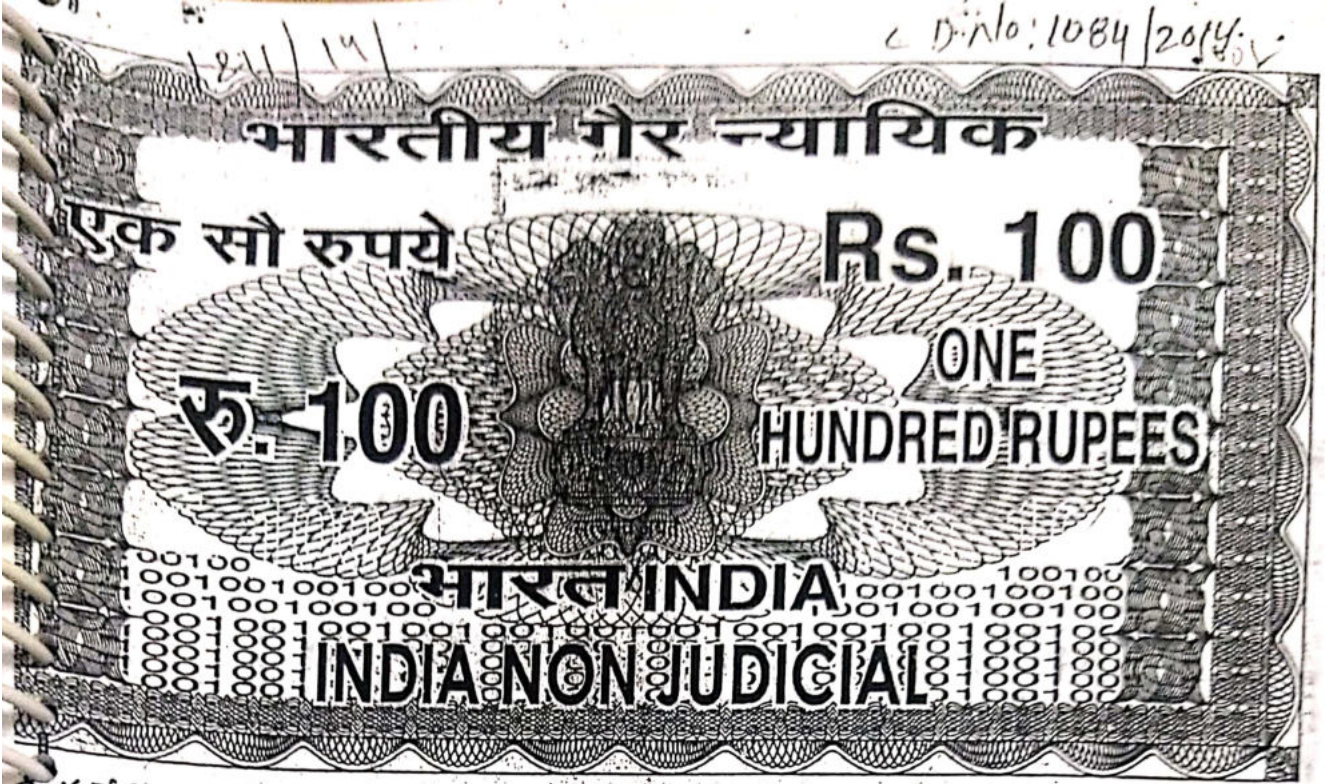




ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

2826 Date 15/02/2014 Rs 100/-

Police Vidya Sagar
S/o P. Linganna R/o N-8
Self

AX 516204

SUB-REGISTRAR
Ex-Officio Stamp Vendor
NIZAMABAD (RURAL)

SALE DEED

This Sale Deed is made and executed on this the 15th Day of February, 2014
at Nizamabad by :-

SRI NYALAM BHASKER S/O. N. SAYANNA, aged about (45) years,
Occupation : Agriculture, R/o. H.No. 5-10-50, Yellammagutta, Nizamabad.
(Hereinafter called the ' VENDOR ') of the First Part ;

IN FAVOUR OF

SRI POLICE VIDYA SAGAR S/O. P. LINGANNA, aged about (52)
years, Occu: Business, R/o. H.No. 10-1-88, Shivaji nagar, Nizamabad.
(Hereinafter called the ' PURCHASER ') of the Second Part ;

The terms ' Vendor ' and the ' Purchaser ' shall mean and include their
respective heirs, executors, successors and legal assignees etc.

Contd.....2

(Signature)

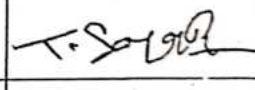
Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Nizamabad Rural along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 500/- of 01 and 02 on the 17th day of FEB 2014 by Sri-N Bhaskar

Execution admitted by Details of all Executants/Claimants under Sec 32A):

SI No	Code	Thumb Impression	Address	Signature/Ink Thumb Impression
1	CL		POLICE VIDYA SAGAR S/O. P LINGANNA NIZAMABAD, NIZAMABAD	
2	EX		NYALAM BHASKER S/O. N SAYANNA NIZAMABAD, NIZAMABAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			SAYAREDDY T NZN	
2			CHANDH PASHA NZN	

17th day of February, 2014

Signature of Joint Sub Registrar10
Nizamabad Rural



Bk - 1, CS No 1211/2014 & Doct No 1084/2014
Joint Sub Registrar10
Nizamabad Rural
Sheet 1 of 5

:: 2 ::

Whereas the Vendor by virtue of Patta Pass Book No.160 X 9623, and Title Deed No. 160 X 365364 issued by the Mandal Revenue Officer, Nizamabad, is the absolute owner and possessor of the below mentioned schedule property as follows :-

SCHEDULE OF THE PROPERTY

Dry Agriculture Land in Survey No. 411/2, admeasuring Ac. (0-27) Gts., Out of Ac (2-05) Gts., Situated at **GOOPANPALLY VILLAGE SHIVAR**, Mandal and District Nizamabad, within the Grampanchayat limits of Goopanpally Village, Regn.Sub.Dist. Nizamabad Rural and Regn.Dist. Nizamabad.

AS BOUNDED BY :-

NORTH	::	Land of Police Lavanya
SOUTH	::	Road
EAST	::	Neighbour's Plot's
WEST	::	Land of Vendor

And morefully shown in Red colour

AND WHEREAS the Vendor due to his family and other legal necessities, has offered and agreed to sell the above said schedule property to the purchaser for a total sale consideration of Rs. 16,87,500/- (Rupees Sixteen Lakhs Eighty Seven thousand five hundred only) and the purchaser has agreed to purchase the same for the said amount.

Contd.....3

128/2

**Endorsement:**

Description of Fee/Duty	In the Form of					Total
	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	67403	0		0	67503
Transfer Duty	NA	25312	0		0	25312
Reg. Fee	NA	8440	0		0	8440
User Charges	NA	95	0		0	95
Total	100	101250	0		0	101350

Rs. 92715/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 8440/- towards Registration Fees on the chargeable value of Rs. 1688000/- was paid by the party through Challan/BC/Pay Order No ,17 dated ,17-FEB-14.

Date

17th day of February, 2014

Signature of Registering Officer
Nizamabad Rural

Certificate of Registration

Registered as document no. 1084 of 2014 of Book-1 and assigned the identification number 1 - 1810 - 1084 - 2014 for Scanning on 17-FEB-14.



Registering Officer

Nizamabad Rural
(B.Praveen)

Bk - 1, CS No 1211/2014 & Doct No
1084/2014 Sheet 2 of 5 Joint Sub Registrar 10
Nizamabad Rural



NOW THIS DEED OF SALE WITNESSETH AS UNDER :

That in pursuance of the Sale consideration and on payment of the total amount of Rs. 16,87,500/- (Rupees Sixteen Lakhs Eighty Seven thousand five hundred only) already paid by the purchaser to the vendor and the vendor while acknowledging the receipt of the same do hereby transfer the said schedule property forever to the purchaser as its absolute owner.

The vacant possession of the schedule property mentioned above with all easementary rights has already been delivered by the vendor to the purchaser and the purchaser has taken possession thereof.

That the Vendor hereby declare that the schedule property now sold is free from all encumbrances, charges, claims, leases, litigations, disputes, attachments, mortgages etc. (either public, private or government) and that no petition or objection is filed or pending in respect of ownership of issuance of Pattedar and title deed pass book and the same is not the subject matter of any schemes, court disputes, loans (Banks or other Institutions) or previous agreements or deeds. In future on account of defect in the title of the Vendor to the schedule property or any part thereof and if any dues found in respect of the schedule property, the Vendor hereby agree and undertake to clear off the same and indemnify the purchaser of any such action dispute or loss etc

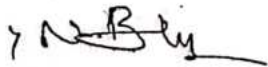
The Vendor hereby agree that he will do all that is necessary on the part of the Vendor to effect the mutation in the name of the purchaser in the concerned records.

Declaration :

The Vendor hereby declares that there are no Mango Coconut trees, Betal leaf 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 now being transferred, that if any suppression of facts is noticed at a future date, the vendor will be liable for prsecution as per law, besides payment of deficit duty.

That the land hereby sold is not an assigned land in the A.P. Assigned lands as defined in section (1) of (P.O.T.) Act No. 9 of 1977.

Contd.....4





Bk - 1, CS No 1211/2014 & Doct No
1084/2014 Sheet 3 of 5 Joint Sub Registrar 10
Nizamabad Rural



:: 4 ::

That the Market Value of the schedule property hereby sold is Rs. 16,87,500/- (Rupees Sixteen Lakhs Eighty Seven thousand five hundred only) (@ Rs.25,00,000/- per Ac). This deed presented on the stamps of Rs. 20/- only. The Remaining stamp duty. The Registration Fees and user charges paid through Challan Receipt No. F.No. 17 , Dt/7-02-2014 at S.B.H. Main Branch, Nizamabad.

IN WITNESS WHEREOF, the Vendor has executed this Deed of Sale in the presence of the following witnesses at Nizamabad.

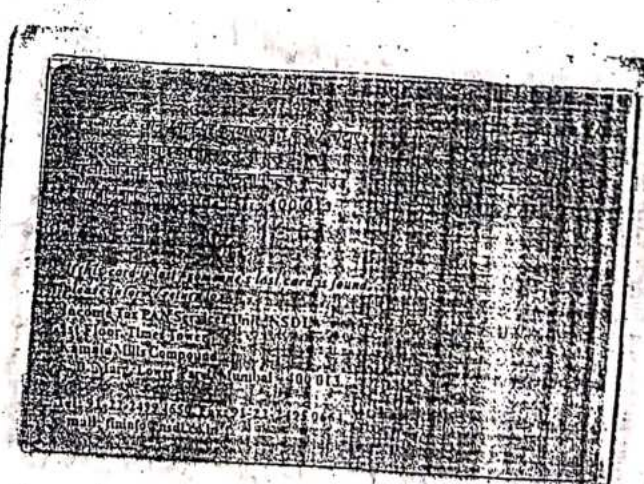
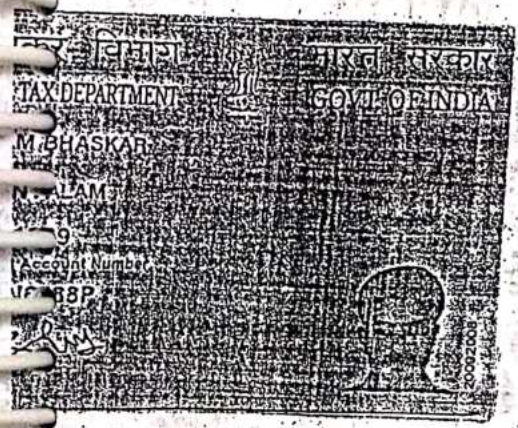
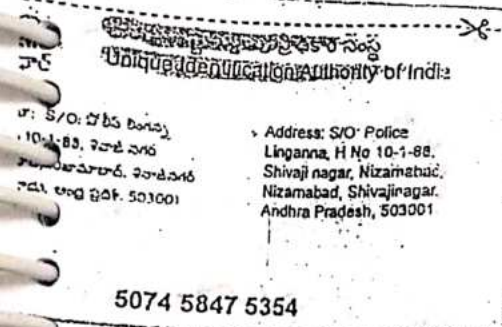
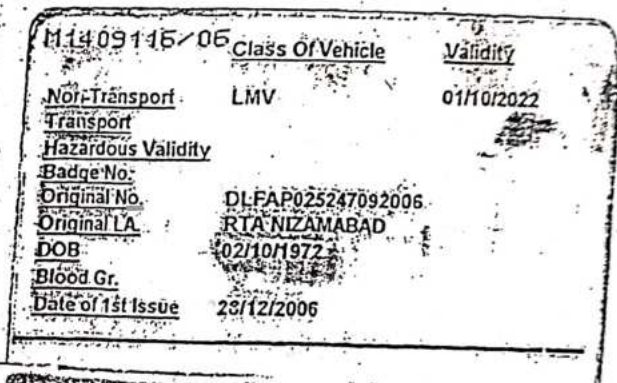
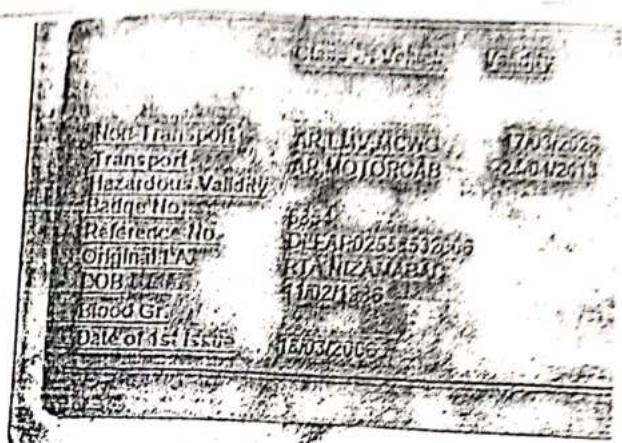
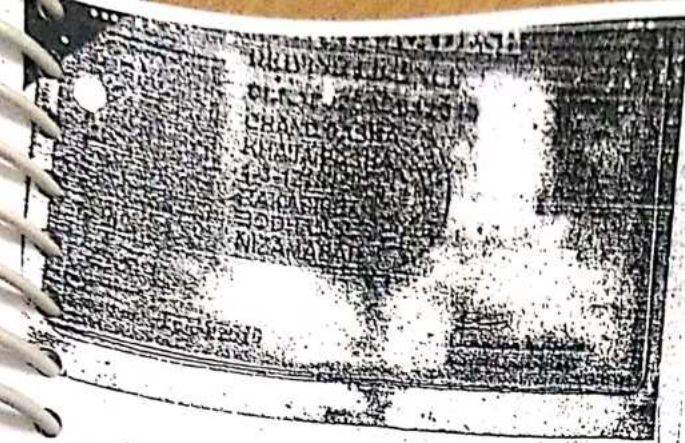
WITNESSES:

1. 
2. 

VENDOR:







N.R.P.



Joint Sub Registrar
Nizamabad Rural

1084/2014 Sheet 5 of 5



REC'D
BY