

1485/94

(5)



23 MAY 1994

*(Signature)*  
 IV. LAKSHMAIAH  
 Sub-Registrar Supdt.  
 Ex-Officio Stamp Vendor  
 G.S.O., Hyderabad.  
 23 MAY 1994

1

SALE DEED

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

\* Sri D Dananjaya S/o Venkatesam aged about 34 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. Dananjaya*

...వ నర్తకము 19/4/55  
 రంప దస్తావేది నెంబ్ర...  
 ముత్తము కాగితముల సంఖ్య...  
 ఈ కాగితం వరుస సంఖ్య...

*[Signature]*  
 ...

1944...వ సంవత్సరం... నెంబ్ర...  
 1944...వ... మాసం...వ తేది పగం  
 2... మరియు... గంటల మధ్య గజెలు సబ్-రిజిస్ట్రార్  
 కార్యాలయములో దాఖలు చేసి రుసుము రూ. 966=00  
 కలిపినది.

D. Dharmayya

వ్రాసి యిచ్చినట్లు ఒప్పకొన్నది  
 విడమ బొటన వ్రేలు.

D. Dharmayya s/o. Venkatesam

Appl H No 6-6-41/5  
 Chitra Compound, Devinagar  
 See back.

నిరూపించినది

V. S. Narayana. s/o. Subba Rao, Business, Hyd  
 H/o. Plot no. 5, SBH Colony.

*[Signature]*

s/o. D. Venkatesam, Agriculture,  
 H/o. H. No. 6-6-41/5, Chitra Compound,  
 See back

19.9.64 వ సం... నెంబ్ర...వ తేది.

19.6...వ... మాసం...వ తేది.

*[Signature]*  
 సబ్-రిజిస్ట్రార్

:2:

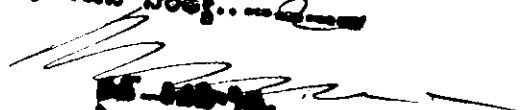
IN FAVOUR OF

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.

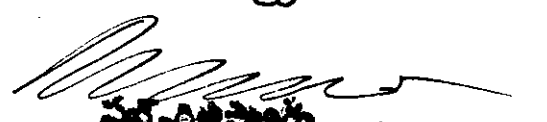
*D. Shanmugam*

...3.

—చివరి పుస్తకము 187—  
 రెండు దస్తావేజు నెం. 1485—దొంగ  
 మత్తము కాగితముల సంఖ్య. —  
 ఈ కాగితపు పతన సంఖ్య...—

  
 ప్రతి-విభాగము

1వ పుస్తకము. 384 వాల్కాం. 151. పొడి 166  
 1994 సం॥ 1916 శ.శ. .... 1485. .... నెంబరుగా  
 రిజిస్టరు చేయబడినది. 1994 వ సం॥. జే. ....  
 వెల. 2. ర. వ తది, 1916 శ.శ. డి. జి. ప్ల. మాను  
 ..... 5 వ తది.

  
 సచి-రిజిస్ట్రారు

— one copy Registered —

:3:

NOW THIS SALE DEED WITNESSES AS FOLLOWS:

All that Agricultural dry land measuring 4.02 acres equivalent to 1.63 hectares, in Survey No. 1223/2 & 1223/3 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 1,37,700/- (Rupees One lac thirty seven thousand seven hundred only) at the rate of Rs 34,000/- per acre.

*D. Shanmugas*

...4.

:4:

The **VENDOR** had purchased the said land from its former owners 1. Ranga Yadaiah S/o Chandraiah 2. Ranga Laxmi W/o Kistaiah 3. Ranga Chandraiah S/o Venkaiah 4. Ranga Durgaiah S/o Venkaiah 5. Ranga Pochaiah S/o Venkaiah & 6. Ranga Sathaiah S/o Venkaiah by two sale deeds (I) Sale Deed Dated 5.9.1990, Document No. 2660 of Book No. 1, Volume No. 311 Pages 384 to 385 and (II) Sale Deed Dated 2.3.1988, Document No. 783 of Book No.1, Volume No. 268, Pages 342 to 343 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 1,37,700/- (Rupees One lac thirty seven thousand seven hundred only) paid by the **PURCHASER** to the **VENDOR** by way of Pay Order No. 333055 Dated 21.5.94 drawn on STATE BAKK OF INDIA, HYDERABAD receipt of which sum of Rs 1,37,700/- 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.

*O. Channarayana*

...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.

*D. Shamugan*

...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**.

*D. Chamings*

...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.

*D. Dharmajan*

~ ...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
1223/ 3	2:01	2: 01		
1223/ 4	2:01	2: 01		
		-----		
		4: 02	34,000	1,37,700
		-----		

All that piece of Agricultural dry land measuring Acres 4.02 guntas or 1.63 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

*D. Dhananjaya*  
VENDOR

2. *Dhananjaya* *W. S. Rama*

DRAFTED By

*Satyanarayan*  
**S. SATYANARAYAN RAO**  
Document Writer  
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22/93