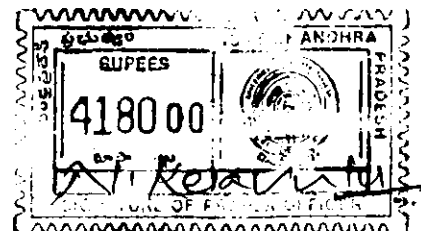


DM NO. 323



26



25-1-96  
Registrar Super  
Office Stamp Vender  
Hyderabad

### SALE DEED

This Sale Deed made and executed on this the 4/5 day of September 1996 by 12/11 Ashwaja 1918.S.E. by.

Sri G Yadaiah, S/o G Yellaiah, Aged about 32 years, Occupation: Agriculture, R/o Wargal Village, Wargal Mandal, Medak Dist. Hereinafter referred to as VENDOR which expression shall mean and include his heirs, successors in interest, administrators, executors, survivors and assigns etc.

20/1/96

...2.

.....వ ఎనెకము 19.....

స.స. దస్తావేజు నెం. 3236..యొక్క

మొదలము కాగితము సంఖ్య : .....

ఈ కాగితపు వరుస సంఖ్య : .....



నా/96...వనంవత్సరం...ఆక్టోబరు...నెం....వ తేది

9/10.9.96...ఆక్టోబరు...నెం....వ తేది వగల

1 ప్రైవేటు...గంటల ముద్ర గుర్తింపు...సంఖ్య...

'రాయయములో' దాఖలు చేసే దునుము రూ. .../...

'నిందిత'

కానె యిచ్చినట్లు ఒప్పకొన్న  
విడమ బొటన వేళ్లు.



శ్రీ శాంతి

శ్రీ శాంతి

హతి: లాల్లూ  
వృత్తి: వ్రావనాం...  
సెలక్షన్... వర్క్.

నిరూపించినది

1/ T. కా...నెం...వ తేది

2/ M.A. Khader s/o Shaig Ahmed. Accu. Business R/o Gajwel.

19.9.96 వ సం.. ఆక్టోబరు...నెం....వ తేది

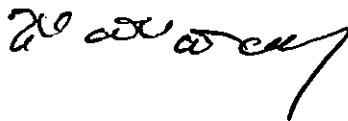
19.10.96 వ సం.. ఆక్టోబరు...నెం....వ తేది

V. A...  
సం. నిజామాబాదు

: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.

.....వ ఎస్టేటు 19.9.96

హస్త. దస్తావేజు నెం. 32.36...యొక్క

మొత్తము కాగితము సంఖ్య: 2

ఈ కాగితపు వరుస సంఖ్య: 2

అంజన్

1వ ఎస్టేటు... 463... 393... 406  
1996 సం॥ 1918 కా.శ. 32.36... నెంబరుగా  
రిజిస్టరు చేయబడినది. 1996 వ సం॥ జి.కె.ఎ.కె.  
నెం...న...వ తేది. 1918 కా.శ. రి.స్ట్రీయన్ సెమాన  
...13...వ తేది.

అంజన్



:3:

NOW THIS SALE DEED WITNESSES AS FOLLOWS:

All that Agricultural dry and measuring 4=07½ acres equivalent to 1.69½ hectares, in Survey No.99 situated at Gouraram Village, Gajwel 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.38,000/- (Rs. Thirty eight thousand only) at the rate of Rs.9,000/- per acre.

Know all men by these presents that in pursuance of the said agreement and in consideration of the said sum of Rs.38,000/- (Rs. Thirty eight thousand only) paid by the PURCHASER to the VENDOR by way of Pay Order No. 306975 Dated 6.4.95 drawn on STATE BANK OF TRAVANCORE receipt of which sum of Rs.38,000/- 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.

20.01.95

...4.

:4:

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.

*W. A. S. W.*

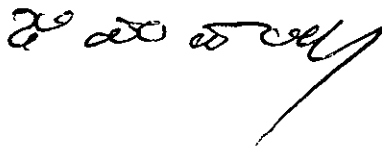
...5.



:5:

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 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**.



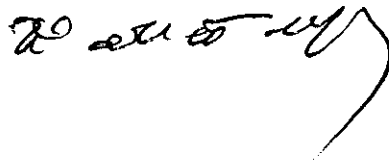
...6.

:6:

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.

...7.

A handwritten signature in black ink, appearing to be 'R. S. S. S. S.', with a long, sweeping underline that extends to the right.



:7:

DESCRIPTION OF THE LAND HEREBY SOLD

<u>VILLAGE</u>	<u>SURVEY NO.</u>	<u>EXTENT, BEING REGD.</u>	<u>VALUE/ ACRES.</u>	<u>CONSIDERATION</u>
Gauraram	99	4=7½	9000/-	38,000/-

All that piece of Agricultural dry land measuring Acres 4-7½ guntas or 1=69½ Hectares situated at Gauram Village under Gauraram Gram Panchayat, Wargal Mandal, Gajwel Tq., Medak Dist bounded by:

East Land belongs to R Anjaneyulu  
West Wargal boundary  
North Road  
South Land in Survey No.102

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

WITNESSES:

1. T. Ravi . . . . .

VENDOR

2. M A Khader (Mikha)

Drafted by:-

Dehua  
J. Laxmikantha Rao  
Document Writer  
D.L. No. 15,88 RL 38/96.  
S.R.O. Gajwel, Medak Dist