

Doc No. 774/2016



తెలంగాణ తెలంగాణ TELANGANA

Sl. No. 1656 Date: 12/2/16 Rs. 100/-

Sold to M. Jaya w/o. M. Jithender Reddy

For whom Self & another.

SALE DEED

D 234329
P. SUDHAKAR RAO
LICENSED STAMP VENDOR
L.No: 15-13-028/2011, R.L. No: 15-13-018/2011
21-20, Rd. No: 4, Sharada Nagar Colony,
Gaddiannaram, R.R. District-80.
Cell: 9912450866

THIS Deed of Sale is made and executed on this 12th day of February, 2016, By:

SMT. KESARI ANURADHA, W/o. G.S.N.MURTHY, aged about 64 years, Occ: Retired Service, R/o. Flat No.403, H.No.23-132, Sri Sai Enclave, Maathalaxminagar, Gaddiannaram, Ranga Reddy District, Telangana. PAN NO/AZMPK8302Q.

(HEREINAFTER Called the "VENDOR");

IN FAVOUR OF

1. SMT. MUDHUGANTI LAYA, W/o. M. JITHENDER REDDY, aged about 39 years, Occ: Business, Pan No:BGRPM1218E, Phone No:9052783955.
2. SRI. MUDHUGANTI JITHENDER REDDY, S/o. M. NARSIMHA REDDY, aged about 42 years, Occ: Business, Pan No:AMHPM5837A, Phone No:9848139355.

Both are R/o. H.No.16-11-742, Flat No.402, Priyanka Residency, Moosarambagh, Dilsukhnagar, Hyderabad - 500036, Telangana.

(HEREINAFTER Called the "PURCHASERS")

The terms "the VENDOR" and the "PURCHASERS" herein used shall wherever the context so admits mean and includes their respective heirs, executors, successors, legal representatives, administrators and assignees etc., as the parties themselves.

WHEREAS the Vendor herein is the sole and absolute owner and peaceful possessor of the Flat No.403, in Fourth Floor of "SRI SAI ENCLAVE" bearing GHMC No.13-23-132/403, with a plinth area of 1030 Sq. Feet (including common area) alongwith undivided share of land admeasuring 31.15 Sq. Yards or 26.04 Sq. Mtrs., out of 623 Sq. Yards, in the premises Nos.23-80/8 & 23-80/7, on Plot Nos.14 and 13, in Survey Nos.131/1 and 133, Situated at Krishnaveni Nagar, Gaddiannaram Village, Saroornagar Revenue Mandal, Ranga Reddy District, Under L.B. Nagar Municipal circle of GHMC (Hereinafter called the said Property), having purchased the same from Sri. S. Chander, S/o. Sri. S. Marriah and others, through a Sale deed registered as Doct. No.5018/2003 of Book-I, dated:08-10-2003, registered in the office of the Sub Registrar, Saroornagar.

WHEREAS the Vendor due to her financial necessities has offered to sell the above said Flat property free from all encumbrances to the said Purchasers for the total sale consideration of Rs.23,00,000/- (Rupees Twenty Three Lakhs only) and the Purchasers agreed to purchase the same for the said consideration.

WHEREAS the purchasers has paid total sale consideration of Rs.23,00,000/- (Rupees Twenty Three Lakhs only) to the Vendor as under:

Rs.17,40,000/- (Rupees Seventeen Lakhs Forty Thousand only) paid by way of Cheque bearing No.986593, dated: 11-02-2016, issued by Canara Bank, Dilsukhnagar Branch.

Rs.5,60,000/- (Rupees Five Lakhs Sixty Thousand only) paid by cash;

thus the receipt of the which the Vendor hereby admits and acknowledges.

NOW THEREFORE this Deed of sale witnesses that in pursuance of the said agreement and in consideration of the sum of Rs.23,00,000/- (Rupees Twenty Three Lakhs only) received by the Vendor from the Purchasers the said Vendor as absolute owner of the said property described in the schedule hereto and more clearly delineated in the plan annexed with the boundaries thereof shown in the red colour does hereby transfer, convey and assign free from encumbrances all the said property to hold the same to the said purchasers as absolute owner together with appurtenances belonging hereto and all the estate, right, title interest and claim whatsoever of the Vendor in or to the said property hereby conveyed. The Purchasers shall hold and enjoy the same as absolute owner.



The Vendor hereby covenants with the Purchasers as follows:-

1. The said property shall be quietly entered into and upon by the Purchasers who shall hold and enjoy the same as absolute owner without any interruption from the Vendor or any persons claiming through the Vendor.
2. The Vendor has delivered vacant possession of the said property to the purchasers.
3. The Vendor has paid all taxes etc., payable on the said property upto date and the purchasers will have to pay such taxes etc., payable hereafter.
4. The property is free from all encumbrances, charges, mortgages, prior assignments of sale or leasehold or court attachments and it is not subject to any other litigation.
5. The Title Deeds relating to the said property are hereby handed over to the purchasers to-day.
6. The Vendor hereby agrees to co-operative with the purchasers to get the title of the said property changed in the name of the purchasers in Municipal records and also in the other departments concerning to the department. The Vendor hereby agrees to get the name of the purchasers get transferred in the Municipal records and also agree to get his name entered in Electricity and water connections against his name.
7. The Vendor does hereby further agree with the Purchasers at all times hereafter and at the cost of the purchasers to do and execute all such lawful acts, deeds and things for further and more perfectly assuring the said property to the purchasers according to the true intent and meaning of this Deed.
8. The Vendor does hereby agree to keep indemnified the purchasers from and against all losses which the purchasers may sustain by reason of any claim being made by anybody to the said property and clear all such claims at her cost.
9. The land on which the Apartment Complex was constructed is not an assigned land within the meaning of A.P. Assigned Lands (Prohibition of Transfers) Act NO.9 of 1977 and it does not belong to or under mortgage to Government agencies or their undertakings.



4:

SCHEDULE OF PROPERTY

ALL THAT the Flat No.403, in Fourth Floor of "SRI SAI ENCLAVE" bearing GHMC No.13-23-132/403, with a plinth area of 1030 Sq. Feet (including common area) alongwith undivided share of land admeasuring 31.15 Sq. Yards or 26.04 Sq. Mtrs., out of 623 Sq. Yards, in the premises Nos.23-80/8 & 23-80/7, on Plot Nos.14 and 13, in Survey Nos.131/1 and 133, Situated at Krishnaveni Nagar, Gaddiannaram Village, Saroornagar Revenue Mandal, Ranga-Reddy District, Under L.B. Nagar Municipal circle of GHMC and bounded by:

BOUNDARIES FOR ENTIRE LAND:

NORTH	:	PLOT NO.15 AND 2;
SOUTH	:	ROAD;
EAST	:	PLOT NO.12;
WEST	:	30' WIDE ROAD;

BOUNDARIES FOR FLAT:

NORTH	:	FLAT NO.404;
SOUTH	:	OPEN TO SKY FACING ROAD;
EAST	:	CORRIDOR & THEREAFTER FLAT NO.401;
WEST	:	OPEN TO SKY FACING ROAD;

DESCRIPTION OF THE PROPERTY:

NATURE OF ROOF	R.C.C.
PLINTH AREA	1030 Sq. Feet;
LAND AREA	31.15 Sq. Yards (UDS);

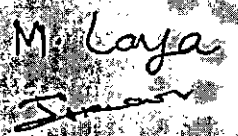
VALUE OF THE PROPERTY IS Rs.23,00,000/-;

IN WITNESS WHEREOF the Vendor has signed on this Deed of Sale with her own free will and consent on the date, month and year mentioned above in the presence of the following witnesses.

WITNESSES:

1. 
2. 


SIG. OF THE VENDOR


SIG. OF THE PURCHASERS

Registration Plan showing the FLAT NO. 403 IN FOURTH FLOOR, P. NO. 14 & 13
in Survey No. 131/1 & 133, H. NO. 22-80/8 & 23-80/1 "SRI SAI ENCLAVE"

KRI SHANVENI NAGAR

situated at GADDIANNARAM (V)
SAROOR NAGAR Mandal, Ranga Reddy Dist.

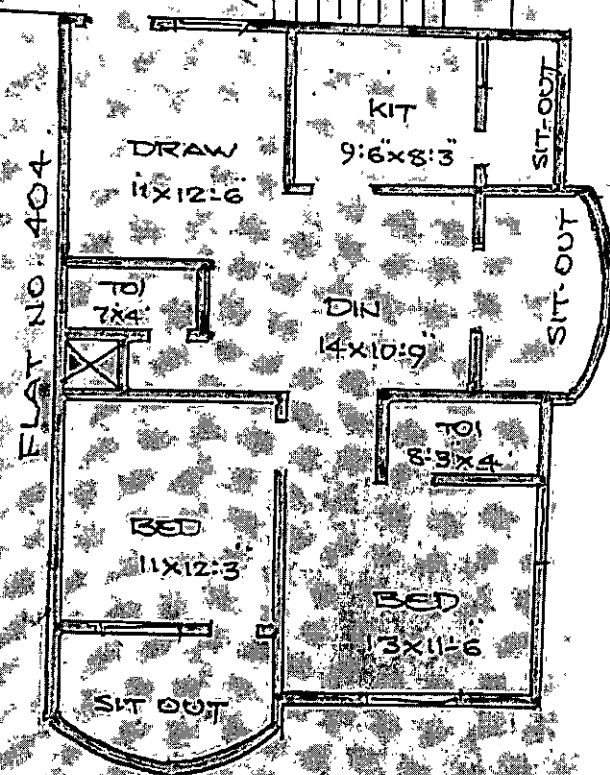
VENDOR: SMT. K. ANURADHA.

W/O. G.S.N. MURTHY.

VENDEE: 1. SMT. M. LAYA. W/O. M. JITHENDER REDDY.
2. SRI. M. JITHENDER REDDY. S/O. M. NARSIMHA REDDY.

FLAT NO. 401.

CORRIDOR



REFERENCE:

SCALE: 1"

INCL: 

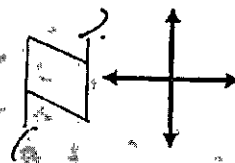
EXCL: 

AREA:

31.15 SQ. YDS.

OR: 26.04 SQ. MTRS.

PLINTH AREA 1030 SFT.



WITNESSES:

1.

2.

M. Laya

SIG. OF THE VENDEE

SIG. OF THE VENDOR

