

CNO: 9544

9374/14

(Page)

SCANNED



అంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl. No: 1677 Date: 30.07.2014

SOLD TO: B.V. Subramanyam, S/o. B.V. Subba Rao

FOR WHOM: Self

R/o. Kadapa Dt

BD 754358
B. SATYANARAYANA
LICENCED STAMP VENDOR
LIC. No: 15-11-038/2014
Flat No: 202, Plot No: 55
Pranavasree Residency,
Bhagatsinghnagar Colony, Ph
Kukatpally, Ranga Reddy D
Cell: 9440645538

SALE DEED

THIS SALE DEED is made and executed on this the 30th day of July, 2014 at R.O., Ranga Reddy District :

Sri. P. Jaya Prakash Reddy, S/o. Sri. Ananth Reddy, aged about 61 years, occupation : Agriculture and Business resident of 7-1-97/2, Ferozguda, Balanagar, R.R. District. represented by his AGPA holders:

- 1) Sri G.Sudharshan s/o Sri G.Gurappa, aged about 33 years, Occupation : Business resident of 7/4095, Srinivas Nagar, Proddatur, Kadapa District.
- 2) Sri B.V.Subramanyam s/o Sri B.V. Subba Rao, aged about 37 years, Occupation : business resident of 23/74, G.T. Street, Proddatur, Kadapa District.
- 3) Sri G.Raja Sekhar s/o Sri G.Satyam, aged about 28 years, Occupation: Business, resident of 3/1067, Y.M.R. Colony, Proddatur, Kadapa District.
- 4) Sri B. Prasad Reddy s/o Sri B. Lakshmi Narayana Reddy, aged about 33 years, occupation : Business resident of Flat No.403, Praneetha Residency, 6th Phase, KPHB Colony, Kukatpally, Hyderabad.
- 5) Sri N.Vasu s/o Sri N.P. Kullaisetty, aged about 34 years, Occupation : Business resident of 1-3-444/14/18/602, Kavadiyuda, Tallabasti, Hyderabad.

Vide AGPA with possession registered as Document No.5506/09 dated 15-07-2007, registered in the office of S.R.O., Quthbullapur.

HEREINAFTER referred to as the VENDORS which expression shall mean and include all their legal heirs, representatives, assignees, attorneys, nominees etc.

Contd...2

1. G. Sudharshan 3. Prasad

B.V. Subramanyam

For SRI DEVELOPERS

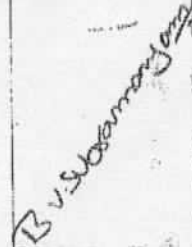
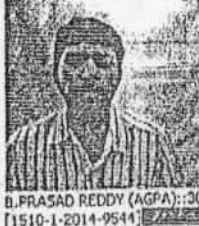
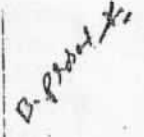
Shruti Shetty

Partner

Presentation Endorsement:
Office of the Joint Sub-Registrar, Ranga Reddy (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 30000/- paid between the hours of 2 PM and 14 on the 30th day of JUL, 2014 by Sri G.Sudharshan

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

R.R. IS No Code Thumb Impression Photo Address Signature/Ink Thumb Impression

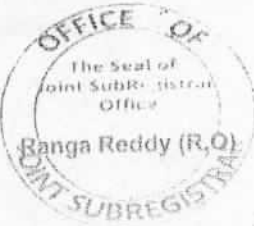
1	CL		 B.V.SUBRAMANYAM S/O. B.V.SUBBA RAO 23/74,G.T.STREET,, PRODDATUR,KADAPA DIST	
2	EX		 N.VASU (AGPA) S/O. N.P.KULLAISETTY 1-3- 444/14/18/602,KAVADIGUDA,, TALLABASTI,HYDERABAD	
3	EX		 B.PRASAD REDDY (AGPA) S/O. B.LAKSHMI NARAYANA REDDY FLAT NO.403,PRANEETA RESIDENCY,, KPHB COLONY,KUKATPALLY, HYD	
4	EX		 G.RAJA SEKHAR (AGPA) S/O. G.SATYAM 3/1067,Y.M.R.COLONY,, PRODDATUR,KADAPA DIST	
5	EX		 B.V.SUBRAMANYAM (AGPA) S/O. B.V.SUBBA RAO 23/74,G.T.STREET,, PRODDATUR,KADAPA DIST	

Joint Sub Registrar
Ranga Reddy (R.O)

Bk - 1, CS No 9544/2014 & Doct No
93744/14 Sheet 1 of 6



ప్రతిపక్షం ద్వారా సమర్పించబడిన
తయారు చేసిన రిజిస్ట్రేషన్-1
చిహ్నం



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Handwritten signature

IN FAVOUR OF

Sri B.V.Subramanyam S/o Sri B.V. Subba Rao, aged about 37 years, Occupation : business, resident of 23/74, G.T. Street, Proddatur, Kadapa District.

HEREINAFTER referred to as the VENDEE which expression shall mean and include all his legal heirs, representatives, successors, executors, assignees, attorneys, nominees, etc.

WHEREAS, originally the Government of Andhra Pradesh assigned the land admeasuring Ac.10-00 forming part of Survey No.166/4, situated at Bowrampet Village, in favour of one freedom fighter Sri Shivalingam @ M.S. Singh.

And whereas after the death of Sri Shivalingam the above said land was mutated in favour of his legal heir Smt. Geeta Swaroop and in recognition of her ownership MRO and RDO concerned issued Title Deed bearing No.430716 with Patta No.73.

And whereas, Smt. Geeta Swaroop along with her son Sri Raju Swaroop jointly sold away the land admeasuring Ac.5-00 out of Ac.10-00 forming part of Survey No. 166/4 situated at Bowrampet Village and Gram Panchayat Quthbullapur Mandal, Ranga Reddy District in favour of the Vendor herein through the Sale Deed registered as document No.20691 / 05 registered in the office of Registrar, Ranga Reddy District for valid consideration.

And whereas, the Vendor herein agreed to sell the said land admeasuring Ac.5-00 forming part of Survey No.166/4 and executed an Agreement of Sale cum GPA with possession registered as document No.5506/09 registered in the office of the S.R.O., Quthbullapur in favour of Sri G.Sudharshan and four others by receiving entire sale consideration and delivered possession to them. In the same document Vendor also constituted the purchaser as his power of Attorney holders conferring on them several powers including power of sale.

And whereas now the Vendor for their family necessities have offered and agreed to sell the portion of the above said land admeasuring Ac.1-00 gts., out of Ac.5-00 Gts forming part of Survey No.166/4 situated at Bowrampet Village and Gram Panchayat, Quthbullapur Mandal, Ranga Reddy District, which is more fully described in the schedule hereto and hereinafter referred to as the Schedule Property, in favour of the Vendee and the Vendee has accepted the same for a total consideration of Rs.60,00,000/- (Rupees Sixty Lakhs only), free from all encumbrances.

1 G. Sudharshan 3 P. Prasad

Contd...3

2 B.V. Subramanyam

4 P. Prasad

5 M. S. Singh

For SRI DEEPTI PERS

Handy Shetty

Partner

6	EX			G. SUDHARSHAN (AGPA) S/O. G. GURAPPA 7/4095, SRINIVAS NAGAR, PRODDATUR, KADAPA DIST
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G. S. Gurappa

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address
1			G. VISWANDHAM hyd
2			D.C.K. MURTHY RR. DIST

Signature

G. S. Gurappa

D. C. K. Murthy

Joint Sub Registrar
Ranga Reddy (R.O.)

30th day of July, 2014

Signature of Joint Sub Registrar
Ranga Reddy (R.O.)

Bk - 1, GS No 9544/2014 & Doct No
3324/14. Sheet 2 of 6

Endorsement:

Description of Fee/Duty	Stamp Papers	Challan u/s 41 of IS Act	In the Form of			Total
			Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	0		329900	330000
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	0	0		30000	30000
User Charges	NA	0	0		100	100
Total	100	0	0		360000	360100

Rs. 329900/- towards Stamp Duty Including T.D under Section 41 of I.S. Act, 1899 and Rs. 30000/- towards Registration Fees on the chargeable value of Rs. 6000000/- was paid by the party through DD No , 139335 dated , 28-JUL-14 of , LAKSHMI VILAS BANK/KARUR

Date

30th day of July, 2014

Signature of Registering Officer

Ranga Reddy (R.O.)

మహాత్మా జయహరి
అయిదే సద విజయం-1
రంగారెడ్డి జిల్లా



Murthy Shogun



NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

1. That in Pursuance of the above offer and acceptance of the above said consideration Sale Consideration of Rs.60,00,000/- (Rupees Sixty Lakhs only), the Vendee has paid Rs.60,00,000/- (Rupees Sixty Lakhs only), to the AGPA Holders in the following manner:

S.No.	Name	Cheque No.	Drawn on	Amount in Rs.
1	Sri G.Sudharshan	000019	Bank of	12,00,000/-
2	Sri G. Rajasekhar	000020	Baroda,	12,00,000/-
3	Sri B. Prasad Reddy	000021	Branch	12,00,000/-
4	Sri.N.Vasu	000022	Proddatur	12,00,000/-
5	Sri B.V.Subramanyam	Self		12,00,000/-
			Total	60,00,000/-

and the Vendor through his AGPA holders hereby received total sale consideration and also hereby admit and acknowledges the receipt of the said sum and releases the Vendee from any future liability of payment in this transaction. That the Vendors also hereby declares and transfer the Schedule mentioned property by way of ABSOLUTE SALE to the Vendee TO HAVE AND TO HOLD the same absolutely forever together all rights, title, liens, easement, and appurtenances pertaining to which the Vendors are having in respect of the Schedule Property.

2. That the Vendor through AGPA holders hereby convey, sell, transfer and assign unto the schedule property absolutely and forever upto the use of the Vendee. The Vendor through AGPA holders states that there is neither any legal embargo nor any legal impediment in the sale of the Schedule Property.

3. The Vendor through AGPA holders herein further covenants, declares and assures that they have put the Vendee herein in actual vacant and complete peaceful physical possession of the Schedule Property hereby sold and that the Vendee herein shall be entitled to enjoy the possession so delivered and to receive all rents, out comes, profits there from without any interruption or disturbances either by the Vendors herein or any other person claiming through or under the Vendors.

4. THAT the Vendor and AGPA holders have paid all the taxes, cess dues etc., in respect of the schedule property upto the date of this sale deed. The Vendors hereby covenants, agrees and declares that they shall support every law full application also for changes and mutation before the concerned Panchayat, Mandal and other offices.

5. THAT the Vendor and AGPA holders herein further covenants and assures that they undertake that at all times hereinafter and upon request and at the cost of the later to do execute or cause to be done or executed all such acts for further and more perfectly conveying and assuring the said land to the Vendee.

1. G. Sudharshan 3. Rajasekhar

Contd...4

2. B.V. Subramanyam 4. B. Prasad Reddy

5. N. Vasu
For AGPA DEVELOPERS
Partner

6. The Vendor and AGPA holders herein further covenants and assures that they have transferred all their rights and interest in the Schedule Property which are possessed by them absolutely in favour of the Vendee herein and have not retained any part of their interest or right in the Schedule Property as they have received the complete promised valuable sale consideration to their fullest satisfaction.
7. That, the Vendor and AGPA holders have assured and informed the Vendee that the schedule property hereby sold is free from all encumbrances, sales, gifts, wills, sureties, court attachments, family disputes, litigations, prior agreements and sales, mortgages etc., the Vendors further undertakes to clear of all the dues accrued till the date of this sale deed, either of Government or private if found in future period.
8. That the Vendor and AGPA holders hereby indemnify and keep the Vendee indemnified from and against all the losses costs, expenses, damages sustained, if any due to the defect in the title of the Vendors or any third party's claim or if the Vendee is deprived from the part or whole of the schedule property. The Vendors shall compensate against the same at all times from their personal and other property.
9. THAT, the Vendee shall hold and enjoy the Schedule of Property as absolute owners as he likes without any coercion or hindrance either from the Vendors or from the third party claims or any other person or persons whomsoever.
10. That the Vendor through AGPA holders further declare and states that there are no proceedings or proposals pending in any department for acquiring the said land by any Government or quasi Government.
11. That the Vendor and AGPA holders further assures for more perfectly conveying and assuring the Schedule Property and every part thereof in the manner aforesaid according to the true intent and meaning of this Deed.
12. That the land effected by this document is not an assigned land as defined in section 2(1) of Act.No.9 of 1977.
13. That the Vendor through AGPA holders declares further that the schedule property is not attracted by provisions of A.P. Land Reforms (Ceiling on Agriculture Holdings) Act No.1 of 1973.
14. That, the Parties hereby declares that there are no mango trees, coconut trees, Betal leaf gardens, orange grove or any other gardens, that there are no mines or quarries or granites or such other valuable stones, that there are no machinery, no fish ponds etc., in the lands now being transferred, That if any suppression of facts is noticed at future date the Parties will be liable for prosecution as per law besides payment of deficit duty.
15. That the Parties hereby declare that the Principal is alive and the GPA is still in force.

1 G. Sridharan 3 Partner

Contd...5

2 B.V. Sreeramanyam 4 B. Prasad

5 Malar

For SRI DEVELOPERS
H. S. S. S.

Partner

STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY FILED.
Under Rule 3 of the Andhra Pradesh Prevention of Undervaluation Instrument Rule 1975.

Place	Sy.No.	Area Ac - Gts	Value Per Acre	Total M.V.
Bowrampet Village Quthbullapur Mandal Ranga Reddy District	166/4	1-00	60,00,000/-	60,00,000/-

This document has been executed on N.J.STAMPS Worth Rs.100/- and the D.S.D. of Rs.3,29,900/- Registration Fee of Rs.30,000/- and User charges of Rs.100/- totalling to an amount of Rs. 3,60,000/- has been paid through D.D.No.439335 dated 28-07-2014, drawn on Lakshmi Vilas Bank, Karur, Tamil Nadu, in favour of Joint Sub-Registrar, R.O.,(OB), Ranga Reddy District(West).

SCHEDULE PROPERTY

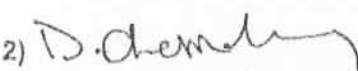
All that the agricultural land admeasuring Ac.1-00 Gts. out of Ac.5-00 gts in Survey No. 166/4 situated at Bowrampet Village, Quthbullapur Mandal, Ranga Reddy District, and bounded as under:

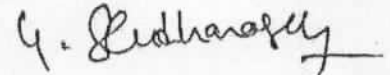
Boundaries of Entire Land of Ac.5-00 Gts.

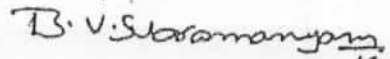
NORTH : Land belongs to A.P. Police Academy
SOUTH : Road
EAST : Neighbours land
WEST : Land belongs to A.P. Police Academy

IN WITNESS WHEREOF, the Vendor rep. by his AGPA Holders have signed on this sale deed with own free will and consent on this the day, month and year first above mentioned, in the presence of following witnesses:

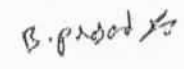
Witnesses:

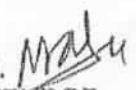
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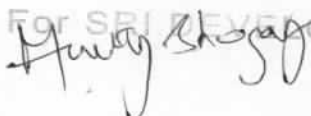
3. 

4. 

5. 

VENDOR
Through AGPA Holders



For SRI DEVELOPERS


Partner

ಭಾರತ ಚುನಾವಣಾ ಸಂಸ್ಥೆ
ಭಾರತ ఎన్నికల సంస్థ

ELECTION COMMISSION OF INDIA
IDENTITY CARD

AP2315/0420202



Electors Name : Venkata Subramanyam Boggarepu
 Elector's Name : Venkata Subramanyam Boggarepu
 Father's Name : Subbarao
 Date of Birth : XX-XX-1978

ಭಾರತ ಚುನಾವಣಾ ಸಂಸ್ಥೆ
ಭారత ఎన్నికల సంస్థ

ELECTION COMMISSION OF INDIA
IDENTITY CARD

FFY1557545



Electors Name : H PRASAD H DEVI
 Elector's Name : H PRASAD H DEVI
 Father's Name : H LAKSHMINARAYANA REDDY
 Date of Birth : XX-XX-1978

ಭಾರತ ಚುನಾವಣಾ ಸಂಸ್ಥೆ
ಭారత ఎన్నికల సంస్థ

ELECTION COMMISSION OF INDIA
IDENTITY CARD

AP2315/0420202



Electors Name : Venkata Subramanyam Boggarepu
 Elector's Name : Venkata Subramanyam Boggarepu
 Father's Name : Subbarao
 Date of Birth : XX-XX-1978

D CHENNAKESAVULU MURTHY
 LIG 2615, KPHB COLONY
 III PHASE
 KUKATPALLY
 BALANAGAR
 RANGA REDDY

Issued On 24/03/2012

D. Chennakesavulu

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ಭారత ఎన్నికల సంస్థ

ELECTION COMMISSION OF INDIA
IDENTITY CARD



Electors Name : Venkata Subramanyam Boggarepu
 Elector's Name : Venkata Subramanyam Boggarepu
 Father's Name : Subbarao
 Date of Birth : XX-XX-1978

G. Sudhakar

ಭಾರತ ಚುನಾವಣಾ ಸಂಸ್ಥೆ
ಭారత ఎన్నికల సంస్థ

ELECTION COMMISSION OF INDIA
IDENTITY CARD

TDZ0595050



Electors Name : Viswanadhram Grandhi
 Elector's Name : Viswanadhram Grandhi
 Father's Name : Venka Venkata Subramanyam Grandhi
 Date of Birth : XX-XX-1978

Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Manjula	Wife		40
3	Chandra Sekar	Son		23
4	Raja Sekar	Son		10

For SRI DEVELOPERS

Partner