

1486/94

(5)

(6)

*Manual*  
(V. LAKSHMALA)  
Sub-Registrar Supd.  
Ex-Officio Stamp Vendor  
G.S.O., Hyderabad.

23 MAY 1994



G.S.O., Hyderabad.

23 MAY 1994

SALE DEED

This Sale Deed made and executed on this the 23rd day of May '94 by: 2nd Jyashtha 1916 S.E.

Sri D Krishna Murthy S/o Venkatesam aged about 54 years, Occupation: Agriculture, R/o H.No. 6-6-41/5, Chitrala Compound, Devi Nagar, Secunderabad. Hereinafter referred to as **VENDOR** which expression shall mean and include his heirs, successors in interest, administrators, executors, survivors and assigns etc.

*D Krishna Murthy*

...2.

19.9.41 వ సంవత్సరం 18/9/41  
 సం. 19/6.41 వ సం. 2 వ తేది వరకు  
 మొత్తము కాగితముల సంఖ్య. ---  
 ఈ కాగితపు పత్రపు సంఖ్య. ---

*[Signature]*



19.9.41 వ సంవత్సరం 18/9/41  
 '9/6.41 వ సం. 2 వ తేది వరకు  
 2 మరయు 3 గంటల మధ్య గజెయి నట్-రిజిస్ట్రేషన్  
 కొరకలయములో దాఖలు చేసి రుసుము రూ. 786-00  
 పొందినది.

*[Signature]*  
 రాని యిచ్చినట్లు ఒప్పకొన్నది  
 చిడమ బొటన వ్రేలు.

*[Signature]* s/o. Venkatesam  
 Agrl R/o. 6-6-41/5, Chitra  
 Compound, Deviragae, Secba

నిరూపించినది

V. Sma Vanna s/o. Subba Rao, Bunnur, Plot no: 5,  
 SBH Colony, Hyd-473

*[Signature]*

s/o. D. Venkatesam, Agriculture, #no-6-6  
 Chitra Compound. Secba

19.9.41 వ సం. 18/9/41 వ సం. 2 వ తేది.

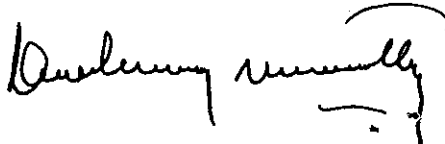
19/6...వ సం. 2 వ తేది.

*[Signature]*  
 సబ్-రిజిస్ట్రేషన్

:2:

IN FAVOUR OF

M/s Nagarjuna Fertilizers & Chemicals Limited incorporated under the Companies Act, having its registered office at Nagarjuna Hills, Panjagutta, Hyderabad - 500 482 represented by Shri K S Raju S/o Late Sri K V K Raju, Occupation: Business, Hindu, aged about 42 years resident of Plot No. 1149, Road No.59, Jubilee Hills, Hyderabad - 34 hereinafter referred to as PURCHASER, which expression shall mean and include whenever the context may so require their representatives in interest for the time being, their heirs, executors, administrators, survivors and assigns.



...3.

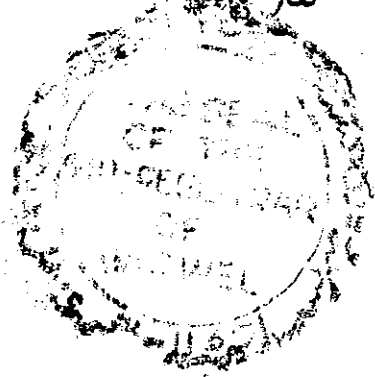
1. వస్తువు 11/26  
 2. వస్తువు 11/26  
 3. వస్తువు 11/26  
 4. వస్తువు 11/26

5. వస్తువు 11/26  
 6. వస్తువు 11/26

one Copy Registered.

1. వస్తువు 384...వా...167 నుండి 182  
 2. 1994 నుండి 1996 వరకు 148.6  
 3. రిజిస్ట్రేషన్ నెంబర్ 1994 నుండి 1996 వరకు  
 4. నెంబర్ 26 నుండి 1996 వరకు  
 5. ...న...వ...

సబ్-రెజిస్ట్రార్  
 ...

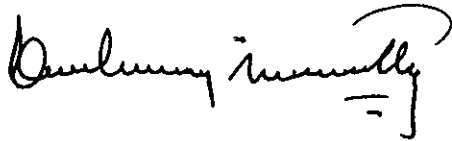


:3:

NOW THIS SALE DEED WITNESSES AS FOLLOWS:

All that Agricultural dry land measuring 3.00 acres equivalent to 1.21 hectares, in Survey No. 1221 situated at Wargal Village, Gajwal Taluq, Wargal Mandal, Medak District, more particularly described at the foot of this document and hereinafter referred to as the said land belongs absolutely to the **VENDOR**

**VENDOR** has agreed to sell and the **PURCHASER** has agreed to purchase the said land for a consideration of Rs 1,02,000/- (Rupees One lac two thousand only) at the rate of Rs 34,000/- per acre.

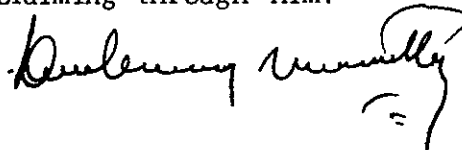


...4.

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The **VENDOR** had purchased the said land from its former owners 1. Uppala Easwaraiah S/o Ramaiah and 2. Uppala Puroshotham S/o Ramaiah by Sale Deed Dated 2.3.1988 as Document No. 784, of Book No. 1, Volume No. 271, Pages 142 & 143 and duly Registered in the Office of Sub-Registrar, Gajwel. Since then the **VENDOR** has been in possession and enjoyment of the said land as absolute owner.

Know all men by these presents that in pursuance of the said agreement and in consideration of the said sum of Rs 1,02,000/- (Rupees One lac two thousand only) paid by the **PURCHASER** to the **VENDOR** by way of Pay Order No. 333056 Dated 21.5.94 drawn on STATE BANK OF INDIA, HYD receipt of which sum of Rs 1,02,000/- in the said manner is hereby duly acknowledged by the **VENDOR**, the **VENDOR** doth hereby sell, transfer and convey unto the **PURCHASER** absolutely the said land. Hereinafter the **VENDOR** shall not have any kind of right, title or interest in the said land which shall be enjoyed by the **PURCHASER** absolutely without any let or hindrance from the **VENDOR** or anyone else claiming through him.



...5.

:5:

The **VENDOR** doth hereby covenant with, declare and assure the **PURCHASER** that he is the absolute owner of the said land that the same has not been alienated or encumbered in any manner whatsoever and that the **VENDOR** has an absolute right to alienate the said land in favour of the **PURCHASER**.

The **VENDOR** doth hereby agree to indemnify and keep indemnified the **PURCHASER** at all times, in respect of all losses, expenses and costs including court costs, which the **PURCHASER** may be put to on account of any kind of let or hindrance from the **VENDOR** or any one else claiming through him or on account of any of the recitals contained herein being false or incorrect or on account of the breach of all or any of the covenants contained herein or on account of any kind of charge or encumbrance over the said or on account of any kind of defect in the title of the **VENDOR** to the said land.

*Deleming*

...6.

:6:

The **VENDOR** doth hereby agree to sign all documents and do all such other acts or deeds as may be necessary to make the **PURCHASER** the absolute owner of the said land. All documents pertaining to the said land have this day been delivered to the **PURCHASER**. The **PURCHASER** has been placed in actual physical possession of the said land this day.

If the transfer of the land is subsequently discovered to be in contravention or violation of any statutory regulations. The **VENDOR** will be liable to reimburse to the **PURCHASER** and will also be liable for breach of trust and other remedies available to the **PURCHASER** and the costs thereof will be a liability of the **VENDOR**.

*Deed of conveyance*

...7.



:7:

The said land under this document is not an assigned land and there is no house or structure existing on the said land and the stamp duty is paid under Rule 3 of A.P.P.U.V.I Rule 1975.

I hereby declare that there are no Mango Trees/Coconut Trees/Batel Trees/ Leaf Gardens orange, Grapes or any such other garden that there are no mines or quarries of Granites or such other valuable stores that there are no machinery, no fish ponds etc. In the lands now being transferred that if any suppression of facts is noticed at a future date I will be liable for prosecution as per law, besides payment of deficit duty.

*Bulcherry Manthly*

...8.

DESCRIPTION OF THE SAID LAND HEREBY SOLD

<u>Survey No</u>	<u>Total Extent</u>	<u>Extent being Regd.</u>	<u>Value/Acre</u>	<u>Consideration</u>
	Acres:Guntas	Acres: Guntas	Rs	Rs
1221	8.00	3: 00	34,000	1,02,000

All that piece of Agricultural dry land measuring Acres 3.00 guntas or 1.21 Hectares situated at Wargal Village under Wargal Gram Panchayat, Wargal Mandal, Gajwel Tq, Medak Dist bounded by:

NORTH: Neighbours property

SOUTH: Neighbours property

EAST : Neighbours property

WEST : Neighbours property

IN WITNESS WHEREOF the hand of the **VENDOR** on the date and at the place mentioned above.

WITNESSES:

1. *V. Siva Rama*

*[Signature]*  
VENDOR

2. *Dharmajana & Damayya*

DRAFTED BY

*[Signature]*  
G. SATYANARAYAN RAO  
Document Writer  
Dist Licence No. 17/88  
Renewal No. 27/93  
DIST MEDAK A P