

1487/94

7



23 MAY 1994

23 MAY 1994

1

SALE DEED

IV. LAKSHMAN
Sub-Registrar Supdt.
Ex-Officio Stamp Vendor
G.S.O., Hyderabad
23 MAY 1994

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

Sri D Manikya Prabhu S/o Venkatesam aged about 48 years, Occupation: Agriculture, R/o H.No. 6-6-41/5, Chitrula 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. Manikya Prabhu

...2.

55-443-35

A. Mawzygulish

D. Manjunath 7 S/o. Venkatesam,
Agri R/o. 6-6-41/5, Chitrala
Compound, Devinagar, Secunderabad

U. S. Na. Kanna s/o. V. Subba Rao, Business. No. Plot no. 5
SBH Colony, Hyd. 500873

1994 వ సం. ... 23 వ తేది.

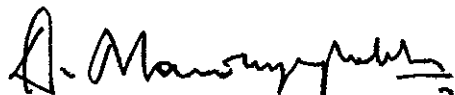
19/6...నా శరణు వేసే...వరేడి.

సబ్-రిజిస్ట్రార్

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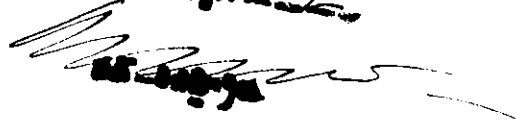
IN FAVOUR OF

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.



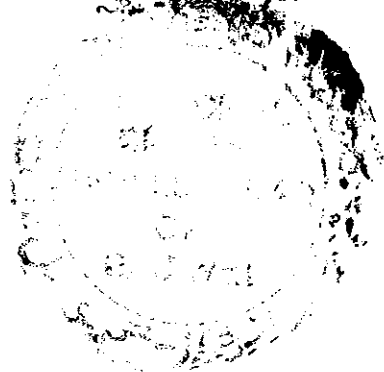
...2.

...వ పుస్తకము 1834
 ...వ రసావళి నెం. 1487...యొక్క
 మొత్తము కాగితముల సంఖ్య... 8
 ... కాగితపు పటన సంఖ్య... 2


 ...

1వ అంతము 384...వాల్సా... 183 నుండి 198
 1994 సం. 1916 - 1487...నెంబరుగా
 ... 1994 ... నే...
 వెల. 26... 1916 ... స్వేచ్ఛ... మాసం
 ... వ తేది.


 ...



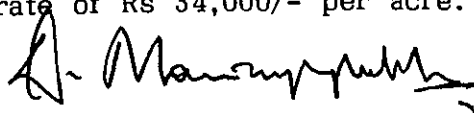
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NOW THIS SALE DEED WITNESSES AS FOLLOWS:

All that Agricultural dry land measuring 4.19 acres equivalent to 1.80 hectares, in Survey Nos 1220 & 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 1,52,150/- (Rupees One lac Fifty two thousand one hundred and fifty 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 2. Uppala Purushotham S/o Ramaiah 3. Uppari Mallaiah S/o Balaiah 4. Uppari Sailu S/o Balaiah 5. Uppari Kistaiah S/o Balaiah 6. Uppari Ramaiah S/o Mallaiah & 7. Uppari Mallaiah S/o Mallaiah by two sale deeds (I) Sale Deed Dated 2.3.1988 as Document No. 785 of Book No. I, Volume No. 267, Pages 424 to 426 and (II) Sale Deed Dated 29.1.1988 as Document No. 337 of Book No. 1, Volume No. 265, Pages 494 to 496 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 1,52,150/- (Rupees One lac fifty two thousand and one hundred and fifty only) paid by the **PURCHASER** to the **VENDOR** by way of Pay Order No. 333057 Dated 21.5.94 drawn on STATE BANK OF INDIA, HYDERABAD receipt of which sum of Rs 1,52,150/- 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.

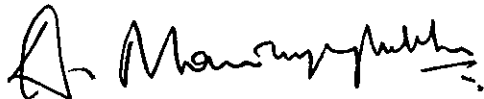


...5.

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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.

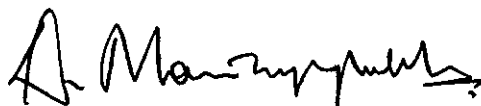


...6.

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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**.

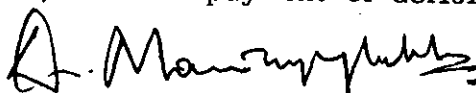
A handwritten signature in dark ink, appearing to read "A. Manry", with a stylized flourish at the end.

...7.

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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.



...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
1220	2.19	2: 19		
1221	8.00	2: 00		

		4.19	34,000	1.52.150

All that piece of Agricultural dry land measuring Acres 4.19 guntas or 1.80 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 Narana*

D. Manjunath

VENDOR

2. *Quintessence*
Krishna Rao

DRAFTED BY.

Satyanarayana
S. SATYANARAYAN RAO
Document Writer
Dist Licence No. 17/89
Renewal No. 22/92
DIST. MEDAK A P