

MANUAL
C/No 2847

2502/2013



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

SI.No. 2893 Date 25-3-13 Rs. 100

SOLD TO K. Raghunath Reddy s/o. Late K. Mahipal Reddy
FOR WHOME M/s G.K.R.S. properties. R. Subram

BB 264393

B. PAVAN KUMAR
LICENCED STAMP VENDOR
LIC. No. 15-25-032/2012
7-13/1/11A, Puppalguda (V).
Rajendranagar (M), R.R. Dist.
Cell: 9949030393

SALE DEED

This deed Sale Deed made and execute on this 28th day of March, 2013 at S.R.O., Gandipet, Ranga Reddy Dist, by and between:

1. **Sri Burra Sadanandam**, S/o late B. Chennaiah, aged 75 years, occ: Agriculture, R/o. H.No. 1-36, Bandlaguda Jagir Village, Rajendranagar Mandal, Ranga Reddy District.
2. **Sri. Burra Vidyanandam**, S/o Sri. Burra Sadanandam, aged 50 years, R/o. Bandlaguda Jagir Village, Rajendranagar Mandal, Ranga Reddy District.
3. **Sri Burra Devanandam**, S/o Burra Sadanandam, aged 49 years, Occ: Business, R/o Bandlaguda Jagir Village, Rajendranagar Mandal, Ranga Reddy District.
4. **Sri. Burra Yoganandam**, S/o Burra Sadanandam, aged 47 years, occ: Business, R/o Bandlaguda Jagir Village, Rajendranagar Mandal, Ranga Reddy District.

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1. *[Signature]*

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8. *[Signature]*

5. **Sri. Burra Ramanandam**, S/o Burra Sadanandam, aged 41 years, Occ: Business, R/o Bandlaguda Jagir Village, Rajendranagar Mandal, Ranga Reddy District.
6. **Sri Burra Raghavanadam** S/o late B. Anandam, aged 26 years, R/o H.No.1-36, Bandlaguda Jagir Village, Rajendranagar Mandal, Ranga Reddy District.
7. **Smt. B. Vijaya laxmi w/o. B.Rajender Kumar, D/o.Burra Sadanandam**, aged 50 years, R/o H.No.23-6-5/3, Hari Bowli, Shalibanda, Hyderabad.
8. **Smt. B. Jayashri W/o. B.Laxminarayana, D/o.Burra Sadanandam**, aged 43 years, R/o H.No.2-1-1, Nagole, R.R.District.

Hereinafter referred to as the 'FIRST PARTY' which term shall mean and include their heirs, legal representatives etc.

IN FAVOUR OF

M/s.G.K.R.S. Properties,

Having its office at 10-3-311/2, IIIrd Floor, Road No.1, Castle Hills, Masabtank, Hyderabad - 57.

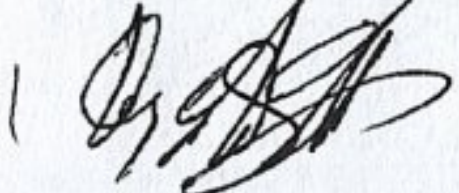
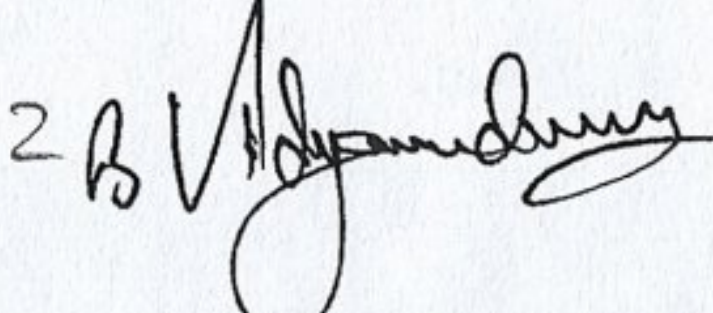
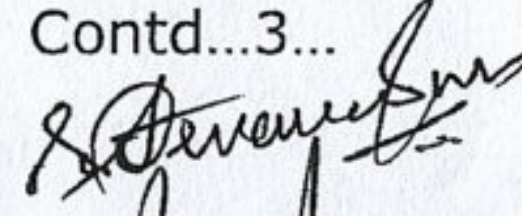
Represented by :

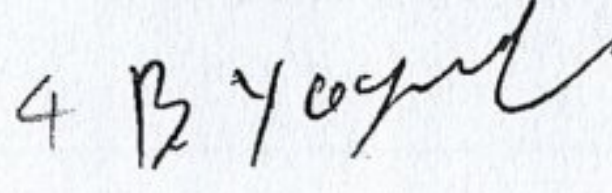
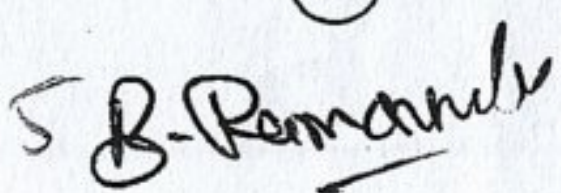
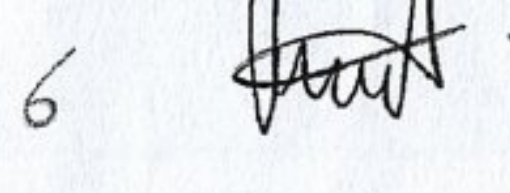
Sri K. Raghunath Reddy S/o Late. K. Mahipal Reddy, aged 50 years, occ: Business, Resident of Plot No.51, Road No.7, Trimurthi Colony, Mahendra Hills, Secunderabad.

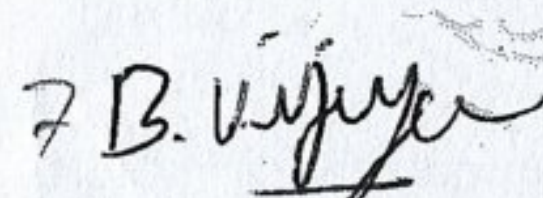
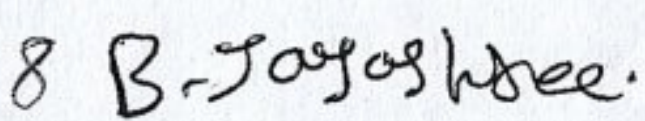
Hereinafter referred to as the 'SECOND PARTY' which term shall mean and include their heirs and legal representatives etc.

WITNESSETH

Whereas the land in S.No.18/1 admeasuring Ac.5.00 gts and land in S.No.18/2 admeasuring Ac.13.20 gts popularly known as Lakkavani Bai and Yerrachelka of Bandlaguda Jagir Village the then Hyderabad west Taluk, Hyderabad district, presently under Rajendranagar Mandal, Ranga Reddy District was originally own and possessed by Late.Burra Devakamma W/o Chennaih and her name has been recorded as pattedar in all the revenue records.

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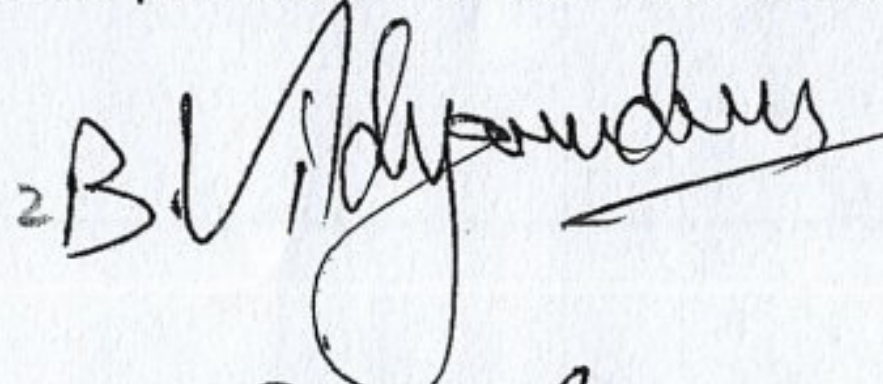
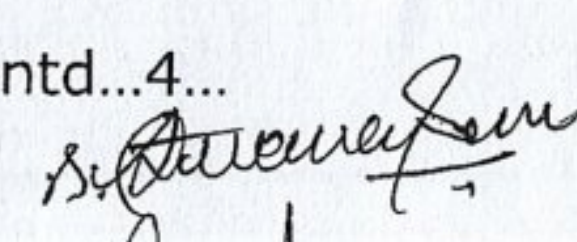
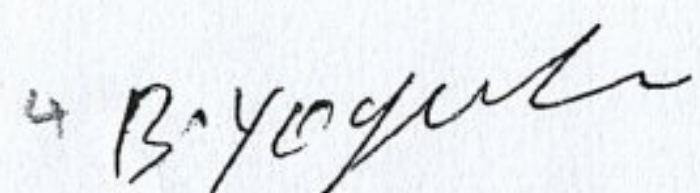
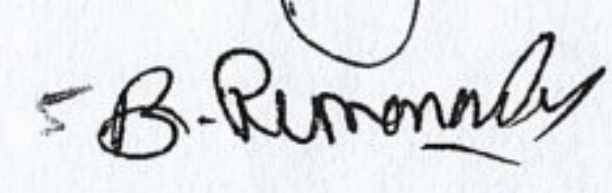

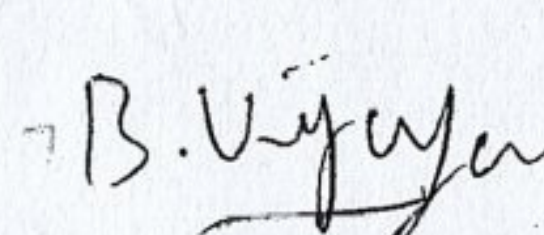
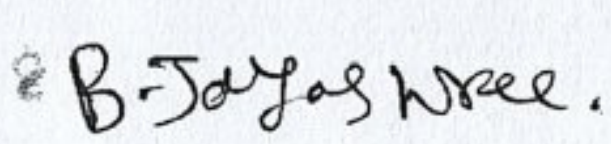
7  8 

Whereas one Burra China Ramaiah has been recorded as protected tenant over an extent of Ac.13.20 gts in S.No.18/2 and one Gopalam Balaiah was recorded as protected tenant over an extent of Ac.5.00 gts in S.No.18/1 as per the Protected Tenancy Register. But in fact in the subsequent records the name of Burra China Ramaiah does not find place in any of the pahanies as possessor so as to say that he continued to be the protected tenant.

Whereas Gopalam Balaiah by being a protected tenant over an extent of Ac.5.00 gts in S.No.18/1 and having expressed his intention to purchase an extent of Ac.9.11 gts had entered into sale transaction with Burra Chinnamma and his name has been recorded as purchaser in the Chesala Pahani of 1955 to 1958 and his name has been recorded as pattedar and also possessor right from 1955 to till date and the said extent has been recorded as S.No.18/AA i.e., 18/ the remaining extent admeasuring Ac.10.00 gts is being recorded in the name of Burra Devakamma W/o Chennaih and clearly shown in Chesala Pahani as pattedar and right from 1958-59 onwards her name continued as pattedar. Upon her death the said property is devolved in the name of Burra Sadanandam and his name continued in all the revenue records as pattedar and possessor over an extent of Ac.10.00 gts and recorded as S.No.18/A.


Whereas the legal heirs of Burra China Ramaiah i.e., M/s. B. Ashok and others have voluntarily submitted an application to the Mandal Revenue Officer, Rajendranagar Mandal, Ranga Reddy District under Section 19 (1) of A.P. (T.A.) Agriculture Tenancy Act, vide Proceeding No.B/7582/2006 expressing their intention to surrender the Protected Tenancy Rights succeeded from their ancestral Burra China Ramaiah who was recorded as Protected Tenant over an extent of Ac.13.20 gts of the then S.No.18/2 of Bandlaguda Jagir Village, Rajendranagar Mandal, Ranga Reddy District and after due enquiry by the Dy. Collector and Mandal Revenue Officer, Rajendranagar Mandal had allowed the proceedings on 28-10-2006 accepting the surrender of the protected tenancy rights in favour of the pattedars.

Whereas No.1 being the father and Vendors No.2 to 5 being the Sons of Vendor No.1, and Vendor No.6 is the Grand Son of Vendor No.1, being son of pre-deceased son by name Burra Anandam, the Vendor Nos.7 & 8 are daughters of Burra Sadanandam, are the absolute owners of the land admeasuring Ac.10.00 Gts., of Sy.No.18/A of Bandlaguda Jagir village, Rajendranagar Mandal, Ranga Reddy Dist. and the name of Vendor No.1 of the first party being the Kartha of the family have been recorded as pattedar and the pattedar pass book and Title Deed vide patta No.126 bearing patta pass book No.184656 and Title Deed No.214777 and continued to be recorded as pattedar in all the revenue records.

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..... 1 పుస్తకం 2013 సంవత్సరం
 స్టాంప్ నెం. 2502 ప్రజంటేంటు దాఖలు
 సరఫరా కారితము సంఖ్య 25
 ఈ కారితపు వరుస సంఖ్య 3

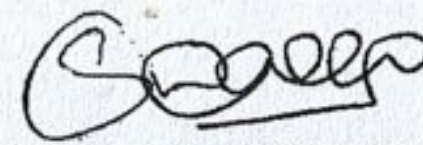

 జాయింట్ సబ్ రిజిస్ట్రార్-5

Certified That The Following Amount Have Been Paid In Respect Of This Document

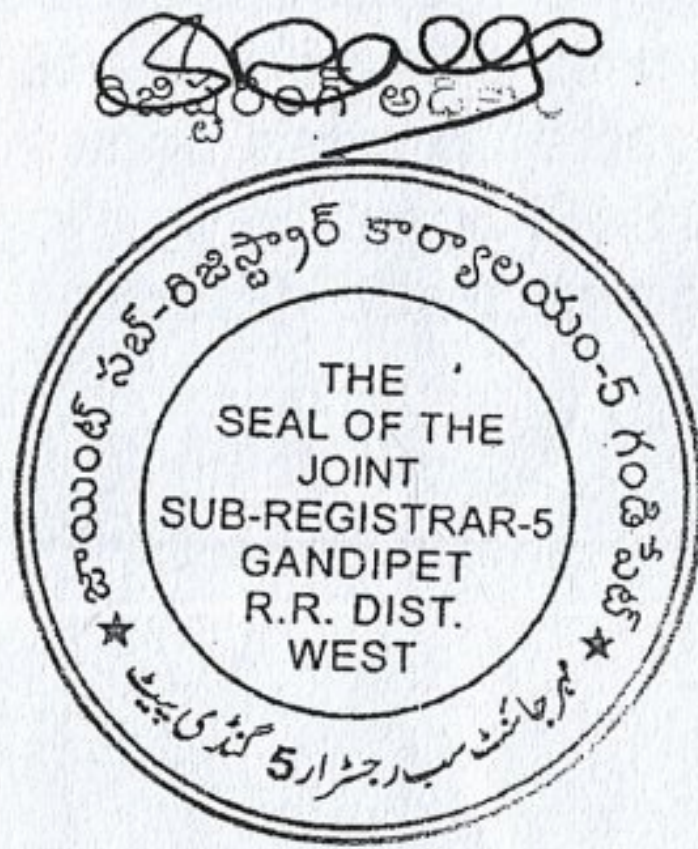
Sl. No.	Description of Fee / Duty	In The Form Of					Total
		Stamp Papers	Challan U/s 41 of I.S. Act	Cash	Stamp Duty U/s 16 OF I.S. ACT	DD/BC/ Pay Order	
1	Stamp Duty	100/-	807900	-	DP 450675	-	808000
2	Transfer Duty	-	-	-	-	-	-
3	Registration Fee	-	50500	-	-	-	50500
4	User Chargers	-	100	-	-	-	100
	Total	100/-	858500	-	-	-	858600

on chargeable value of

Rs. 1,01,00,000/-


 I. VALLI SUBBALAKSHMI
 Joint Sub Registrar -5
 Gandipet, Ranga Reddy Dist.

1 వ పుస్తకము 2013 సం॥ శా. శ. 1935
 ను .. 2502 .. నెంబరుగా రిజిస్ట్రారు చేయబడి
 స్థానింగు నిమిత్తం గుర్తింపు నెం.. 1525
 1 వ .. 2502 / 2013 ఇవ్వడమైన
 2013 సం॥ మార్చి నెల 28 వ తేది.



Whereas Vendor No.1 being the pattedar had sold some of the extent out of Ac.10.00 gts of S.No.18/A and as on this date the members of the first party holding an extent of Ac.2-21 guntas which was measured and recorded by the survey conducted.

Whereas Vendors have expressed their intention to sell the above extent of Ac.2-21 gts land to the Purchaser at a consideration of Rs 40,00,000/- (Rupees forty lakh only) per acre and the Purchaser had agreed to purchase the above extent for the aforesaid consideration for the above extent of Ac.2.21 gts S.No.18 of Bandlaguda Jagir village, Rajendranagar Mandal, Ranga Reddy Dist, which is more clearly shown the Schedule of the Property, hereinafter called the Scheduled Property.

NOW THIS DEED FURTHER WITNESSETH AS FOLLOWS:

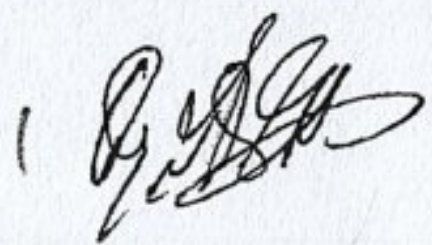
1. That in pursuance of the Sale the purchaser has paid the total sale consideration of amount of **Rs. 1,01,00,000/- (Rupees One Crore and One Lakh only)** through **cheque bearing No. 129644** dated 28-01-2013 drawn on Allahabad Bank Maruthi Nagar Branch, Yousufguda, for **Rs. 60,00,000/- (Rupees Sixty lakhs only)** favouring Vendor No.1 and balance of **Rs. 41,00,000/- (Rupees forty one Lakh only)** paid by of cheque no.219693, Dt.28-03-2013, Drawn on Axis Bank, Mehdiapatnam, Branch, Hyderabad, favouring Vendor No.1, towards total sale consideration and the members of the first party having received the said acknowledge in a separate stamped receipt.

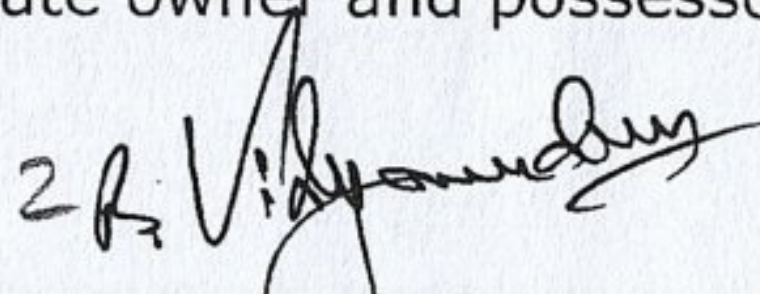
The Vendors herein delivered the possession of the Schedule Property to the Purchaser in the morning hours of this day TO HAVE AND TO HOLD the same as absolute owner and possessor.

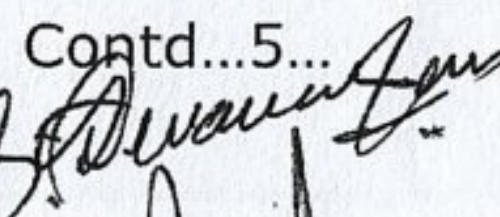
The Vendor covenants that the schedule property is free from all encumbrances of any nature, leases, mortgages, claims or private or government and had got clear marketable title to alienate the same.

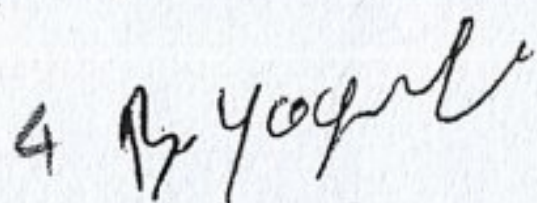
THAT the Vendors have paid all the taxes and cesses upto this date and if any arrears of taxes or cesses, if any found due till this date the Vendors shall pay such arrears at its own expenses.

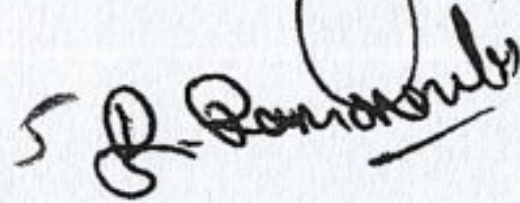
THAT the scheduled property is free from all encumbrances, charges, prior sales, agreements, gifts, mortgages, liens and court attachments of whatsoever and further it is not subject to any litigations, surety, security etc., and declare that the Vendors are sole the absolute owner and possessor of the said land.

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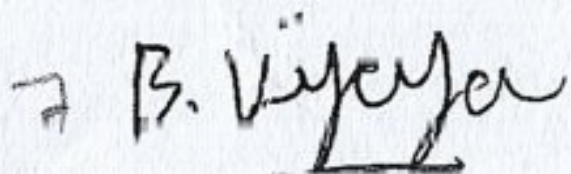
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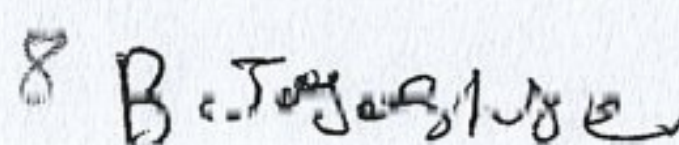
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8. 

THAT the Vendors hereby covenants, that if the Vendee is deprived of whole or any part of the schedule property hereby to sold due to defect in Vendor's title or for any such other reasons, the Vendors shall indemnify and keep the Vendee indemnified against the entire sale consideration amount together with costs and damages, incidental thereof.

THAT the Vendors further agrees to execute any further deed or documents as and when necessary for mutation of vendee's name in all records without raising any objection at he expenses of the Vendee.

That the Vendee can hereafter enjoy the scheduled property ad absolute and rightful owner with all rights, without any interruption or disturbance. If any valid claim is raised from any corner, the Vendors shall make good/satisfy such claims at its expense and assure the Vendee peaceful enjoyment of the scheduled property at till times.

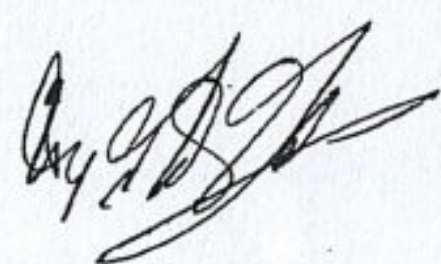
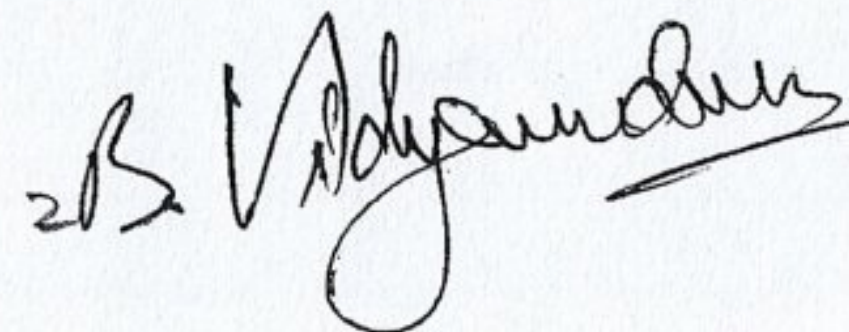
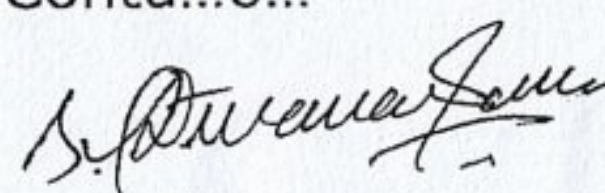
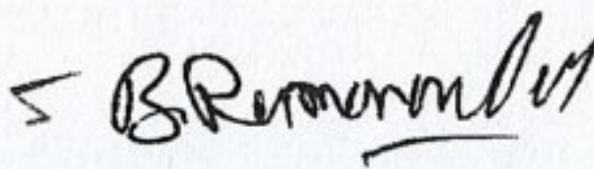

That the Vendors delivered the vacant and peaceful possession of the scheduled property to the vendee along with copies of all relevant papers and link herein by this absolute sale deed.

That the Vendors hereby declare that it has got subsisting right, absolute authority and marketable title to sell the schedule property to the Vendee herein by this absolute sale deed.

That the land hereby conveyed is not an Assigned Land within the meaning of A.P. Assigned lands Prohibition of transaction Act No.9 of 1977 and it does not belong to or under mortgage to Government or its agencies /undertakings, further there are no structures in the said LAND of land hereby sold to the Vendee.

The Vendors hereby declares that the said land is not hit by the provisions of Urban Land Ceiling Act and not surplus land with in the meaning of the Urban Land Ceiling and Regulation Act of 1976.

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1  2  3 
 4 B. V. Jayaram 5  6 
 7 B. V. Jayaram 8 B. V. Jayaram.

That, the Vendor hereby declare that there are no mango trees, coconut trees, Betel leaf Gardens, Orange Grooves 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 lands being transferred that if any suppression of facts in noticed at a future date the Vendor 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

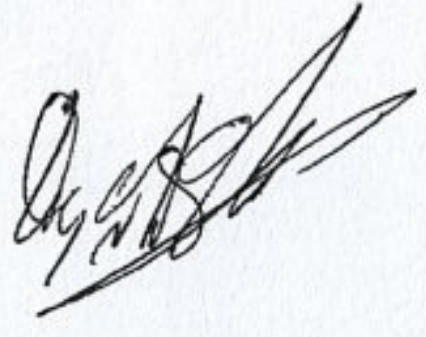
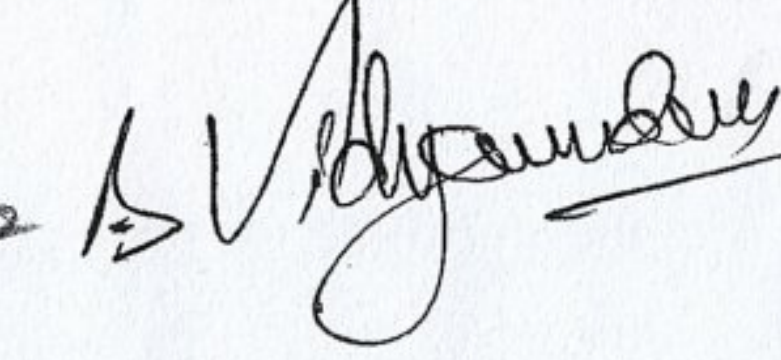
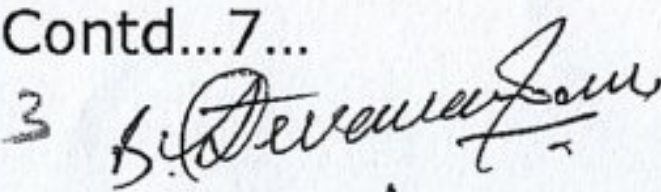
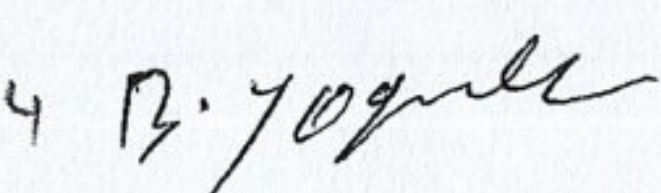
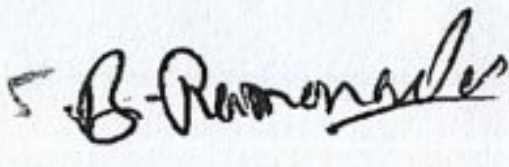
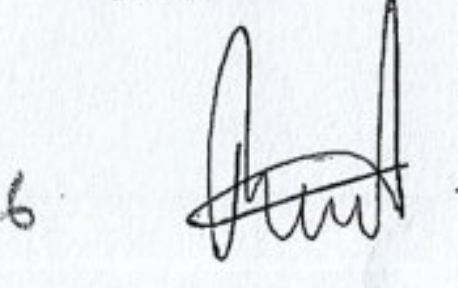
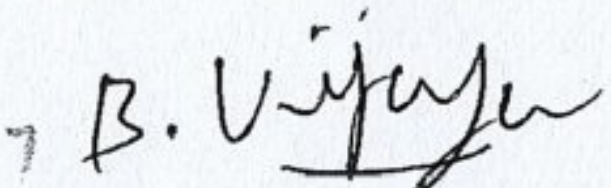
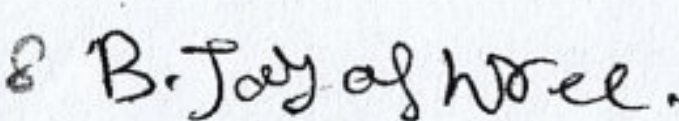
Place	Survey No.	Extent	Value Per Acre	Total M.V.
BANDLAGUDA JAGIR		Ac.Gts.,	Rs.	Rs.
VILLAGE				
Rajendranagar	18/A	2-21	40,00,000/-	1,01,00,000/-
Mandal,				
Ranga Reddy				
District.				

SCHEDULE OF THE PROPERTY

All that the part of the Agricultural land in S.No.18/A, admeasuring Ac.2-21 gts, situated at Bandlaguda, Jagir village, Rajendranagar Mandal, Ranga Reddy Dist. bounded on:

North : Agri. Land in survey no.18/p
 South : Agri. Land in survey No. known as gaddivari Bavi
 East : Agri. Land in survey No.18/p belonging to sri. Gopalam Balaiah
 West : Kismathpur and Bandlaguda Jagir road.

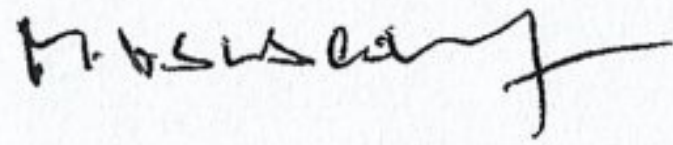
And more clearly delineated in the Plan annexed hereto, and marked in RED Colour.

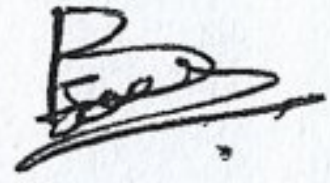
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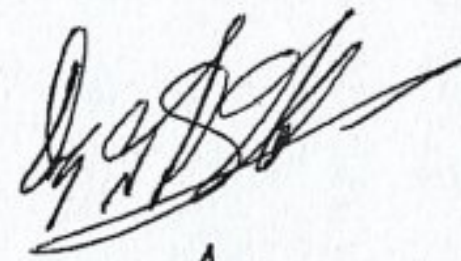
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IN WITNESSES WHEREOF this deed of sale is made and executed by the both the parties voluntarily out of their free will and consent executed the on this the day, month and year first above mentioned in presence of the witnesses mentioned below.

WITNESSES:

1. 

2. 


1. 

2. B. Vidyasundar

3. B. Durvasula

4. B. Yogesw

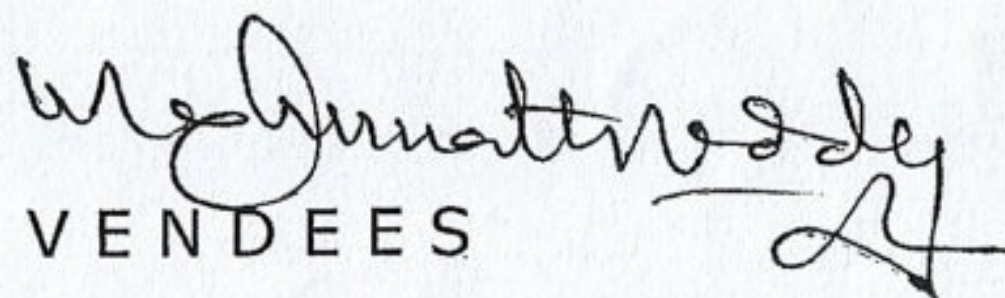
5. B. Ramaswamy

6. 

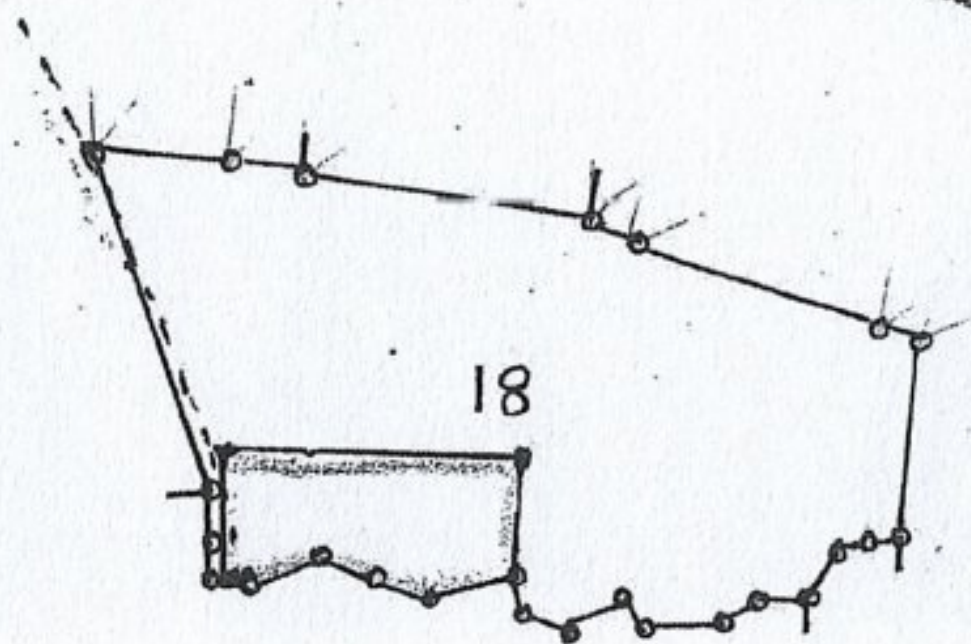
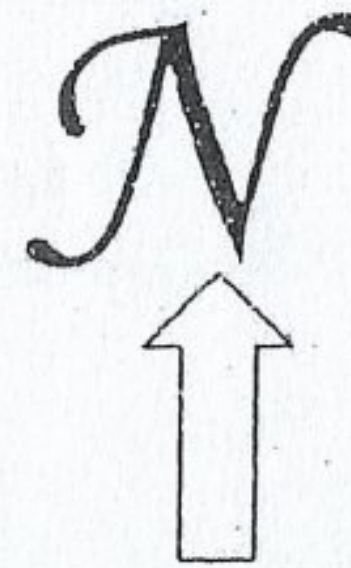
7. B. Vijaya

8. B. Jayashree.

VENDORS

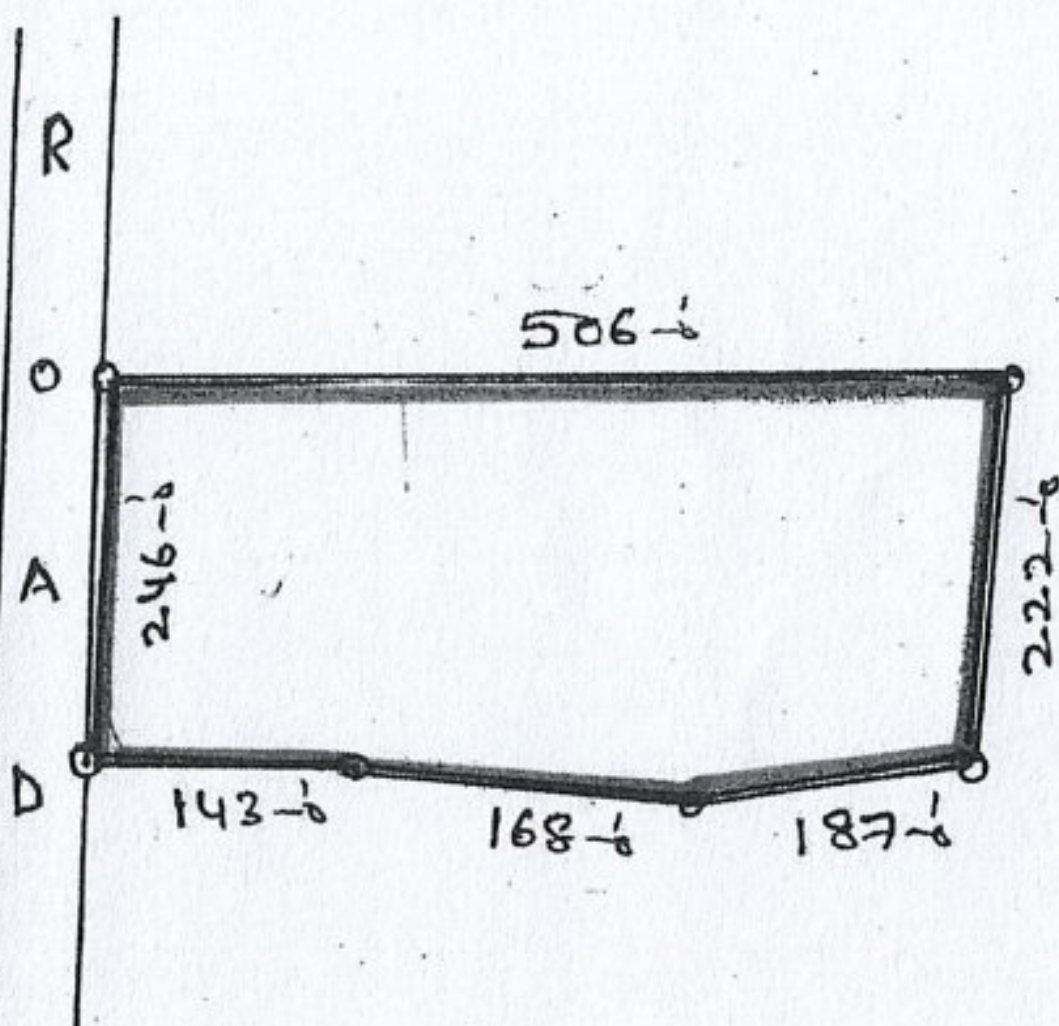

VENDEES

Location Map (Revenue Sketch) showing the Survey No 18
Extent Ac. 2-21 G+S situated at BANDLAGUDA Village Rajendranagar Mandal,
Ranga Reddy Dist.



Scale 1/8" = One Mile
 Village: BANDLAGUDA
 Mandal: Rajendranagar
 Dist: Ranga Reddy
 Reference

Sl NO	Survey No	Extent	Mark
1	18/Pat	2-21	



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- 2.
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- 5.
- 6.
- 7.
- 8.

Prepared By
 B. Krishna
 MANDAL SURVEYOR,
 RAJENDRANAGAR, MANDAL

Attested by

 Dy. Collector & Tahsildar
 Rajendranagar Mandal
 Ranga Reddy District

VENDORS