

18/11/2016

DOCT NO. 8072/2016

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

SI. No. 7389 Date 21/11/2016

Sold to: Kunem Sulba Reddy

S/o: K. Sings Reddy

For Whom: Self.

R/o. Hyd

G 582800

P. Maheswar

P. MAHESWAR

Licensed Stamp Vendor

Lic. No: 15-23-027/20

Ren. No: 15-23-031/20

M.No: 5-13/B, Maruthi Na

Moosapet, Ranga Reddy

Cell: 964034374

SALE DEED

THIS DEED OF SALE is made and executed on this the 23rd day of November, 2016 at Hyderabad.

By

1. Sri P. Rajendra Kumar, S/o Late Pulipati Hakeem Kantaiah, aged about 64 years, Occ: Business. (HUF)
2. Sri P. Dasharatha, S/o Late Pulipati Hakeem Kantaiah, aged about 62 years, Occ: Business. (HUF)
3. Sri P. Prabhakar Rao, S/o Late Pulipati Hakeem Kantaiah, aged about 60 years, Occ: Business. (HUF)
4. Sri P. Sudhakar, S/o Late Pulipati Hakeem Kantaiah, aged about 58 years, Occ: Business. (HUF)
5. Sri P. Padmakar, S/o Late Pulipati Hakeem Kantaiah, aged about 56 years, Occ: Business. (HUF)
6. Sri P. Srinivas, S/o Late Pulipati Hakeem Kantaiah, aged about 52 years, Occ: Business. (HUF)

Contd...2.

1. P. Maheswar

2. P. Maheswar

3. P. Maheswar

4. P. Maheswar

5. P. Maheswar

19/11/2016

All residents of House no.1-48, Nalagandla Village, Serilingampally Mandal and Municipality, Ranga Reddy District

Hereinafter called the "**Vendors**" (which expression shall, unless the context otherwise admits, mean and include their heirs, successors-in-interest, legal representatives, administrators and executors; of the FIRST PART)

IN FAVOUR OF

Sri Kunam Subba Reddy, S/o.Sri K. Singa Reddy, aged about 39 year,Occ: Business, R/o. 308, A-Block, Vertex Pleasant, Brivandavan Colony, Nizampet Road, Hyderabad-500072.

Hereinafter called the "**Vendee**" (which expression shall, unless the context otherwise admits, mean and include his heirs, successors-in-interest, legal representatives, administrators and executors; of the SECOND PART)

Whereas the Vendors herein above are the absolute owners,Pattadars and peaceful possessors of all that Vacant Agricultural dry lands admeasuring Ac.3.21 Guntas in Survey no. 398, and land admeasuring Ac.3-13 Guntas in Survey no. 399/A with equal and undivided share situated at Nallagandla Village, Serilingampally Mandal and Municipality, Ranga Reddy District.

Whereas the Vendors along with their father Sri Pulipati Hakeem Kantaiah, S/o Late Rajaiah purchased the above said Agriculture land admeasuring Ac.3-21 Guntas in Survey no. 398 and Ac.3-13 Guntas in survey no. 399/A, total admeasuring Ac. 6-34 Guntas, with equal undivided share, situated at Nallagandla Village, Serilingampally Mandal and Municipality, Ranga Reddy District from Smt. Ananthamma, w/o Late Sriram Bashaiah and Sri S.Chandrasekhar Gandiah S/o Late Sriram Bashaiah vide Regd.Sale Deed Document no. 492/1979 dated 16-03-1979 registered at S.R.O Hyderabad West.

Whereas the Vendors and their father are in peaceful possession and enjoyment of the same free from encumbrances.

Contd...3.

1. *[Signature]*

2. P. D. Sharma *[Signature]*

3. *[Signature]* *[Signature]*

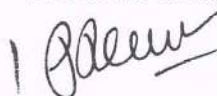
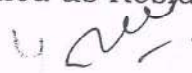
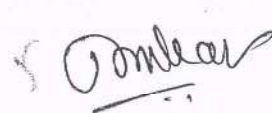
Whereas the vendors herein above got the agriculture land admeasuring Ac. 3-21 Guntas in survey no. 398 got mutated in their names with subdivision of survey no. 398 as per Pahani for the year 1997-1998 as per following details.

Name	Pass Book No	Patta No.	Main Sy.No	Extent	Sy.No. Sub Div.
Pulipati Hakeem Kantaiah		15	398	21 Guntas	398/A
P. Rajendra Kumar	196441	76	398	20 Guntas	398/AA
P. Dasarath	196463	28	398	20 Guntas	398/E
P. Prabhakar Rao	196477	44	398	20 Guntas	398/EE
P. Sudhakar	196102	97	398	20 Guntas	398/VU
P. Padmakar	188334	45	398	20 Guntas	398/VUU
P. Srinivas			398	20 Guntas	398/RU

And whereas Sri Pulapati Hakeem Kntaiah, S/o. Late Rajaiah during his life time subsequently gifted his share of Agriculture land of Ac. 0.21 Guntas out of the above Ac. 3.21 Guntas of Agriculture land in Survey no. 398(Sub division 398/A), situated at Nallagandla Village, Serilingampally Mandal and Municipality, Ranga Reddy District to the Vendors 1 to 6 herein equally with undivided share vide Gift settlement Deed no. 3260/06 dated 28-01-2006 registered at D R of Ranga Reddy. Accordingly the Vendors 1 to 6 herein above became the sole, absolute owners and joint possessors of total land admeasuring AC. 3-21 Guntas in Survey no. 398/Parts as above of Nalagandla Village Serilingampally Mandal and Municipality, Ranga Reddy District.

And Whereas subsequently all that land in survey no.398 admeasuring Ac. 3-21 Guntas(Equivalent to 17,061 sq.yards or 14265.2 sq.mt) falling in Nalagandla Village Serilingampally Mandal and Municipality, Ranga Reddy District is notified as Residential Zone by the Govt. Authority.

Contd...4.

1  4 
2 P. Dasarath 
3  6 

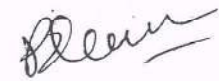
And Whereas the Vendors who are in need of money for family expenses, have agreed and offered to sell an extent of 1815 Sq. Yards or 1517.6 sq.mt out of the total land admeasuring Ac.3.21 Guntas in Survey no. 398,(with sub divisions of 398/A, 398/AA, 398/E,398/EE, 398/VU, 398/VUU & 398/RU) situated at Nallagandla Village, Serilingampally Mandal and Municipality, Ranga Redy District to the Vendee, hereinafter called the **"SCHEDULED PROPERTY"**, which is more fully described in the Schedule Annexed hereto for a total consideration of **Rs. 1,63,35,000/- (Rupees One crore sixty three lakhs thirty five thousands only)** to the 'Vendee'

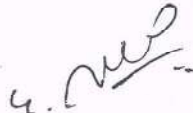
And whereas the vendee has agreed to purchase the same from the vendors for the above said consideration which is free from all encumbrances of what so ever in nature.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

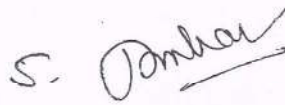
THAT IN PURSUANCE of afore said offer by the vendors and acceptance by the Vendee, the vendee has paid the total sale consideration of of **Rs.1,63,35,000/- (Rupees One crore sixty three lakhs thirty five thousands only)** to the Vendors as per the following details, the receipt of which sum is acknowledged as having received by the Vendors.

- a) An amount of Rs. 12,00,000/- (Rupees Twelve lakhs only) by way of Cheque no.000102 dt. 9/7/2016 in favour of Vendor No.1 drawn on HDFC Bank, KPHB Branch, Hyderabad.
- b) An amount of Rs. 11,90,550/- (Rupees Eleven Lakhs Ninty Thousand Five Hunded and Fifty only) by way of Cheque No.336982, dt. 18/11/2016 in favour of the Vendor No.1 drawn on IDBI Bank, KPHB Branch, Hyderabad.
- c) An amount of Rs. 3,04,725/- (Rupees Three Lakhs Four Thousand Seven Hundred and Twenty Five only) through RTGS, on dated. 19-10-2016, in favour of the Vendor No.1 from SBH, Nizampet Branch, Hyderabad.
- d) An amount of Rs. 12,00,000/- (Rupees Twelve lakhs only) by way of Cheque no.000103 dt. 9/7/2016 in favour of Vendor No.2 drawn on HDFC Bank, KPHB Branch, Hyderabad.

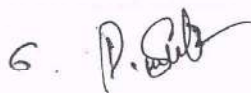
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2. P. D. 

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6. P. 

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- e) An amount of Rs. 14,95,275/- (Rupees Fourteen Lakhs Ninty Five Thousand Two Hundred and Seventy Five only) by way of Cheque No.000128, dated.18-11-2016 in favour of Vendor No.2 from HDFC Bank, KPHB Branch, Hyderabad.
- f) An amount of Rs. 5,50,000/- (Rupees five lakhs fifty thousand only) by way of cheque no. 272361 dt.16/4/2016 in favour of Vendor No. 3 drawn on IDBI Bank, KPHB Branch, Hyderabad.
- g) An amount of Rs. 6,50,000/- (Rupees six lakhs fifty thousand only) by way of Cheque no. 000104 dt. 9/7/2016 in favour of Vendor No.3 drawn on HDFC Bank, KPHB Branch, Hyderabad.
- h) An amount of Rs. 14,95,275/- (Rupees Fourteen Lakhs Ninty Five Thousand Two Hundred and Seventy Five only) by way of Cheque No.000129, dated.18-11-2016 in favour of Vendor No.3 from HDFC Bank, KPHB Branch, Hyderabad.
- i) An amount of Rs. 6,50,000/- (Rupees six lakhs fifty thousand only) by way of cheque no. 272362 dt.16/4/2016 in favour of Vendor No. 4 drawn on IDBI Bank, KPHB Branch, Hyderabad.
- j) An amount of Rs. 5,50,000/- (Rupees five lakhs fifty thousand only) by way of Cheque no. 000105 dt. 9/7/2016 in favour of Vendor No.4 drawn on HDFC Bank, KPHB Branch, Hyderabad.
- k) An amount of Rs. 4,95,275/- (Rupees Four Lakhs Ninty Five Thousand Two Hundred and Seventy Five only) by way of Cheque No.000130, dated.18-11-2016 in favour of Vendor No.4 from HDFC Bank, KPHB Branch, Hyderabad.
- l) An amount of Rs. 10,00,000/- (Rupees Ten Lakhs only) by way of RTGS Vide Ref.no.HDFCR520161021851366, dt. 21/10/2016 in favour of Vendor No.4 from HDFC Bank, KPHB Branch, Hyderabad.
- m) An amount of Rs. 6,50,000/- (Rupees six lakhs fifty thousand only) by way of cheque no. 272363 dt.16/4/2016 in favour of Vendor No. 5 drawn on IDBI Bank, KPHB Branch, Hyderabad.
- n) An amount of Rs. 5,50,000/- (Rupees five lakhs fifty thousand only) by way of Cheque no. 000106 dt. 9/7/2016 in favour of Vendor No.5 drawn on HDFC Bank, KPHB Branch, Hyderabad.

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2 P. Dalmatti

5 Omlekar

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6 P. Sub

- o) An amount of Rs. 14,95,275/- (Rupees Fourteen Lakhs Ninty Five Thousand Two Hundred and Seventy Five only) by way of Cheque No.336983, dated.18-11-2016 in favour of Vendor No.5 from idbi Bank, KPHB Branch, Hyderabad.
- p) An amount of Rs. 6,50,000/- (Rupees six lakhs fifty thousand only) by way of cheque no. 272364 dt.16/4/2016 in favour of Vendor No. 6 drawn on IDBI Bank, KPHB Branch, Hyderabad.
- q) An amount of Rs. 5,50,000/- (Rupees five lakhs fifty thousand only) by way of Cheque no. 000107 dt. 9/7/2016 in favour of Vendor No.6 drawn on HDFC Bank, KPHB Branch, Hyderabad.
- r) An amount of Rs. 14,95,275/- (Rupees Fourteen Lakhs Ninty Five Thousand Two Hundred and Seventy Five only) by way of RTGS Vide Ref.no.HDFCR520161021851362, dt. 21/10/2016 in favour of Vendor No.6 from HDFC Bank, KPHB Branch, Hyderabad.
- s) An amount of Rs. 1,63,350/- (Rupees One Lakh Sixty Three Thousand Three Hundred and Fifty only) is deducted towards TDS by the Vendee on account of Vendors as per Income Tax Act.

That the Vendors having received the total sale consideration from the Vendee released the Vendee from all dues and debts in respect of the Scheduled Property and hereby convey, sell, transfer, and assigns up to the schedule of the property to the vendee to hold and enjoy the same absolutely and forever.

That the Vendors hereby grant, convey, sell, transfer, assign and assure unto and to the use of the Vendee free from encumbrances all that the land total admeasuring 1815 Sq. Yards or 1517.6 sq.mts. in Survey no. 398, (with sub divisions of 398/A, 398/AA, 398/E, 398/EE, 398/VU, 398/VUU & 398/RU) situated at Nallagandla Village, Serilingampally Mandal and Municipality, Ranga Redy District, more fully described in the Schedule hereunder and **annexed** herewith.

★★ That the Vendors hereby assure the Vendee that they shall at their cost get the land surveyed, demarcated and handover the exact extent of the Scheduled Property by fixing the boundary stones immediately.

That the Vendors today have delivered the vacant physical possession of the Schedule Property to the Vendee.

Contd..7..

2 P. Dalharta

2 [Signature]

[Signature]

P. Subb

That the interest hereby transferred subsists and the Vendors have the power to sell the same and the Vendors hereby convey unto the Vendee all the rights, title, interest, claim and demand, whatsoever of the Vendors upon the same and every part thereof TO HAVE AND TO HOLD the same unto and to the use of the Vendee, their heirs, legal representatives, executors, administrators and assigns absolutely and forever together with the title deeds.

That the Vendors hereby covenant with the Vendee that withstanding any act, deed or thing heretofore done, executed or knowingly suffered to the contrary, the Vendors are now lawfully seized and possessed of the said Property free from any encumbrances, attachments or defects in title whatsoever and the Vendors have full power and absolute authority to sell the same in the manner aforesaid.

That the Vendors hereby assure the Vendee that the Schedule Property is free from all encumbrances, charges, mortgages, lien, claims or maintenance and attachment from Court or otherwise and it is free from all kinds of public and private demands. In case of any future claims on the schedule property either by the family members of the Vendors or by any third party, the vendors hereby assure the vendee that the same will be settled by the vendors at their own cost.

That the Vendors hereby further covenant with the Vendee that they shall at the request and cost of the Vendee do or execute or cause to be done or execute all such lawful acts, deeds and things whatsoever, for further and more perfectly assuring and conveying the said property and every part thereof in the manner aforesaid according to the true intent and meaning of this deed.

That the vendors further covenant that the vendors purchased the Scheduled Property out of their own funds and the vendors are the absolute owners of the said property and no one else except the vendors have the right, title, interest, or claim of whatsoever nature over the same and the vendors herein are in absolute possession and sole enjoyment of the same as its absolute owners.

That the Vendors herein further covenant and declare that they have not done any act whereby the '**Scheduled Property**' is either encumbered or the Vendors herein in any manner debarred or prevented from selling and transferring the same absolutely in favour of the Vendee herein.

That the Vendors further assure the Vendee that there is no previous agreement/s of sale/sale with any other party.

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1 *[Signature]* 4 *[Signature]*
2 P. Dalhousie 5 *[Signature]*
3 *[Signature]* 6 P. S. *[Signature]*

That the Vendors confirm that there is neither legal embargo nor any legal impediment in the above said Schedule Property. The Vendors hereby further covenant, declare and agree that if any defect is found or discovered with regard to the title of the Schedule Property and due to such defect in the title, if the Vendee is deprived of the whole or any part of the property, the Vendors shall duly reimburse the amounts paid till such date along with costs.

That the Vendors shall indemnify and keep indemnified the Vendee against all losses, moneys or expenses that the Vendee Firm may sustain, pay or incur by reason of any defect in the title of the Vendors and to the property mentioned in the schedule hereunder for any reason of claim whatsoever that might be made by anybody whomsoever to the property mentioned in the schedule hereunder.

That the said property is not subject to any tenancy, whatsoever, and the taxes payable in respect of the same have been paid in full up to date.

That the land comprising of the Schedule Property is not an assigned land as defined under act no. 9 of 1977 of Government of Andhra Pradesh. That Urban Land Ceiling is not applicable to the Schedule Property.

The vendors today delivered the vacant physical possession of the said Scheduled Property together with all original documents of the title deeds along with link documents and Pattadar Pass books and also tax payment receipts, if any to the Vendee.

No error, misstatement or omission in the description of the property shall annual the same.

SCHEDULE OF PROPERTY

All that residential land admeasuring 1815 Sq. Yards or 1517.6 sq.mt in Survey no. 398, (with sub divisions of 398/A, 398/AA, 398/E, 398/EE, 398/VU, 398/VUU & 398/RU) situated at Nallagandla Village, Serilingampally Mandal and Municipality, Ranga Redy, Telengana and bounded as follows.

North by	:	Bounded by survey no. 397.
South by	:	Bounded by 60 feet road in Survey No.387
East by	:	Bounded by survey no. 398 belonging to G.Narayana Reddy
West by	:	Bounded by balance land of Vendor in Survey no.398

1 *[Signature]*

Contd..9..

2 *[Signature]*

3 *[Signature]* 6 *[Signature]*

RULE-(3) THE MAIN MARKET VALUE STATEMENT

SY.NO	VILLAGE	RATE PER SQ.YARD@	TOTAL AREA	NATURE	TOTAL VALUE
1	2	3	4	5	6
398	NALAGADLA	Rs.9,000/-	1815 Sq.Yards	Residential	Rs. 1,63,35,000/-

IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE SIGNED AND EXECUTED THIS DEED OF AGREEMENT OF SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE MENTIONED:

WITNESSES:

1. *[Signature]*

2. *[Signature]*

VENDOR NO.1 *[Signature]*

VENDOR NO.2 *[Signature]*

VENDOR NO. 3 *[Signature]*

VENDOR NO.4 *[Signature]*

VENDOR NO.5 *[Signature]*

VENDOR NO.6 *[Signature]*

VENDEE *K. Subba Reddy*

Vendor No. 6.



భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

సమారు సంఖ్య/ Enrollment No. : 1190/62023/03192

To
Pulipati Srinivas
పులిపాటి శ్రీనివాస్
S/O. Pulipati Kantaiah Late
6-103/113
Gulmohar Park Colony
Serilingampally
Serilingampally
Lingampalli, K.V. Rangareddy
Andhra Pradesh - 500019
9949519473

04/01/2013



KL101163294DF

10116329



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

7734 3770 8906

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA
పులిపాటి శ్రీనివాస్
Pulipati Srinivas

పుట్టిన సంవత్సరం/Year of Birth: 1962
పురుషుడు / Male

7734 3770 8906



ఆధార్ - సామాన్యుని హక్కు