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ఆంధ్రప్రేశ్ आन्ध प्रदेश ANDHRA PRADESH 1287 9:11/13 - ఆశా M. Jacob & Navsaidh

Gospel For Torball Social Societé Society DEED OF SALE

This indenture, **DEED OF SALE** is made on this the day of 11<sup>th</sup> day of January, 2013, (Eleventh day of January, Two Thousand Thirteen ) at Hyderabad, A.P.,

### 1. NAME AND ADDRESS OF THE VENDORS

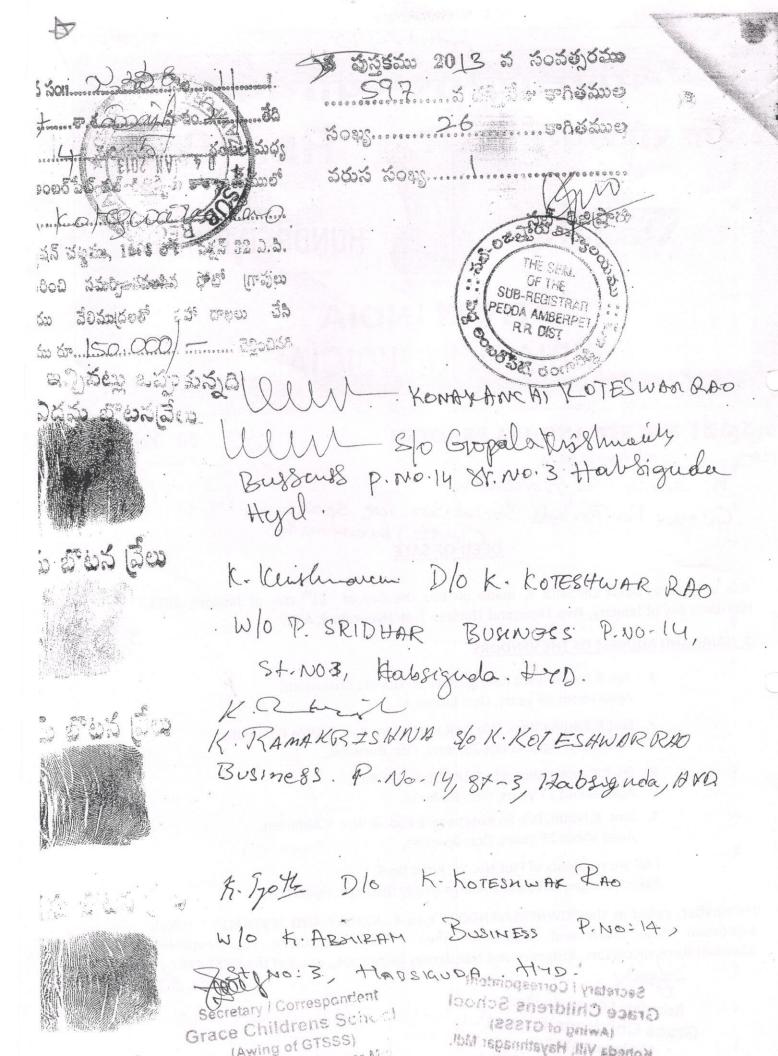
- 1. Sri. K.Koteshwara Rao, S/o late Sri Gopala Krishnaiah, Aged about 56 years, Occ: Business,
- 2. Smt K.Krishna Veni, D/o Sri K.Koteswara Rao, & W/o P.Sreedhar Chowdary, Aged about 29 years, Occ. Business,
- 3. Sri. K.Ramakrishna S/o Sri K.Koteswara Rao, Aged about 27 years, Occ: Business,
- 4. Smt. K.Jyothi, D/o Sri Koteswaara Rao, & W/o K.Abhiram, Aged about 25 years, Occ: Business,

( All are residents of Plot No. 14, Road No.3, Kakatiyanagar, Habsiguda, Ranga Reddy District.), Hyderabad.

Hereinafter, called as the "OWNERS/VENDORS 1 to 4 JOINTLY AND SEVERALLY" (which expression shall, mean and include all their heirs, executors, representatives, administrators, successors, assignees and transferees-in-interest., etc.,) of the FIRST PART.

Secretary / Correspondent Grace Childrens School (Awing of GTSSS)

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Gospel For Tribals Social Sorvice Society
(Gatess) Khammany

8.1'o: 16-11-16/1/3, Preshanth Nagat, MAL-KPET, HYDERABAD-36. Cell: 9391302714

3 NAME AND ADDRESS OF THE VENDEE

M/s Gospel For Tribals Social Service Society,( GTSSS) Registered No. 1164/1994, represented by its president, Marineni Jacob, S/o Narsaiah, aged about 41 years, D.No. 5-59, Peddathanda, Khammam Rural, Khammam District.

Hereinafter called as the PURCHASER/VENDEE (which expression shall unless repugnant to law or this deed shall mean and include all its executors, representatives, administrators, successors-in-interest, assignees and transferees-in-interest., etc., ) of the SECOND PART.

4. NATURE AND DESCRIPTION OF DOCUMENT

SALE DEED

Secretary / Correspondent Keilmanen

**Grace Childrens School** (Awing of GTSSS) Kabada VIII Hayathnagar Mdl.

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### 5. DETAIL DESCRIPTION OF PROPERTY

All that part and parcel of Agricultural Dry Land comprised in Survey No. 126, admeasuring A@ 5-00 guntas, out of Ac. 8-00 guntas, situate i at Koheda Village, Hayathnagar Mandal, Ranga Reddy District and bounded by:

North

Owner's/Vendors remaining Land in same Survey No.

South

Ch.Rajashek er Reddy's Land in Survey No. 127.

East

66' Feet wid : Road leading from Peddamberpet to

Koheda.

West

Muppu Anja ah & Sons & Kandeti Yadaiah's Land.

### 6. CONSIDERATION

Total consideration of Rs 3,00,00,000/-(Fupees Three Crores Only ) i.e., at the rate of Rs. 60,00,000/- per acre (in words Rupees Sixty Lakhs Only).

Secretary / Correspondent

Grace Childrens School

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Secretary / Correspondent Grace Childrens School (Awing of GTSSS) Koheda Vill, Hayathnagar Mdl, R.R. District - 501505



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LICENSED STANDOR L.No. 16:01.672098, R.L.No. 16.01-15:2013

1. No: 15-11-16/L/3, Prashanth Nagar. MAL-KPET, HYDERABAD-36.

Cell: 9391302714

### . 7 RECITALS

WHEREAS the Vendors 1 to 4 jointly herein affirm, declare and assure the Vendee herein that they are the absolute owners and possessors of all that part and parcel of Agricultural Dry Land comprised in Survey No. 126, admeasuring Ac. 8-00 guntas ( Eight Acres ), from and out of total extent of land Ac. 12-02 guntas, situated at Koheda Village, Hayathnagar Mandal, Ranga Reddy District, by virtue of Registered sale deed executed by Thatichettu Chandraiah & (9) others, vide document bearing No.4473 of 2001, registered with the office of Sub Registrar, Amberpet, Ranga Reddy District, dated 21-5-2001.

WHEREAS, the Vendors further represent and declare that their Vendors have -acquired right and title over the said property by virtue of the Order in Proceedings No. A/416/86, dated 21-3-1986 passed by the Revenue Divisional Officer, Hyderabad East Division, Hyderabad, granting Ownership Rights conferred under section 38-E of the Tenancy Act, 1950, in respect of the total extent of land admeasuring Ac. 12-02 guntas, comprised in Sy.No. 126, situated at Koheda Village of Hayathnagar Mandal, Ranga Reddy District. The Vendors represent that pursuant to their purchase, they have also taken necessary steps for sanction of mutation and accordingly, PPBs and TDs have been issued in their favour. Besides, the Vendors represent and declare that their names have also been entered in Revenue Record vide Mutation Proceedings bearing No. B/978/2001, dated 7-9-2001 and accordingly, Pattadar Pass Books and Title Deeds have been issued and for brevity sake the dails of which are mentioned hereunder:-

Secretary / Correspondent Grace Childrens School (Awing of GTSSS) Ven Havathnagar Mdl.

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Sri K.Koteswara Rao has been issued with Patta No.1042; Pass Book No.359972; & Title Deed No.283115, in respect of Survey No. 126/A.

Sri Krishnaveni has been issued with Patta No.1044; Pass Book No.359971; & Title Deed No.283116, in respect of Survey No. 126/E.

Sri K.Ramakrishna has been issued with Patta No.1045; Pass Book No. 360185; & Title Deed No. 283117, in respect of Survey No. 126/EE.

Sii K.Jyothi, has been issued with Patta No.1043; Pass Book No. 360185; & Title Feed No. 283115, in respect of Survey No. 126/A.

hus, the Vendors herein have became the absolute owners and pea eful possessors of the property agreed to be sold under this Sale Deed in the manner afore said. And further the Vendors specifically declare that they are having absolute authority, unimpea hable subsisting marketable title, full and perfect alienable rights in the above said property and they have been in continuous, uninterrupted and peaceful physical possession of the allove said property since the date of purchase i.e., 21-5-2001, and prior to the same, though their vendors for the last several years and apart from themselves there are no other owners or claimants to claim any share or right or title in the above said property in whatsoever nature under whatsoever circumstances.

WHEREAS the VENDORS are in need of money for meeting expenses towards business & legal necessities offered to sell Ac. 5-00 guntas of land ( Five Acres only ) for a otal consideration of Rs 3,00,00,000/-(Rupees Three Crores Only ) i.e., at the rate of Rs. 60,00,000/- per acre.

And

WHEREAS the VENDEE is willing to purchase Ac. 5-00 guntas (Five Acres of land only) the said property and has paid the full consideration money of Total consideration of Rs 3,00,00,000/-(Rupees Seven Crores Only) in the following manner:

The Vendee has already paid to the Vendor No.1. an amount of Rs.10,00,000/ (in words Rs.Ten Lakhs only) vide cheque No. 265255, dated 6-11-2012 & Rs. 45,00,000/- (in words Rs. Forty Five Lakhs Only), vide cheque No. 265277, dated 16-11-2012.

The Vendee has already paid to the Vendor No.2. an amount of Rs.10,00,000/- (in words Rs.Ten Lakhs only) vide cheque No. 265256, dated 6-11-2012 & Rs. 45,00,000/- (in words Rs. Forty Five Lakhs Only), vide cheque No. 265278, dated 16-11-2012.

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Secretary / Correspondent
Grace Childrens School
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The Vendee has already paid to the Vendor No.3. an amount of Rs.10,00,000/- (in words Rs.Ten Lakhs only) vide cheque No. 265257, dated 6-11-2012 & Rs. 45,00,000/- (in words Rs. Forty Five Lakhs Only), vide cheque No. 265279, dated 16-

The Vendee has already paid to the Vendor No.4 an amount of Rs.10,00,000/- (in 11-2012. words Rs.Ten Lakhs only) vide cheque No. 265258, dated 6-11-2012 & Rs. 45,00,000/- (in words Rs. Forty Five Lakhs Only), vide cheque No. 265280, dated 16-11-2012. Thus, in all, the Vendee has already paid total sum of Rs. 2,20,00,000/- Rs. (in words Two Crores Twenty Lakhs only ), all drawn on Andhra Bank, Khammam Main Branch, Khammam, which the Vendors 1 to 4 jointly and severally have received and enchased and acknowledged through their Banker.

Now, the balance sale consideration of Rs. 80,00,000/- is paid to the Vendor Nos. 1 to 4 i.e., Rs. 20,00,000/- lakhs each before the Registrar concerned today vide cheque Nos. 153109; 153110; 153111 & 153112, dated 11-1-2013, drawn on Andhra Bank, Gandhi Chowk, Khammam, District Khammam, which the Vendors have received and acknowledged the same as having received vide separate receipt.

#### And

WEEREAS the vendors hereby declare that the schedule of property is free from all enc imbrances, litigation, disputes, liens, attachment or charges etc., in any manner

WF :REAS, the vendors after receiving the entire consideration money in full from the wh tsoever. ver lee executed and registered this sale deed today in favour of the vendee according to the free will, consent and without any coercion or undue influence of whatsoever nature.

## 8. 1 DW THIS INDENTURE WITNESSETH

- That, the Vendors hereby covenant and declare that they are the absolute owners and possessors of all that land hereby sold and have every right, authority and competency to s II, transfer, alienate and dispose of the same absolutely in favour of the Vendee herein.
- The Vendors hereby further covenant, declare and agree that the said land hereby solc is free from all encumbrances such as mortgages, charges, lien, demands, interest, security, surety, prior sales, government or private attachments and or any other charges etc. of any nature whatsoever and court litigations., etc., Contd....7.

Secretary | Correspondent K. Kunh Grace Childrens School

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- The Vendors hereby further covenant and declare that they have not done any act whereby the said land hereby sold 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.
- 4) The Vendors state that there is neither any legal embargo nor any legal impediment in the sale of the above said land.
- The Vendors herein further covenant, declare and assure that they have put the Vendee herein in actual vacant and complete peaceful physical possession of the said land hereby sold and that the Vendee herein shal be entitled to enjoy the possession so delivered and shall enjoy, use, develop the land without any interruption or disturbances either by the Vendors herein any other person/s claiming through or under the Vendors or anybody claiming through vendors predecessors.
- or discovered in the title of the Vendors with regard to the land hereby sold or due to such defect in title if the Vendee herein is deprived of the whole or any part of the said land hereby sold, the Vendors herein shall duly reimpurse and compensate the Vendee to the extent of the loss and expenses caused to the Vendee as per the prevailing market value of the said land.
- The Vendors further covenant, agree and declare that they have paid all the taxes and charges payable in respect of the land hereby sold, up to the date of execution and registration of sale deed, if any such amount remains unpaid or the same is recovered from the Vendee herein or the Vendee herein is compelled to pay the same, the Vendors hereby shall duly reimburse and compensate the Vendee to the extent of the same.
- 8) The Vendors covenant, agree and declare that they shall support every lawful application also for changes and mutation before the concerned authority and other offices.
- 9) The Vendors herein further covenant and issure that they have this day delivered all the original link documents and Pattadar Pass Books & Title Deeds in respect of the said land to the Vendee whatsoever in their possession and further undertakes that 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.

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- The Vendors herein hereby further declare and covenant that they shall always indemnify and keep indemnified the Vendee against all claims by any persons whatsoever in derogation of the full, absolute and unencumbered title of the Vendee.
- 11) The Vendors herein covenant, declare and assure that this day they have transferred all their rights and interests in the schedule property which are possessed by them absolutely in favour of the Vendee herein and they 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.
- 12) The Vendors hereby declare, covenant and assure the Vendee that there is no dispute of whatsoever nature in any manner in respect of the land herby sold in favour of the Vendee and in the event of any dispute found in future also, the Vendors undertakes to cooperative the Vendee by all means in resolution of the said dispute.
- 13) The Vendors further covenant, declare and assure that the land hereby sold is not an assigned land within the meaning of A.P.Assigned Lands (Prohibition of Transfers) Act, 9 of 1977 and that the and said land does not belong to and is not under the mortgage to the Government or their agencies/undertakings. Further, the Vendors hereby declare that the land hereby sold is not a Government land in any manner.

### 9. DECLARATION BY THE VENDORS

The vendors hereby declare that, the property duly described in the schedule has not been encumbered in any manner whatsoever. The vendors further undertake that in the event of any suppression of facts contained in this document they are liable to be proceeded in any civil action as well as criminal action in the court of law and in the event of any right or any claim by any third party accrued before transfer of title by this indenture or any deprivation of possession crept unto the vendors are liable to pay the entire amount of consideration paid here unto along with interest not only from properties of the vendors in favour of vendee in pursuance of execution of any decree or orders passed by court of law.

WHEREAS in acceptance of the above terms and conditions the parties here to have endorsed their respective signatures in presence of witnesses, on the day and date mentioned above. It is further worthwhile to mention that the contents of the document having been read over and explained in vernacular Language to the parties and they having been understood and being satisfied about the correctness of the contents have put their signature in presence of the witnesses.

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Secretary / Correspondent

Grace Childrens School

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The Market Value of the land hereby sold is Rs. 10,00,000/- only per acre U/R 3 of A.P.P.U.V.I. Rules 1975: However, the Vendee since purchasing the land at the rate of Rs.60,000,00/- per acre, the stamp duty is paid thereon on the amount of Rs. 3,00,00,000/-.

This document has been executed on 11-01-2013 Non Judicial Stamp Worth Rs.400/- And the deficit Stamp duty totaling to Rs. 25,50,100/ and Registration fee Rs.  $1,50,0\infty/$  — /-User charges is Rs. 500/--/- totaling to Rs. 25,50,100/- is paid through Pay Order No. 266546, 266547 and 266548, dated 10-01-2013 of Andhra Bank, Gandhi Chowk Branch, Khammam, drawn in favour of Sub-Registrar, Pedda Amberpet, Hyderabad.

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Secretary / Corresponders Grace Childrens School (Awing of GTSSS) Koheda Vill, Hayathnagar Mdi, R.R. District - 501505

### SCHEDULE OF PROPERTY

All that part and parcel of Agricultural Dry Land comprised in Survey No. 126, admeasuring Ac. 5-00 guntas, out of Ac. 8-00 guntas, situated at Koheda Village, Hayathnagar Mandal, Ranga Reddy District and bounded by:

North

Owner's/Vendors remaining Land in same Survey No.

South

Ch.Rajasheker Reddy's Land in Survey No. 127.

East

66' Feet wide Road leading from Peddamberpet to

Koheda.

West

Muppu Anjaiah & Sons & Kandeti Yadaiah's Land.

IN WITNESS WHEREOF the Vendors hereto have set and subscribed their respective hands and seals on this 11<sup>th</sup> day of January, 2013 first above written. <u>SIGNED, SEALED AND DELIVERED</u>. At office of SRO Pedda Amberpet, Ranga Reddy District.

#### WITNESSES:

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**VENDORS** 

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Secretary / Correspondent

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Survey N	10. In 126. AD	MERCURING 5 ACR	EL OUT OF BACKES
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