

14/3/2013

Doc. No 1618/2013

भारतीय गैर न्यायिक
एक सौ रुपये

रु. 100



Rs. 100

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH
2386 28/03/2013

N. Kalyan Chakravarty
S/o N. Babu Rao.

M/s Subhagruha Projects (India) Pvt Ltd,

AN 078113

M. Anitha

Sub-Registrar
Maheshwaram, Ranga Reddy District

SALE DEED

THIS DEED OF SALE is made and executed on this 28th day of March, 2013, at Sub-Registrar office, Maheshwaram, Ranga Reddy District by -

Sri KATHIMANDA RAJU, S/o K. ARJUN RAO, Aged about 27 Years, Occupation Business, R/o Sravanthi Nagar, Road No. 11, Jubilee Hills, Hyderabad.

(Hereinafter called the "VENDOR")

IN FAVOUR OF

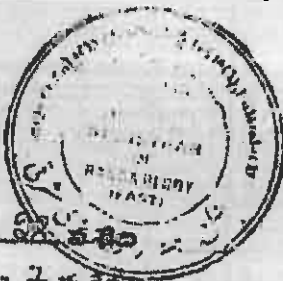
M/s SUBHAGRUHA PROJECTS (INDIA) Private Limited, represented by its Vice Chairman Sri. N. KALYAN CHAKRAVARTHY, S/o N. BABU RAO, Aged about 33 Years, Occupation Business, R/o 4th Floor, Lumbini Mall, Road No. 2, Banjara Hills, Hyderabad.

(Hereinafter called the "V E N D E E"), Which expressions of the Vendor and the Vendee shall mean and include all their heirs, executors, administrators, legal representatives nominees and assignees etc.

Cont..2

For SUBHAGRUHA PROJECTS (INDIA) PVT. LTD.
For SUBHAGRUHA PROJECTS (INDIA) PVT. LTD.

Vice Chairman



2003 వ సం. 10 వ తేది 20 వ తేది
 1996 నా. 10 వ తేది 11 వ తేది

క. రావు
 K. Raou
 2003 వ సం. 10 వ తేది 20 వ తేది
 1996 నా. 10 వ తేది 11 వ తేది

1 వ పేజీ... 16/5/13
 దస్తావేజుల మొత్తం కొగిరిమూల వంశం
 10 వ తేది 11 వ తేది
 పంపించు...



S/Os K. Aravind Rao
 acc. Business
 R/Os HYD



1) K. Aravind Rao
 Name...
 S/O...
 Occ...
 R/O... 10/11/13

2) K. Aravind Rao
 Name...
 S/O...
 Occ...
 R/O... 10/11/13

2003 వ సం. 10 వ తేది 20 వ తేది
 1996 నా. 10 వ తేది 11 వ తేది

For SUBHA GRUHA PROJECTS (INDIA) PVT. LTD.
 K. Aravind Rao
 Vice Chairman

WHEREAS the Vendor herein is the absolute owner, Pattadar and peaceful possessors of the Agriculture Dry Land bearing Sy. No. 585/16, admeasuring Ac.5-15 Gts., situated at Rachuloor village and Gram Panchayat, Kandukur Mandal, Ranga Reddy District having purchased said property through a registered Sale Deed Document Nos. 646/2013, dated: 04-01-2013, Document No. 996/2013 & 997/2013, both are dated: 06/02/2013, all registered at S.R.O. Maheshwarani, R.R.Dist.

AND WHEREAS the Vendor being in need of money for his family necessities and therefore offered to sell the Agriculture Dry Land bearing Sy. No. 585/16, admeasuring Ac.5-15 Gts., situated at Rachuloor village and Gram Panchayat, Kandukur Mandal, Ranga Reddy District, the above said property (HEREINAFTER referred to as said property) more fully described in the schedule hereto to the Vendee for a total sale consideration of amount of Rs.59,12,500/- (Rupees Fifty nine Lakhs twelve thousand and five hundred only.) and the Vendee has agreed to purchase the same for the said consideration.

AND WHEREAS the Vendee herein has accepted the offer and agrees to purchase the schedule land for the said consideration free from all encumbrances, charges, mortgages whatsoever over the same.

IN PURSUANCE of the said sale consideration of sum of Rs.5,00,000/- paid by way of Cheque No.000251, Rs.5,00,000/- paid by way of Cheque No.000252, Rs.5,00,000/- paid by way of Cheque No.000253, Rs.5,00,000/- paid by way of Cheque No.000254, Rs.5,00,000/- paid by way of Cheque No.000255, Rs.5,00,000/- paid by way of Cheque No.000256, Rs.5,00,000/- paid by way of Cheque No.000257, Rs.5,00,000/- paid by way of Cheque No.000258, Rs.5,00,000/- paid by way of Cheque No.000259, Rs.5,00,000/- paid by way of Cheque No.000260, Rs.5,00,000/- paid by way of Cheque No.000261 & Rs.4,12,500/- paid by way of Cheque No.000262, in all total Rs.59,12,500/-, to the Vendor have already received full amount from the Vendee, acknowledges receipt of the said sum and also delivered the possession to the Vendee TO HAVE AND TO HOLD the same absolutely forever.

NOW THIS DEED OF SALE WITNESSES AS FOLLOWS

1. That the Vendor hereby admits, acknowledges, accepts the sale consideration amount of the said property in full in cash and therefore he agreed to sell, convey and transfer the said property in favour of the Vendee as an outright and absolute sale as the Vendor has got the full powers to sell the said property

(Signature)

Cont..3

For SUBHA GRUHA PROJECTS (INDIA) PVT. LTD.

(Signature)

Vice Chairman

ENCLOSURE
 Certified that the following amounts have
 been paid in respect of this document:

I. Stamp Duty:

1. In the shape of stamp paper. Rs 100/-
2. In the shape of challan (u/s. 41 of I.S. Act. 1899) Rs. 472900/-
3. In the shape of cash (u/s. 41 of I.S. Act. 1899) Rs. -
4. Payment of stamp duty u/s. 16 of I.S. Act. 1899, if any Rs. -

II. Registration fees

1. In the shape of challan Rs. 29565/-
2. In the shape of cash Rs. -

IV. Other Charges

1. In the shape of challan Rs. 95/-
2. In the shape of cash Rs. -

1618/13

దస్తవేజుల పంపిణీ కమిషనుల సంఖ్య

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సంఖ్య 2

18-03-2013

472900/- towards stamp duty
 including Transfer duty Rs. 29565/- towards
 Registration fee was paid by the party through
 Challan Receipt Number 607850 Dated 28/3/13
 at State Bank of Hyderabad

[Signature]
 SUB-REGISTRAR
 MAHESHWARAM
 Rangareddy District.

[Signature]
 SUB-REGISTRAR
 MAHESHWARAM

REGISTERED AS DOCUMENT No. 1618 OF 1913
 1927 CR1 OF BROKLAND ASSIGNED THE IDENTIFICATION
 NUMBER 1618 2013 OR SCANNING
 DATE 28/03/2013
[Signature]
 REGISTERING OFFICE



For SUBHA GRUHA PROJECTS (INDIA) PVT. LTD.
[Signature]
 Vice Chairman

2. The Vendor declares that the said property whose details is shown in the schedule of property is free from all encumbrances, charges, sale, gift, mortgages and court attachments etc., and that the Vendor has got full rights, titles and interests on the property and therefore has delivered the physical possession of the said property along with the existing crop to the Vendee today.
 3. That the Vendor covenants that the Vendee shall hold and enjoy the schedule of the property as his likes as an absolute owner forever without any let or hindrance either from the Vendor or any other person or persons whom so ever claiming through the vendor.
 4. That the Vendor further covenant, declares and agreed with the Vendee that he is executing this sale deed out of his free will and consent and that if the Vendee is deprived of whole or any part of the said property on account of any defect in this Vendor titles, the Vendor shall indemnify and compensate the Vendee against the same.
 5. The Vendor covenants and declares that he has paid all taxes etc., payable on the said property up to date and that the Vendee will have to pay such taxes etc., payable hereafter.
 6. The said property of agricultural land of the Vendor is not an assigned land within the meaning of A.P. Assigned lands (prohibition of transfers) Act 9 of 1977, and that the Vendor declare that there is no house or any construction in the site.
 7. The Vendor hereby further agreed to handover copies of all link documents and to co-operate with the Vendee to get the title of the said property changed in the name of the Vendee in all Revenue Records.
 8. The Vendor hereby declares that the said property does not belong to Government/Agencies and is not covered by mortgages to any of them.
 9. The Vendor hereby declares that there are no mango trees/coconut trees/betel leaf gardens/orange groves or any such other gardens, that there are no mines or quarries of granites, or such other valuable stones, that there are no machinery, no fish ponds etc., in the said land now being transferred and that if any suppression of facts is noticed at a future date the Vendor will be liable for prosecution as per law besides payment of deficit duty.
 10. The Vendor is not surplus landholders under the A.P Land reforms (Ceiling on Agricultural Holdings) Act. No 1 of 1973.
- THE MARKET VALUE of the said property Rs.59,12,500/- (Rupees Fifty nine Lakhs twelve thousand and five hundred only) at the Rate of Rs. 11,00,000/- Per Acre. Stamp duty is paid on market value.

Cont. 4

For SUBHA GRUHA PROJECTS (INDIA) PVT.LTD.

 Vice Chairman

1618/13

దస్తావీజుల గురించి తనిఖీ చేయబడినది

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Vice Chairman

Kalyan Ch

FOR SUBHA GRUHA PROJECTS (INDIA) PVT. LTD.

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of the Agriculture Dry Land bearing Sy. No 585/16, total admeasuring Ac 5-15 Gts., situated at Rachuloor village and Gram Panchayat, Kandukur Mandal, Ranga Reddy District and bounded by :-

NORTH	Land In Sy. No. 585/15.
SOUTH	Land of M/s Subhagruha Projects (India) Pvt. Ltd.
EAST	30'-0" Wide Road.
WEST	Land of M/s Subhagruha Projects (India) Pvt. Ltd.

RULE - 3 MAIN STATEMENT

SY.NO	EXTENT	RATE PER ACRE	TOTAL VALUE
585/16	Ac 5-15 Gts.		
Total Ac 5-15 Gts.		Rs 11,00,000/-	Total Rs 59,12,500/-

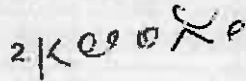
Above Land is situated at Rachuloor village and Gram Panchayat, Kandukur Mandal, Ranga Reddy District

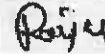
Stamp duty, Registration and User Charges of Rs.5,02,560/- Paid by way of Challan bearing No. ~~602-260~~ dated : 28-03-2013, at State Bank of Hyderabad, Maheshwaram Branch, R.R.Dist

IN WITNESS WHEREOF, the Vendor has signed on this Deed of Sale with his own free will and consent on this day of month and year, first above mentioned in the presence of the following witnesses.

WITNESSES

1/ 

2/ 



SIGNATURE OF THE VENDOR.

For SUBHA GRUHA PROJECTS (INDIA) PVT. LTD.



Vice Chairman

16/8/13

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4

16/8/13



For SUBHA GRUHA PROJECTS (PUNJAB) LTD.

2. Kalyan Ch

Vice Chairman

32A OF REGISTRATION ACT, 1908.

Sl. No.	FINGERPRINT IN BLACK INK (Left Thumb)	PASSPORT SIZE PHOTOGRAPH (Black & White)	NAME AND PERMANENT POSTAL ADDRESS OF Presentant / Seller / Buyer
1	<u>Vedots</u> 		<u>K. Rgjn</u> <u>✓ K. Arjun Rao</u> <u>3 Jubilee Hills</u> <u>- Idid.</u>
2	<u>Vedots</u> 		<u>mb Subangraha Projects (India) Pvt. Ltd.</u> <u>P.O. N. Kalpana / Subangraha</u> <u>4 N. Balaji Rao</u> <u>3 Banjara Hills, 1st fl.</u>
3	<u>Vedots / Representative</u> 		<u>K. Sri Rama Prasad</u> <u>4 K. Sripa Rao</u> <u>3 Balakrishna, 1st fl.</u>
4	<u>NT7</u> 		<u>K. Suresh of Kribhank</u> <u>3 Thammuloor @</u> <u>Kalaburugum @. Not</u>

SIGNATURE OF WITN

1. [Signature]
2. K. R. O. K. O.

SIGNATURE OF THE EXECUTANT'S

NOTE: If the Buyer (s) is/are not present before the Sub-Registrar, the following request should be signed. I / We send herewith my/our photograph (s) and fingerprints in the form prescribed, through my/our representative, Sri K. R. O. K. O. K. O. as I/We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances.

SIGNATURE OF THE REPRESENTATIVE.

SIGNATURE OF WITNESSES:

1. [Signature]

2. K. R. O. K. O.

N. Kalpana Ch.
SIGNATURE (S) OF BUYER/S

For SUBHA GRUHA PROJECTS (INDIA) PVT. LTD.

N. Kalpana Ch.
Vice Chairman

1 వ పత్రం 16/8/13

దస్తావేజుల పేరు గల నాణ్యతముల సంఖ్య 10

నాణ్యతముల పేరున 5

చేయబడినది



For SUBHA GRUHA PROJECTS (INDIA) PVT. LTD.

N. Kalpana

Vice Chairman

**PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

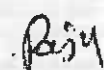
No.	FINGER PRINT IN BLACK INK (Left Thumb)	PASSPORT SIZE PHOTOGRAPH (Black & White)	NAME AND PERMANENT POSTAL ADDRESS OF Presentant / Seller / Buyer
	WT-2 		K. Lingam C. Lingamiah s/o K. Rangiah 8 Jaithevaran C. Kandikulam @, NCT
		Passport Size Photo	
		Passport Size Photo	
		Passport Size Photo	

SIGNATURE OF WITNESSES:

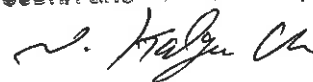
1. 

2. K. R. S. K. S.

SIG. OF THE VENDEE


SIGNATURE OF THE EXECUTANT'S

FOR SUBHA GRUHA PROJECTS (INDIA) PVT. LTD.



Vice Chairman

పుస్తకం 1518/13 సం॥ 100
 దిస్తా వెనాల పేరు ఈ కాగితముల నంబర్
 10 ఈ కాగితముల పరుస
 పంక్తి 6
 మే 1958

For SUBNA GRUHA PROJECTS (P&T) LTD.

Vice Chairmen

आयकर विभाग
INCOME TAX DEPARTMENT
KATHMANDU
ARJUNRAO KATHMANDU
770
BOLPA0057G

भारत सरकार
GOVT OF INDIA



Do not use card if the PAN is not valid
Use PAN Service Unit, 11, Sector 11, CHD, Chandigarh
PAN Card - 400 414

Br4

Vedur

For SUBHA GRUHA PROJECTS (INDIA) PVT. LTD.

V. Kalga Ch

Vice Chairman

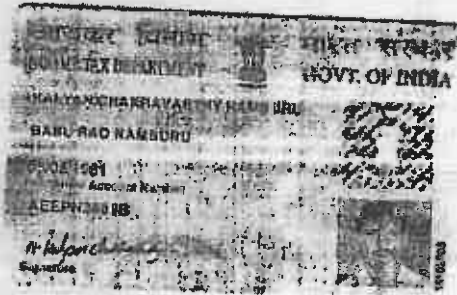
1 పేజీ. 1618/13. పంపిణీ
 దస్తావేజులు తెలుగు భాషలో ఉండాలి. సంఖ్య
 10. పేజీల సంఖ్య వరుస
 పేజీ 7.



For SUBHA GRUHA PROJECTS (INDIA) PVT. LTD.

N. Krishna Rao

Vice Chairman



N. Kalyan Ch

N. Kalyan Ch

For SUBHA GRUHA PROJECTS GENERAL MGT. LTD.

N. Kalyan Ch

Vice Chairman

1 పుస్తకం.....1618/13.....సంఖ్య

దస్తావేజుల సంఖ్య.....10.....

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For SUBHA GRUHA PROJECTS (INDIA) PVT. LTD.

N. Kalyan

Vice Chairman

1 పత్రం... 1618/13 ... నంబర్

ఆదా వేతన మొత్తం జాగితముల పంఖ్య

10 ... జాగితముల వరుస

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సహ-రక్షకుడు



For SUBHA GRUHA PROJECTS (INDIA) PVT. LTD.

N. Kalga

Vice Chairman


 Election Commission of India
INDIAN ELECTION COMMISSION
IDENTITY CARD

AP/41/265/291573



Electors Name	Kumari Mangamma
Father's/Mother's Name	Rangappa
Age as on 1-1-95	22

Address / Location
 1-235
 Jaitwara
 Mandukara
 1-113
 Gurgle
 Suburba

Handwritten signature

Electoral Registration Office
Assembly Constituency
Ward No.
Block No.
Post Office
Pin Code
Date 15-12-1995

This Card may be used as an identity card under different Government schemes.

MP No. 15/77667/00018

Kero Ko

NT-2

For SUBHA GRUHA PROJECTS (INDIA) PVT. LTD.
N. Kalja
 Vice Chairman

I పేజీ నంబర్ 1612/13 నంబర్

దస్తావేజుల మొత్తం కాగితముల సంఖ్య 10

ఈ కాగితముల వివరములు సంఖ్య 10

శాసనసభ



For SUBHA GRUHA PROJECTS (INDIA) PVT. LTD.

N. Kalga

Vice Chairman