

2/3/2020



తెలంగాణ తెలంగాణ TELANGANA

SI.No: H636 Date: 23/07/2020
Sold to: K. Shankar Reddy
S/o: K. Neera Reddy
For Whom: SELF R/O/HXD

Z 608625
KOPPULA VIDYASAGAR
Licenced Stamp Vendor
Licence No. 15-23-024/2015
Renewal No. 15-23-005/2018
12-7-134/52/53/54, Flat No. 402, Power Nagar,
Moosapet, Kukatpally Mandal, M.M. District
Phone: 9951099638

Copy of Doc no 6476/96

Total Five sheets and ten pages only



For SRI SAI CONSTRUCTIONS
Proprietor

COMPARED BY: G.P. Kumar
G.P.

EXAMINED (READER)

BY (EXAMINED)

23/7/2020

"TRUE COPY"

Joint Sub Registrar-II
R.O. Ranga Reddy Dist.

PHOTO COPY

Document 20 6476/96

SALE DEED

This Deed of Sale is made and executed on this day of 30th January, 1996, By:-

1. Sri.D.Ranveer, S/O.D.Lakshman, Aged 47 years, Occ: Business.
2. Sri.D.Jaiveer, S/O.D.Lakshman, Aged 44 years, Occ: Business.
3. Smt.Mathura Bai, W/O.D.Lakshman, Aged 69 years, Occ: House Wife.
4. Smt.K.Indira, D/O.D.Lakshman, Aged 49 years, Occ: House Wife.
5. Smt.Sandhya Rani, D/O.D.Lakshman, Aged 47 years, Occ: House Wife.
6. Smt.D.Sadhana, D/O.D.Lakshman, Aged 46 years, Occ: House Wife.
7. Smt.N.Yojana, D/O.D.Lakshman, Aged 44 years, Occ: House Wife.
8. K.Chandrakala, D/O.D.Lakshman, Aged 28 years, Occ: House Wife.

All are R/O. Madinaguda village, Serlingampally Mandal, R.R.Dist.

(HEREINAFTER called as the Vendors which term and expression shall mean and include all their heirs, legal representatives, assignees, executors, administrators etc.,)

IN FAVOUR OF

Mr.Vemuri Subramanyam, S/O. Vemuri Ramaiah, Aged 60 years, Occ: Agriculture, R/O. Jubilee Hills, Enclave, Seriligampally Mandal, R.R. District.

(HEREINAFTER called as the Vendee which term and expression shall mean and include all his heirs, legal representatives, assignees, executors, administrators etc.,)

WHEREAS the Vendors herein are the absolute Owners in possession of Agricultural land admeasuring Ac.18.00 Guntas in survey No. 34/1 of Madinaguda Village, Serilingampally

1 D. Ranveer

For SRI SAI CONSTRUCTIONS
Proprietor

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Mandal, R.R. Dist having inherited the same.

AND WHEREAS one Ahmadunnisa Begum was the Original Pattedar of the said property. The said Ahmadunnisa Begum sold the said property to Late. D.SukhRam for valuable consideration. The said fact is also evidenced in the relevant Revenue Records.

AND WHEREAS the said Late. D.SukhRam executed a "WILL" during his life time in respect of his properties. The said Late.D.SukhRam died issueless leaving behind his testament. The said Late.D.SukhRam bequeathed the said property in favour of D.Lakshman who is the Husband of the Vendor No.3 and the Father of the Vendors No.1,2 & 4 to 8 herein. By virtue of the said WILL the said D.Lakshman became the Absolute Owner in possession of the said property.

AND WHEREAS the said WILL dated 5-9-68 and (codicil) dated 11-7-70 executed by Late.D.SukhRam was also confirmed in the proceedings No.C.C.No.384/W/75 dated 16-1-76 of Land Reforms Tribunal, A.P. The Land Reforms Tribunal determined the holdings of the beneficiaries under the said WILL on the basis of the same.

AND WHEREAS the said D.Lakshman also died intestate leaving behind the Vendors herein as his legal heirs and successors in interest. The name of the vendor no.1 was mutated as pattedar in respect of the agricultural land in admeasuring Ac. 18.00 guntas in S.No. 34/1.

AND WHEREAS the Vendors herein and their predecessors in title have been in continuous possession and enjoyment of the said property without any interruption.

AND WHEREAS the Vendors in order to meet their urgent family necessities have offered to sell an extent of Ac.4.00 Guntas out of total extent of Ac. 18.00 Guntas in survey No. 34/1 situated at Madinaguda Village, Serilingampally Mandal, R.R.Dist, morefully described in the schedule mentioned hereunder and hereinafter called as Schedule Property for a consideration of Rs.4,00,000/- (Rupees Four lakhs only) and the Purchaser agreed to purchase the same.

NOW THIS DEED OF SALE WITNESSES AS FOLLOWS

1. That in pursuance of the said agreement, the Vendors hereby sells, conveys, transfers the Schedule Property to the Vendee for a consideration of Rs.4,00,000/- (Rupees Four lakhs only) with all appurtenances and easements thereof. The Vendee has already paid the said sum of Rs.4,00,000/- (Rupees Four lakhs only) in cash and the Vendors hereby expressly admit and acknowledge the receipt of the said amount.

2. That the Vendors hereby declare that the Vendors are the Absolute Owners of the schedule property and the Vendors have got marketable title and vested rights to alienate the same in favour of the Vendee herein. The Vendors further

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28/00/06 1996 1918 A. 5 20 4
6476 1996 1918 A. 5 20 4
- 26/05/1918 A. 5 20 4 4 20 4
M. Janaiy 2000/2001 0 20 4



Swo 1526 date 30-1-1996 Rs 5000/- sold to
Subramanyam do V. Ramaiy A/R R
for whom self M. Janaiy 30/1/96 sub reg
ran ex officio Stamp vendor Range Reddy
Swo 1527 date 30-1-96 Rs 5000/- sold to V. Sub
lamanyam do V. Ramaiy do R. R. R
who self M. Janaiy 30/1/96 sub reg
ran ex officio Stamp vendor Range
Reddy Swo 1528 date 30-1-96 Rs 5000/- sold
to V. Sublamanyam do V. Ramaiy A/R R
who self M. Janaiy 30/1/96
sub register ex officio Stamp vendor
Range Reddy. Swo 1529 date 30-1-96 Rs 5000/-
sold to V. Sublamanyam do V. Ramaiy do
R. R. R who self M. Janaiy 30/1/96
sub register ex officio Stamp vendor
Range Reddy Swo 1530 date 30-1-96 Rs 5000
sold to V. Sublamanyam do V. Ramaiy do
R. R. R who self M. Janaiy 30/1/96



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declare that there are no legal impediments for the Vendors to sell the Schedule property to the Vendee.

3. That the Vendors have delivered the vacant physical possession of the Schedule property to the Vendee as Absolute Owners of the schedule property.

4. That the Vendors hereby declare and assure the Vendee as follows:-

a) That the Schedule property shall be quietly entered into and upon and held and enjoyed without any let or hinderance or any interruption or disturbance by the Vendors or any other person claiming through him or under him by any person whomsoever.

b) That the property hereby sold is free from all encumbrances such as prior sale, agreement of sale, mortgages, court attachments, charges or liens over the same.

c) That in event of the Vendee being dispossessed of the whole or any part of the Schedule property on account of any defective title in respect of the schedule property or by reason of any superior title claimed thereto by any other persons, the Vendors shall indemnify and keep indemnified the Vendee from and against all losses occasioned thereby, together with consequential damages.

d) That the Vendors and everyone claiming through him/her shall do, execute or cause to be done all lawful acts, deeds and things for further and more perfectly conveying and assuring the Schedule property to the Vendee or any person claiming through the Vendee.

5. That the Schedule property does not belong to or under mortgage to Government or Government Agencies/Undertakings. The schedule property is not an assigned land as defined in the A.P. Assigned Lands (Prohibition of Transfer) act, 1977.

6. That the Vendors state that the value of the said property is Rs.4,00,000/- (Rupees Four lakhs only) and stamp duty is paid thereon.

7. That the vendors are owning the schedule property in the peripheral area of Hyderabad urban Agglomeration that after issuance of G.O.Ms.No. 733 Revenue II dated 31-10-88. The said property falls within the exemption granted therein.

SCHEDULE OF PROPERTY

All that part and parcel of Land admeasuring Ac.4.00Guntas out of the total extent of Ac. 18.00 Guntas in survey No. 34/1 situated at Madinaguda Village, Serilingampally Mandal, R.R.Dist Registration District R.R. Dt. and bounded as follows:-

NORTH:	Railway track	—
SOUTH:	Neighbours' land	—
EAST:	Land in S.No.34/1(part)	—
WEST:	Land in S.No.33/1(part)	—

D. Ranveer

For SRI SAI CONSTRUCTIONS
Proprietor

[Signature]

Dist-PO 6476 dt 1996 Card

1996 సం. ప దస్తావేజు నం. 6476

Sub Registrar ex officio Stamp Vendor

Kanga Reddy SVO 1531 Date 30-1-96 Rs 5000/-

Sold to V. Subramanyam do V. Ramasubrahmanyam

R.R. Dist - Dhone Sels M. Janardhan 30/1/96

Sub Registrar ex officio Stamp Vendor

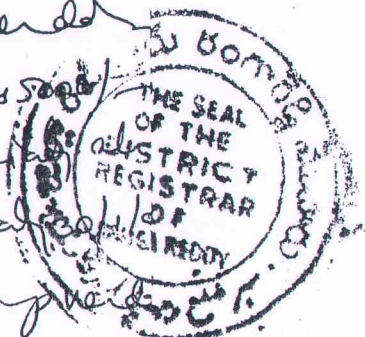
Kanga Reddy SVO 1532 Date 30-1-96 Rs 5000/-

Sold to V. Subramanyam do V. Ramasubrahmanyam

R.R. Dist - Dhone Sels M. Janardhan 30/1/96

Sub Registrar ex officio Stamp Vendor

Kanga Reddy. SVO 1532 Date 30-1-1996



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IN WITNESS WHEREOF the Vendors herein have set their hands unto this Deed of Sale with their free will and consent on the day, month and year first above mentioned.

WITNESSES:

1.

2.

J. Venkatesh -

J. Gopal Reddy

1. D. Ramuvar
2. D. Jaiveer
3. ST 42211015
4. K. Indira
5. Sandhya Raut
6. D. Sandhana
7. D. Yojana
8. K. Chandrakale

(VENDORS)

Prepared by

Y. Anandha Reddy

Draft Document with

R.R.D.N. - 1001/95

R NO 17/96

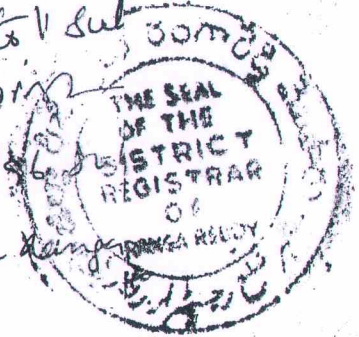
For SRI SAI CONSTRUCTIONS
Proprietor

Del-p0 6476 of 1996 contd

1996 నం. 5 దస్తావేజు నం.
మొత్తం 4 పేజీలు

Rs 5000/- sold to U. Subramanyam & Co.
Ramaiyal & Co. A.R. 1987 - 47 when self
M. Janaiyal 30/1/96 sub registrar & Co.
& Co. P. Vender Ranganadham
SNO 1533 dated 30.1.96 Rs 5000/- sold to U. Sub
ramanyam & Co. Ramaiyal & Co. A.R. 1987
& Co. when self M. Janaiyal 30/1/96
registrar & Co. P. Vender Ranganadham

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That the vendors hereby declare that there are no Mango Trees. Coconut Trees. Betal 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 land's now being transferred. that if any suppression of facts is noticed at a future date the vendors will be liable for prosecution as per law besides payment of deficit duty.

STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY FILED

Under Rule 3 of the Andhra Pradesh prevention of under valuation Instrument Rule 1975.

We, D. Ranveer and others

S/o. W/o. D/o. late D. Lakshman

Residence of Gadeenagude (V. R.R. Dist)

is hereby declare and state to the test of my knowledge and belief the market value of the Property entered as follows:

place	Sy No.	Area	Value per Acre	Total M.V.
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Gadeenagude

VILLAGE,

Serilingampally

34/1

MANDAL,

AC. 4.00 Gts., Rs. 1,00,000/- Rs. 4,00,000/-

R.R. DISTRICT.

Station : R.O. R.R. Dist

D. Ranveer

Signature of Executant

Dated 30-1-96.

For SRI SAI CONSTRUCTIONS
Proprietor
Geeedhy

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Ready nine stamps rupees forty five thousands

సం. ప దస్తావేజు నం. 6476
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జాయింట్ సబ-రెజిస్ట్రార్

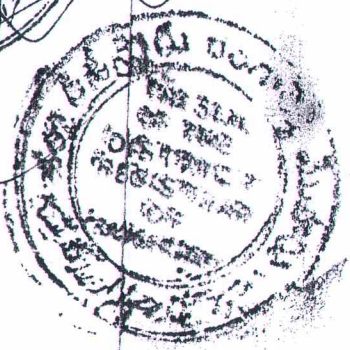
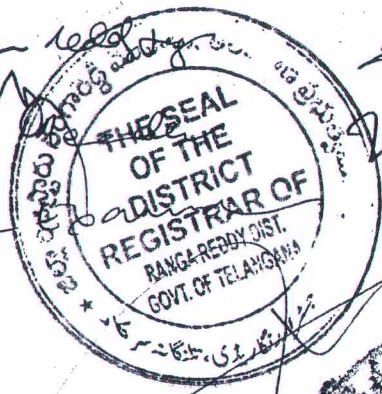
This is to certify that difference in the amount of stamp duty of Rs 21,000/- is fixed by the collector under sub rule (1) rule 7 of the A.P stamp (prevention of under valuation of instrument) rule 1975 has been paid by Sri Subramaniam vide D.R and collector's order 47-A of 25 Feb R. a D.M. Progs 20776/47-A/96 date 25/2/96 on the determination of Rs. 600000/- and it is held that the instrument is properly stamped M. Janarday Joint Sub Registrar dated 26-7-96



on document interlineation etc viz on copy 1, interlineation (2) 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

Copied by V. Nandam
Examined by

COMPARED BY: G.P. Kumar
EXAMINED: (RENDER)
BY: (EXAMINED)
23/7/2020



"TRUE COPY"

Joint Sub Registrar-II
R.O. Ranga Reddy Dist.

Signature of Executant