

3716/06

भारतीय गैर न्यायिक

बीस रुपये

रु.20

Rs.20

TWENTY
RUPEES

INDIA

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

05AA 042644

Sl. No. 1145 Date 13-2-06 Rs. 201

Sold To L. pro Kash

Sl. - L. Gopala Krishna

For whom L. G. R. - H. H. H.

B. GOVAL

S.V.L.No.20/96

R.No.11/2005

Medchal R.R. Dist.

SALE DEED

THIS DEED OF SALE is made and executed on this the 15th day of February 2006, at Medchal by :-

- (1) P. SANJEEVA REDDY S/O ANANTH REDDY, aged 75 years,
- (2) P. RAMCHANDER REDDY S/O ANANTH REDDY, aged 70 years,
- (3) P. SAMENDER REDDY S/O P. SANJEEVA REDDY, aged 47 years,
- (4) P. JEEVENDER REDDY S/O P. SANJEEVA REDDY, aged 44 years,

All are Agriculturists and R/O Bowrampet Village, Quthbul-lapur Mandal, R.R.Dist., A.P.,

All are Rep: by their AGREEMENT OF SALE CUM GPA Holder

- (1) M. SATHI RAJU S/O LATE. M. KRISHNAM RAJU, aged about 33 years, Occupation : Business, R/O H.I.G 5, Road No : 1. K.P.H.B. Colony, Kukatpally, Hyderabad, A.P.,
- (2) S. RAMA KRISHNA S/O SREEMANTHU, aged about 46 years, Occupation : Business, R/O Plot No : 301, Road No : 4 M.I.G. 336, K.P.H.B, Kukatpally, Hyderabad, A.P.,

Vide AGPA Doct. Nos : 18098/2005, Bk.I, Dt. 21st December 2005, and Doct.No : 1780/2006, Dt. 27th January 2006, Bk.I, Dated : 2006, Both Docts. Regd. at SRO Medchal, hereinafter called the 'VENDORS' of the one part:

M. Sathi Raju S/O S. S. S. S. S.

..2..

For M/s. BK INFRA PROJECTS

K. Krishnakumar
Managing Partner

12:

IN FAVOUR OF :

Sri. SAJJALA PRAKASH S/O SAJJALA GOPALA KRISHNA, aged about 30 years, Occupation : Service, R/O Flat No : 504, S.V. Lahari Apartments, Chintal Basti Stree, Kharatabad, Hyderabad-500 004, A.P., hereinafter called the 'VENDEE' of the one part:

"the expression of the Vendors and the Vendee shall mean and include all their heirs, executors, assigns, successors, legal representatives and administrators, etc.,".

Whereas the Vendor (1 & 2) are sole and absolute owners and possessors of the Agriculture land measuring : Ac. 2-36 Gts, in Survey No : 461 and land measuring : Ac. 1-21 Gts., in Survey No : 448, total admeasurign : Ac. 4-17 Gts., Situated at Village Bowrampet, Mandal Quthbullapur, Ranga Reddy Dist, A.P., and Vendor No: 3 and 4 are sons of the Vendor No : 1. so they are also joined in this deed as Vendors to avoid litigations and future complications.

Whereas the Vendors have sub-divided the above said land in to House site plots with the permission of the concerned authorities.

Whereas the Vendors have offered to sell the plot bearing No : 38, measuring : 222.22 Sq.yards, from the above said plots to the Vendee and the Vendee herein agreed to purchase the same which is morefully described in the schedule hereto, and as shown in the plan annexed herewith, hereinafter called the 'SAID LAND' for a total sale consideration of Rs. 89,000/- (Rupees Eighty nine thousand only).

NOW THIS DEED OF SALE WITNESETH that in pursuance of the said sale the Vendee has already paid the entire sale consideration amount to the Vendors and the Vendors herein admit, accept and acknowledge the receipt of the same and convey, sell, transfer, assigns the said land to the Vendee by an absolute sale together with all the rights, title, interests, easements, liens and appurtenances in or upon the said land to has and to hold the same for the absolute forever.

Whereas the Vendors hereby declare that the said land is free from all charges, mortgages and encumbrances what-so-ever in favour of any one and also is free from all loans, taxes and rates and nothing is due; if any arrears are found to be payable upto this deed execution shall be borne by the Vendors only.

Whereas the Vendors have already delivered the vacant and peaceful possession of the said land to the vendee and assures to keep indemnified the Vendee from all legal litigations, damages and expenses that the Vendee may put to by reasons of any defect found in the title to the said land hereby conveyed.

Dr. Sathy Reddy
on behalf

..3..

For M/s. BK INFRA PROJECTS

Managing Partner

13:

Whereas the Vendors hereby agree to execute all such papers and petitions which shall be required reasonably in getting mutation in the Gram Panchayat/Municipal records or in any other concerned departments at the expenses of the Vendee only.

That the land effected by this document is not an assigned land as defined in section 2 (1) of the act 9 of 1977 and there are no house or house structure in existing on the said land.

That the parties hereby declare that the particulars furnished above are true and correct as required under Section 27 of the Indian Stamp Act, and the parties agree to abide by the provisions of Indian Stamp Act to pay the amounts due including previous arrears if any under any section of Indian Stamp act in lieu of prosecution under Section 64 of Indian Stamp Act.

Whereas the Vendors was owning a vacant land admeasuring Ac. 4-17 Gts. in the peripheral area of Hyderabad Urban Agglomeration, that after issue of the G.O.Ms.No; 733, Rev. (UCI) Dept, Dt. 31/10/1988, and availing of the exemption granted therein, the Vendors so far transferred an extent of ... Sq.yards, and through this document the Vendor transferring 222.22 Sq.yards, if the transfer of the land is subsequently found to be in violation of any of the provisions of the Urban Land Ceiling Act 1976 or of the G.O. referred to above, the Vendor will be liable for prosecution besides this transaction being declared as null and void.

That the Vendors hereby declares that the market value of the Rs. 400/- per sq.yard, and the total value of the schedule property is Rs. 89,000/- and the stamp duty of Rs. 8010/- paid thereon. Whereas stamp duty of Rs. 1500/- already paid Vide Agreement of Sale-Cum-General Power of Attorney Doct. No: 18098/2005 and 1780/2006, Both Docts. Regd. at S.R.O. Medchal, out of which an amount of Rs. 1500/- is adjustable in this document as per clarification of I.G. & R.S. and CCRA in Para II (5) (i) of is Procs. No: MV1/18289/95, Dated : 1-7-1995.

That the AGPA Holders hereby declare the land lords are alive and the said GPA Power is still inforce.

H. Sathu Ram
S. S. S. S.

..4..

For M/s. BK INFRA PROJECTS

Managing Partner

This Document has been executed on N.J. STAMPS Worth
 Rs. 20 /- and the D.S.D. of Rs. 6490 /- R.F.Rs.
445 /- U/C Rs. 100 /- Total Rs. 7035 /- has been
 remitted in S.B.H Medchal Branch, Vide Receipt NO: 472757
 Challan No: 92 Dated: 14/2/06

SCHEDULE OF PROPERTY

All that the part and parcel of the Plot bearing No : 38,
 admeasuring : 222.22 Sq.yards or 185.775 Sq.mtrs, in Survey
 Nos : 448 and 461, Situated at BOWRAMPET Village and Gram-
 panchayat, Quthbullapur Mandal, Sub-dist. Medchal, Dist & Regn-
 Dist. Ranga Reddy, A.P., which is bounded by :-

NORTH : Plot No : 39,
 SOUTH : Plot No : 37,
 EAST : 33' Wide Road,
 WEST : Plot No : 35.

IN WITNESS WHEREOF THE VENDORS have set their hands to these
 papers with free will and consent on this the day, month and year
 mentioned above.

De. Sate m

90/2/06

VENDORS

Rep: by AGPA Holders.

WITNESSES:

1. *P. Nig*

2. V. Raza Sekhar

REDD. PLAN SHOWING THE PLOT BEARING NO : 38, IN SURVEY NOS : 448 AND 441, SITUATED AT BOMMANPET VILLAGE, RANGAL GUTHALLAPUR, R.A.DIST, A.P.,

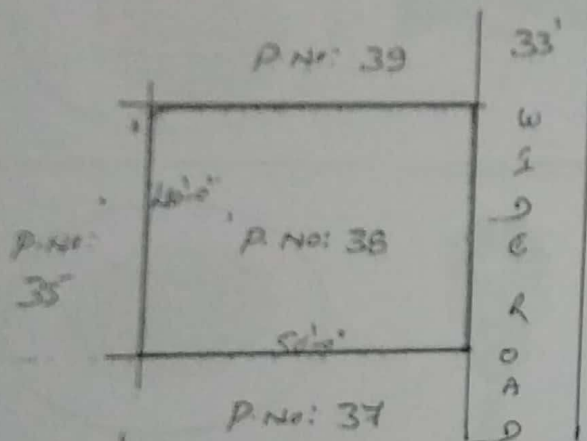
VENDORS : P. SANJEEVA REDDY S/O ANANTH REDDY AND OTHERS,
REP. BY ACPA HOLDERS SRI. H. BATHI RAJU S/O
LATE. KRISHNA RAJU AND OTHERS,

VENDEE : BATTALA PRANESH S/O BATTALA GOPALA KRISHNA,

=1 REF :-

INCLUDED: ☐

AREA : 222.22 SQ. YARDS
OR : 185.775 SQ. MTRS



VENDORS
Rep: by A.G.P.A. Holders

H. Bathi Raju

S. Bathi Raju

WITNESSES

1. P. Nag

2. V. Raja Sekhar