty only) per Gunta and the Purchaser has agreed to purchase the same for the said price; and

Whereas the Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad has certified that the aforementioned land of Survey No.93 of Nagole village is not attracted by the provisions of Urban Land Ceiling and Regulation Act No.33 of 1976 read with clarification issued

M. Radha Krishna Pantling
 C.P.A.

20.3.80
 Contd..5..
 20.3.80

in Government Memo N_O.6922/UCI/76-4 dated 31-1-1977 vide letter N_O.C1/4850/78 dated 26-11-1978;

Whereas the Vendors hereby declare that they are within the ceiling area prescribed by the Andhra Pradesh Land Reforms (Ceiling on Agricultural Holdings) Act No.1 of 1973; and

Whereas the Vanders further declare that they are not
an assignees of the aforementioned land in Survey No.93
as defined in A.P.Assigned Lands (Prohibition of Transfers)
Act No.IX of 1977; and

NOW THIS DEED WITNESSES AS FOLLOWS :

1. That in consideration of Rs.6,880/- (Rupees six thousand eight hundred and eighty only) paid earlier this day by the Purchaser to the Vendors (the receipt of which the Vendors hereby admit and acknowledge) the Vendors hereby transfer, convey and assign free from all encumbrances by way of absolute sale unto the Purchaser all that agricultural property, more specifically described in the schedule hereto and is delineated on the plan hereto annexed and thereon shown with its boundaries marked RED to have and to hold the said estate absolutely and forever and enjoy the same without any let or hindrance from the Vendors or any other person or persons claiming through or under them together with all rights, title, interest, appurtenances, easements, privileges, claims, demands, whatsoever of the Vendors in or to the schedule property hereby demised and every part thereof and with such further covenants; and

2. That the Purchaser was already put in possession of the schedule property and the Vendors hereby confirm the same;

N. Radha Krishna Murthy

Contd...6...

**STATEMENT REGARDING THE MARKET VALUE
OF THE PROPERTY Field**

Under Rule 3 of Andhra Pradesh Prevention of under Valuation of Instrument Rules 1975

I M. Venkateswara Rao Son of Lali Kolayya

Resident of Hyderabad do hereby declare and state to the best of my knowledge and belief the market value of the property intended to be aliened is as follows :

Sl. No. 1	Place 2	Plot No. 3	Area 4	Value per Sq. Yard 5	Total Market Valued 6
1	Nagole village Hayathnagar Taluka Ranga Reddy Dist.	Plot Nos 167B, 168B and 174B S.No 93	0.143 Acres	Rs. 480/- per sq. yd	Rs. 6880/-

Section :

Dated : 31.3.80

Signature of Executant

M. Venkateswara Rao
M. Venkateswara Rao

STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY Field

Under Rule 3 of Andhra Pradesh Prevention of under Valuation of Instrument Rules 1975

I M. Venkateswara Rao Son of Lali Kothari

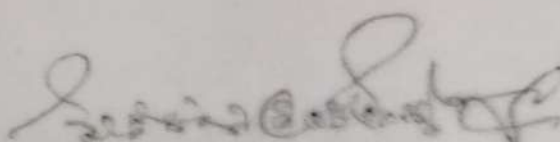
Resident of Hyderabad do hereby declare and state to the best of my knowledge and belief the market value of the property intended to be aliened is as follows :

Sl. No.	Place	Plot No.	Area	Value per Sq. Yard	Total Market Valued
1	2	3	4	5	6

1. Nagole village	plot Nos	167B, 168B, 169B	0.1433	Rs. 480/-	
Hayathnagar		And 174B	0.143	Rs. 480/-	Rs. 6880/-
Taluka					
Ranga Reddy		SN No 93	0.143	Rs. 480/-	
Dist.			Acres		

Section :

Dated : 31.3.80


Signature of Executant
M. Venkateswara Rao

3. That the stamp duty, registration fee and all incidental charges for the registration of the sale deed shall be borne by the Purchaser;

4. The Vendors hereby assure the Purchaser and covenants as follows :

a) that the Vendors are the absolute owners of the schedule property and are entitled to convey the same unto the Purchaser;

b) that no rights of easements of any kind are available to any other person or persons in respect of the use and enjoyment of the schedule property;

c) that the schedule property is not sold to anyone earlier nor it is under any prior agreement of sale;

d) that the schedule property is free from all encumbrances and the land revenue etc., due in respect of the said property has been paid upto the date of sale deed and in the event of any encumbrances, public charges or any other dues aforesaid found to be due in respect of the said property the same shall be payable by the Vendors to the Purchaser;

e) that the Purchaser shall have quiet enjoyment of the schedule property free from any interference and disturbance by the Vendors or their heirs or representatives or assigns or any person claiming under them;

f) that in the event of whole or any portion of the schedule property being lost to the Purchaser on account of any claim made thereto by any other person or persons, the Vendors and their heirs shall indemnify the Purchaser for

N. Radha Krishna Murthy
C.P.A.

2022-03-08
Contd..7..
2022-03-08

such loss together with incidental expenses incurred by the Purchaser for defending the title;

g) that there is no legal impediment whatsoever under law to the Vendors for the transfer of the schedule property in favour of the Purchaser;

h) that the Vendors undertake to cooperate with the Purchaser in effecting necessary mutation in the concerned records showing the Purchaser as the absolute owner of the schedule property at the cost of the Purchaser;

SCHEDULE

All the piece of agricultural land admeasuring Acs.0-14.33 Guntas equivalent to 0.143 Hectares forming part of Survey No.93, Nagole village, Hayathnagar Taluka, Ranga Reddy District (former Hyderabad District) within the area of Nagole Gram Panchayat and registration sub-district Hyderabad East and bounded by :

EAST : Passage;
WEST : Passage;
NORTH : Plot Nos.174/A and 167/A; and
SOUTH : Passage;

In witness whereof the Vendors hereto have executed this DEED with free will and consent on the day, month and year first above mentioned.

Witnesses :

1) 51 Basappa Rao
(K. NARAYANA MURTHY)
2) 16 Chao
(K. P. RAO) 31.3.80

M. Venkateswara Rao

(M. VENKATESWARA RAO)
Vendor No.1

S. Subba Rao

(S. SUBBA RAO)
Vendor No.2

M. Radhakrishna Murthy

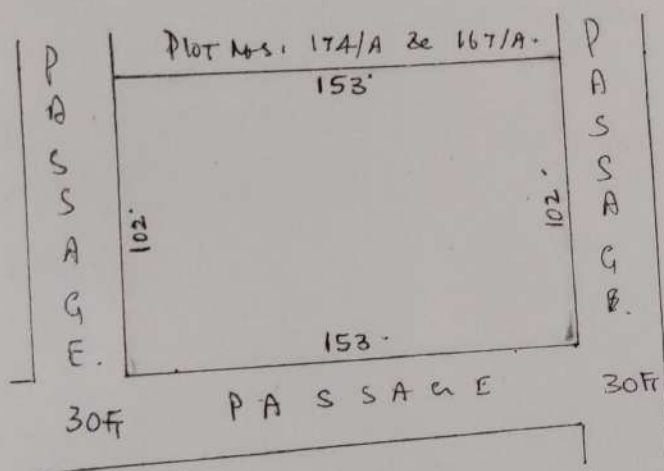
(M. RADHAKRISHNA MURTHY)
On behalf of Vendors No.3 & 4
as their General Power of

PLAN OF PIECE OF AGRICULTURAL LAND MARKED AS.
 PLOT NOS: 167B, 168, 173 & 174B IN SURVEY NO. 93.
 NAGOLE VGE. HAYAT NAGAR TALUK, RANGA REDDY DIST

VENDORS: M. VENKATESWARA RAO & KOTAIAM & OTHERS.

VENDOR: SMT HEMALATHAM, M. RAMESH BABU.

AREA: AC 0-14-33 GTS OR 0.143 HECTARES.



N
 SCALE: 1" = 60 FT.

☐ INCLUDED.
☐ EXCLUDED.

WITNESSES:

1. *[Signature]*

2. *[Signature]*

[Signature]
[Signature]

M. Radha Krishna Murthy.
 VENDORS. G.P.A