

435/05

100Rs

ANDHRA PRADESH

Value

Date 14 FEB 2005

02AA 648644

M. A. Mumtaz Quraishi
STAMP VENDOR
ZAHEERABAD.
L.No 2/75 R.No 21/05
DIST. MEDAK A.P.

Name of purchasers Vijay S/o K. Baganna

For SCS

DEED OF SALE

SALE CONSIDERATION Rs. 61,000/-
MARKET VALUE Rs. 61,000/-

THIS DEED OF SALE IS MADE AND EXECUTED ON THIS THE 14th DAY OF FEBRUARY 2005 BY:

M/S. SRI SAI SANGAMESHWARA REAL ESTATES, H.No.16-10-182/10, M.C.H.colony, Malakpet, Hyderabad - 36 Represented by its:

1) MANAGING PARTNER: Sri. YELLA SWAMY REDDY S/O Late Sathi Reddy, aged about 65 years, occupation business, resident of the House No.16-2-738/E, Asmangadh, Malakpet, Hyderabad - 36, (A.P).

2) PARTNER: Sri. KODE SATYA PRASAD S/O Late K.Sambasiva Rao, aged about 51 years, occupation Retired Employee, resident of the Plot No.75, Sripuram Colony, Malakpet, Hyderabad - 36, (A.P) herein-after called the VENDORS of the ONE part.

IN FAVOUR OF

Smt. K. Vijay S/o Late K. Baganna, aged about 33 years, occupation Business, Resident of H. No. 3-3-22, Arya Nagar, Zaheerabad Town, Medak District, hereinafter called the VENDEE of the OTHER part.

contd.....P2

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WHEREAS , TERMS Vendor and vendee shall hereinafter mean and include their respective heirs legal representatives executors successors assingees and administrators .

The vendors are the absolute owners and possessors of land in sy . NO. 122/part,123/part & 125/part ,admeasuring about 29.13 guntas, situated at Zaheerabad Revenue village & mandal, in Municipal limits of Zaheerabad town , Medak District . (NOT COVERED BY ANY BLOCK AND WARD) ,purchased the same from Smt. Gousia Sultana w/o Mohd . Shabbir Ali , Mohd . Akber Ali s/o Mohd. Shabir Ali , A . Nagabhushana chary s/o Brahmaiah , Mohd . Ghouse Mohiuddin s/o Shaik Ali , Mohd .Ibrahim S/o Mohd. Shabbir Ali, all are residents of Zaheerabad Mandal and P .Sudheer son of Mallappa, resident of Hyderabad, THROUGH REGISTERED SALE DEEDS NO.415/2003, dated 6-02-2003 ,381/2003 dated 17-02-2003, 600/2003 dated 10-03-2003, 601-2003 dated 10-03-2003 registered in the office of the sub-Registrar Zaheerabad, Medak District .

WHEREAS, THE Vendors in all totally, as above, purchased land measuring the 29.13 guntas , out of which the vendors have taken final layout sanction permission to an extent of 28 acres and 37 guntas, from the office of the Director Town and Country Planning A.P. vide Letter No. 2803/2003/H2, dated 03-06-2003, vide L.P. No. 32/2003/H2, A1/632/2003, dated 05-06-2003 in to various Residential Plots.

WHEREAS, The vendors being the absolute owners and exclusive possessors of Plot No. 170 admeasuring 200.00 Sq. yards situated at Adarsh Nagar in Municipal Limits of Zaheerabad town, Medak District, which is more particularly described in the schedule property have offered to sell the same to the purchaser fora total sale consideration of Rs. 61,000/-

And the purchaser has also agreed to purchase the same for the above sale consideration of Rs. 61,000/- (Rupees Sixty one thousand only).

NOW THEREFORE THIS SALE DEED WITNESSETH AS UNDER :

1) That in pursuance of the aforesaid offer and acceptance the purchaser has already paid the entire consideration of Rs. 61,000/-, to the vendors before execution of this document.

Contd. .....3.

The Vendors acknowledge the receipt of the total sale consideration under this deed.

Thus, the vendors does hereby convey, sell and transfer all that the Plot No. 170 in Sy. No. 122,123,125 part admeasuring 200.00 sq. yards situated at ADARSH NAGAR OF ZAHEERABAD TOWN & MANDAL, Medak District, with extrinsic and intrinsic rights UNTO and in favour of PURCHASER To HOLD the same absolutely forever as an absolute Owner.

2.) That the vendors have this day delivered the vacant physical and peaceful possession of the schedule plot to the purchaser TO HAVE AND TO HOLD the same absolutely and forever which is morefully described in the schedule and plan annexed hereto.

3.) That the vendors have paid all the taxes, cess, dues etc., in respect of the schedule property upto date.

4.) That the rights, title, interests, easement, privileges, appurtenances, liberties, enjoyment and possession are hereby transfered in favour of the PURCHASER.

5.) That the VENDORS hereby declare and covenant with the PURCHASER that the schedule property is free from all encumbrances, charges, gifts, mortgage, prior sale etc., and the vendors have full power and absolute authority to sell the same to the PURCHASER.

6.) That the vendors hereby agree and declare that they shall indemnify and keep indemnified from and against all the losses, costs, expences, damages, sustained if any to the purchaser on account of any defect in title of VENDORS or from any third parties claim or if the PURCHASER is deprived from the part or whole of the schedule property hereby transfered in favour of the PURCHASER, the vendors shall compensate against the same at all times.

7.) That there is no house structure in the schedule property hereby transfered, in this regard the parties may be prosecuted U/S 27 and 64 of the Indian Stamp Act, if found any.

8.) That the land affeceted by this document is not an Assigned land as defined in A.P. Assigned Act 9 of 1977.

Contd.... 4.

Rs. 3360/- + 25975/153/- ... to wards stamp duty including transfer duty U/s. 41 I.S. Act.

SBH Receipt Number 64596 dated ... at Zaheerabad

THE SEAL OF THE SUB-REGISTRAR OF ZAHIRABAD

Note:- The document is duly assessed with the Identification No. 1710-1-435

Sub-Registrar



SCHEDULE OF THE PROPERTY

All that the Plot No. 170, in L.P.No.32/2003/H2, in survey Nos, 122/ part, 123/part & 125 part, admeasuring 36' x 50', which is equivalent to the total area of 1800.00 sq. feets, or 200.00 sq. yards, or 167.20 sq. meters, situated at the Adarsh Nagar, Zaheerabad, BUT THE WARD AND THE BLOCK IS NOT YET ALLOTTED, under the limits of the Zaheerabad Muncipality, Zaheerabad, Registration District Medak at Sangareddy, Sub - Registration District at Zaheerabad.

THE DETAILED PLAN IS ANNEXED HEREWITH.

BOUNDRIES OF THE PROPERTY

NORTH: Plot No. 171

SOUTH: Plot No. 169

EAST: 40' Road

WEST: Plot No. 175

MARKET VALUE RULE 3

Sy.No.	Plot No.	Extent	Value/yard	Total value	Stamp duty
122/part, 123/part 125/part	170	200.00	Rs. 305/-	Rs. 61,000/-	Rs.100/-

NOTE: The registration fee, user charges, and the defecit Stamp duty paid at S.B.H. Branch Zaheerabad, through the Receipt and challan No. 64596. Dt. 14-02-2005

The Schedule Property is not an assigned land and it does not come under the Act 9 of the P.O.T.Act of1977.

INWITNESS WHEREOF The VENDORS herein has signed this deed of sale, on this the 14th Day of February 2005, at Zaheerabad , In presence of the following Witnessess:

WITNESSESS:

1

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VENDORS

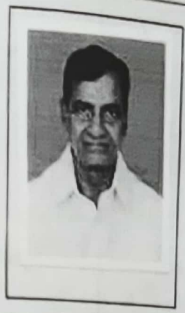
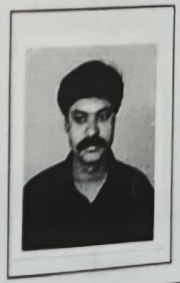
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DAVID WRITER
ZAHEERABAD.

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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32 A OF REGISTRATION ACT, 1908

SL. NO.	FINGER PRINT IN BLACK INK (LEFT THUB)	PASSPORT SIZE PHOTOGRAPH IN BLACK & WHITE	NAME AND PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/BUYER
			YELLA SWAMY REDDY, S/O LATE Y. SATHI REDDY, R/O H.NO: 16-2-738/E, ASMANGADH, MALAKPET, HYDERABAD 500036, A.P.
			KODE SATYA PRASAD, S/O K. SAMBASIVA RAO, R/O PLOT NO: 75, SREE PURAM COLONY, MALAKPET, HYDERABAD 500036, A.P.
			K. VIJAY S/o K. BAGANNA (LATE) BUSINESS H.NO. 3-3-22 ARYANAGAR [illegible] Dist. MEDAK

SIGNATURE OF WITNESS

SIGNATURE OF EXECUTANT (S)

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THESIS OF THE SUB-REGISTRAR OF ZAHIRABAD

...AT FOR REGISTRATION OF THE RESIDENTIAL OPEN PLOT NO. 170, ...rSY NOS. ...1/part, 123/part, 125/part, IN L.P.NO.32/2003/H2, SITUATED AT THE ...ASHI NAGAR, ZAHEERABAD, MEDAK DISTRICT.

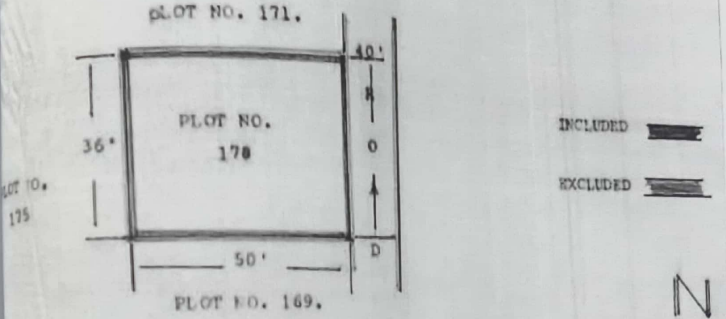
...DORS: SRI. SAI SANGAMESHWARA REAL ESTATE MALAKPET HYDERABAD THROUGH ITS:

MANAGING PARTNER: SRI. VELLA SWAMY REDDY S/O LATE SATHI REDDY
PARTNER: SRI. KODE SATYA PRASAD S/O LATE K. SANJEEVA RAO
RESIDENTS OF HYDERABAD

...DER: Sri.K. Vijay Son of K. Jagannu, R/O Zaheerabad.

AREA

SQ. FEETS	SQ. YARDS	SQ. METERS
1800.00	200.00	167.20



WITNESSES:

1

2

VENDORS

1

2