

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆन्ध्र प्रदेश ANDHRA PRADESH

Date : 07-08-2007 Serial No : 32,269

Purchased By :

G.K.BABU
S/O.PAIDAYYA
KAKI NADA

Denomination : 100

E 176083

Sub Registrar -1
Ex.Officio Stamp Vendor
S.R.O. KAKI NADA (R.O)

For Whom :

M/S NAGARJUNA FERTILIZERS AND CHEMICALS
LIMITED REP.BY ITS
MG.LEGAL T.SRINIVAS
S/O.SUBRAHMANYAM HYDERABAD

SALE DEED

THIS DEED OF SALE is made on this 13th day of AUGUST, 2007 for a consideration of Rs.75,00,000/- (Rupees Seventy Five lakhs only) in respect of house property comprising ACC Roof and Upstair Building with appurtenant site thereto.

BY

DONTHAMSETTY SRIRAMULU, S/o (Late) Anantha Bhaskara Rao, aged 43 years, PAN Card No.AIKPD9455E, resident of Door No.3-16B-84/1, Vivekananda Street, Postal Colony, Santhinagar, Kakinada, Kakinada Mandal, East Godavari District, (which expression shall mean and include wherever applicable his heirs, executors, legal representatives and assignees) hereinafter called as 'VENDOR'.

IN FAVOUR OF

M/S.NAGARJUNA FERTILIZERS AND CHEMICALS LIMITED, HYDERABAD, incorporated under Companies Act with Registration No.1983 represented by its Manager (Legal) T.SRINIVAS, S/o Subrahmanyam, aged 47 years, PAN Card No.ABAPT0408N, Corporate Office, Nagarjuna Hills, Punjagutta, Hyderabad (which expression shall mean and include wherever applicable its successors-in-interest, legal representatives and assignees) hereinafter called as the 'VENDEE-COMPANY'.

VENDOR:

D. J. RAMULU

2007వ సం॥ ఆగస్టు... నెల... తేది

WHEREAS the Vendor is absolutely seized and possessed of the schedule property RCC roof two storeyed house situated in an extent of 613.53 sq.yds. in Plot No.15 bearing Door No. 3-16B-84/1, Assessment No.1060029695 in Old Ward No.2, present Ward No.7, Block No.3, T.S.No.143 situated at Vivekananda Street, Postal Colony, Santhinagar, Kakinada, Kakinada Mandal, previously in Kakinada Municipality, presently in Kakinada Municipal Corporation, East Godavari District and it is his separate property. (hereinafter called the "schedule property").

Whereas Originally the said property belonged to Donthamsetty Vijaya Lakshmi, W/o Anantha Bhaskara Rao who is the mother of the Vendor, she having purchased the schedule property of vacant house site bearing Plot No.15 which was mentioned above with her streedhana funds from Yenumala Ramanna Dora, S/o China Venkanna Dora under a Sale Deed dated 26.8.1985 and got the same registered as Document No.9655/1985 in District Registrar's Office, Kakinada.

Whereas she got constructed an RCC Upstair Building with her streedhana funds and enjoyed the same with absolute rights.

Whereas the said Donthamsetty Vijaya Lakshmi executed a Will and Testament in a sound and disposing state of mind which is her last will in respect of the schedule property and some other properties on 9.10.2004 and got registered the same as Document No.437/2004 in Book-3 in District Registrar's Office, Kakinada.

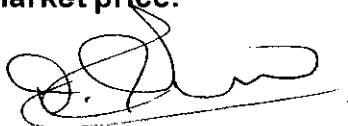
Whereas the said Will came into effect after the demise of Smt.Donthamsetty Vijaya Lakshmi on 11.4.2005. Whereas under the said Will she bequeathed the schedule property to her second son Donthamsetty Sriramulu i.e., the Vendor herein to be enjoyed with absolute rights. Whereas after the demise of the said Donthamsetty Vijaya Lakshmi the schedule property devolved to the Vendor herein with absolute rights as per the contents of the above said Will.

Whereas presently the site is 613.53 sq.yds. as per the measurements taken by the Vendor and he is in possession and enjoyment of the same with absolute rights.

Whereas the Vendor is not getting proper income from the schedule property, whereas the Vendor has informed that he has availed loan from Punjab National Bank, Kakinada offering the schedule property as security thereof and a sum of Rs.8 Lakhs is outstanding towards the loan availed. Whereas the Vendor got no other alternative than to sell the schedule property to discharge the said bank loan, the Vendor has put up the schedule property to sale.

Whereas the Vendor has requested the Vendee-Company to discharge the loan and collect the original documents from Punjab National Bank, Kakinada. Whereas the Vendee-Company desirous of purchasing the schedule property, offered to purchase the same for the highest price of Rs.75,00,000/- (Rupees Seventy Five Lakhs only) for which price the Vendor agreed it being reasonable and as per prevailing market price.

VENDOR: ✓



1 పుస్తకం 2007 సంపు. నెం. 9003
 మొత్తం కాగితముల సంఖ్య.....
 ఈ కాగితము వగన సంఖ్య.....
 జిల్లా రిజిస్ట్రారు

Endorsement under Section 41 and 42
of Indian Stamp Act - 1899

I hereby certify that the deficit stamp duty of
 Rs. 674.900/- (Rupees Six Hundred Seventy four Rupees
 and Ninety only) has been levied in respect of this
 Instrument from Sri/Smt. M/s. Nagapattanam Sahitya
 and Printing Manager (Legal) T. Srinivas Godavari
 on the basis of the agreed (Consideration) Market value of
 Rs. 75,00,000/- Hyderabad

R.O. Kakinada

Date: 13/8/07

Joint Sub Registrar
 and Collector under
 Indian Stamp Act. 1899

1 పుస్తకం 2007 కా.శ1927 సంపు.
 నెంబర్గా రిజిస్టరు చేయబడి
 స్కానింగు నిమిత్తం గుర్తింపు నెంబరు
 0418/1/9003/2007 ఇవ్వడమైనది.

13/8/2007..... రిజిస్ట్రారు అధికారి.



Whereas, as instructed by the Vendor, the Vendee-Company has paid to Punjab National Bank, Kakinada the loan amount as mentioned hereunder and requested Punjab National Bank to release the original documents to the Vendor. Hence this sale deed is executed by the Vendor in favour of the Vendee-Company upon the terms and conditions appearing hereinafter.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

The Vendee-Company have paid the entire sale consideration of Rs.75,00,000/- (Rupees Seventy Five lakhs only) as under:

- (a) by way of cheque bearing No.757712, dated August 7, 2007 for a sum of Rs.8,00,000/- (Rupees Eight Lakhs only) drawn on State Bank of India, Kakinada, in favour of Punjab National Bank as per the instructions of the Vendor to discharge the outstanding loan of the Vendor with Punjab National Bank, which fact is confirmed by the Vendor.
- (b) by way of Cheque bearing No.757665, dated 9.8.2007 drawn in favour of the Vendor for a sum of Rs.67,00,000/- (Rupees Sixty Seven Lakhs only) drawn on State Bank of India, Kakinada and handed over to the Vendor before the Sub-Registrar at the time of reistration of the Sale Deed which the Vendor hereby acknowledges.

In pursuance of the entire sale consideration thus having been received by the Vendor, the Vendor as the beneficial and absolute Owner possessing legal and valid title to the schedule property hereby grants, transfers and absolutely conveys unto the Vendee-Company, all that schedule property belonging to the Vendor to hold the same peacefully and quietly by the Vendee-Company, absolutely forever from generation to generation.

The Vendor hereby covenants with the Vendee-Company that he alone is the absolute owner and that the schedule property is free from all encumbrances, public charges and that the said property is not the subject matter of any court attachments, injunctions, lispendens and there are no prior sales, mortgages, charges, leases or encumbrances whatsoever and that there are no defects whatsoever and that he has absolute title, right and authority to sell the same. The Vendee-Company hereinafter shall quietly and peacefully enjoy the schedule property without any let or hindrance by the Vendor or any one claiming under him.


That if any claim, dispute and litigation arises out of this Sale Deed concerning the title, possession and enjoyment and any right whatsoever over the schedule property shall be defended by the Vendor at his own costs. Further the Vendor also undertakes absolutely to indemnify the Vendee-Company of all costs if any to be incurred in protecting the title, possession, enjoyment and any right whatsoever pertaining to the schedule property.

VENDOR: 

1వ స్తంభం 200 సంపుట క.నెం. 9003

మొత్తం కాగితముల సంఖ్య 8

ఈ కాగితము చదువ సంఖ్య 3


జయసుధా ఎన్.ఆర్.జి.స్టాంపు



The Vendor has absolutely conveyed the title, possession, enjoyment and all rights in respect of the schedule property on this day to the Vendee-Company to be enjoyed in-perpetuity without any hindrances and with a valid title. The Vendor has delivered physical possession of the property to the Vendee-Company today, to be in peaceful possession and enjoyment of the schedule property and also delivered the original Sale Deed bearing No. 9655/1985 and Will No.437/2004, Link Document Nos.257/1982, 5321/1977 and Death Certificate of Smt.Donthamsetty Vijaya Lakshmi and other concerned records pertaining to the schedule property, as vouchers to this sale deed.

The Vendor further assures that he has paid all taxes payable till today on the property hereby conveyed and the Vendee-Company shall pay the taxes from today onwards and enjoy the same absolutely forever. If still any taxes are payable they will be paid by the Vendor.

Mutation forms to implead the name of the Vendee-Company in the Municipal Corporation Records and other concerned departments are herewith submitted.

The Vendor further assures that the schedule property does not come under the provision of A.P.Act 9 of 1977. The schedule property is not Government assigned land.

DECLARATION: The Vendor hereby declares that there are no fruit trees, coconut trees, mango trees, orange groves, mines or granites or such other valuable stones and that there are no machinery in the property now being transferred, that if any suppression of facts are noticed at a future date the Vendor will be liable for prosecution as per law besides payment of deficit duty.

The market value of the property is Rs.2,000/- per sq.yd.

SCHEDULE OF THE PROPERTY

All that piece and parcel of house site of an extent of 613.53 sq.yds. or 512.97 sq.mtrs. (as per the present measurements) in Plot No.15 along with RCC upstairs building bearing Door No. 3-16B-84/1, Assessment No.1060029695 in Old Ward No.2, present Ward No.7, Block No.3, T.S.No.143 situated at Vivekananda Street, Postal Colony, Santhinagar, Kakinada, Kakinada Mandal, previously in Kakinada Municipality, presently in Kakinada Municipal Corporation, East Godavari District within the purview of the Kakinada Sub-Registry as per the following measurements and boundaries.

VENDOR:



1వ స్తకం 200 సంపు ద.నెర..... 9003
మొత్తం కాగితముల సంఖ్య..... 8
ఈ కాగితము వరుస సంఖ్య..... 4

జాయింట్ సబ్ రిజిస్ట్రారు I



: 5 :

East : 101 feet 3 inches or 30.86 mtrs.. Site and house of Plot No.16 belonging to Datla Appala Narasimha Raju.
West : 100 feet or 30.48 mtrs. Site and house of Plot No.14 belonging to D.V.Krishnam Raju bearing Door No.3-16-C7.
North : 55 feet or 16.76 mtrs. Road.
South : 54 feet 9 inches or 16.69 mtrs Site and house of Plot No.31 belonging to V.Ramakrishna Chowdary bearing Door No.3-16B-82.

Within the above said boundaries of an extent of 613.53 Sq.yds. house site along with RCC Roof Upstair Building, together with roof, doors, door ways, windows, electrical, water and sanitary fittings and electrical fittings, electrical service connection Nos.025195, 025158, 1/2 HP Motor along with common ways, water ways with all easementary rights whatsoever belonging to the Vendor hereby sold to the Vendee-Company.

Annexure-1A

Kakinada Municipal Corporation, Kakinada, Postal Colony, Santhinagar,
Vivekananda Street, D.No.3-16B-84/1.

- | | | | |
|----|------------------------------|---|--|
| 1. | Description of the Structure | : | RCC |
| 2. | Age of the Structure | : | 6 years |
| 3. | Extent of Site | : | 613.53 sq.yds. |
| 4. | Built up area particulars | : | Ground Floor : 1790 sq.ft. First Floor : 1728 sq.ft. Second Floor : 387 sq.ft. |

Total 3905 sq.ft.

- | | | | |
|----|------------------------------|---|----------------|
| | | | 1/2 H.P.Motor |
| 5. | Annual rental value | : | Rs.18,000/- |
| 6. | Municipal Corporation | : | |
| | Taxes per annum | : | Rs.6,580/- |
| 7. | Market Value & Consideration | : | Rs.75,00,000/- |

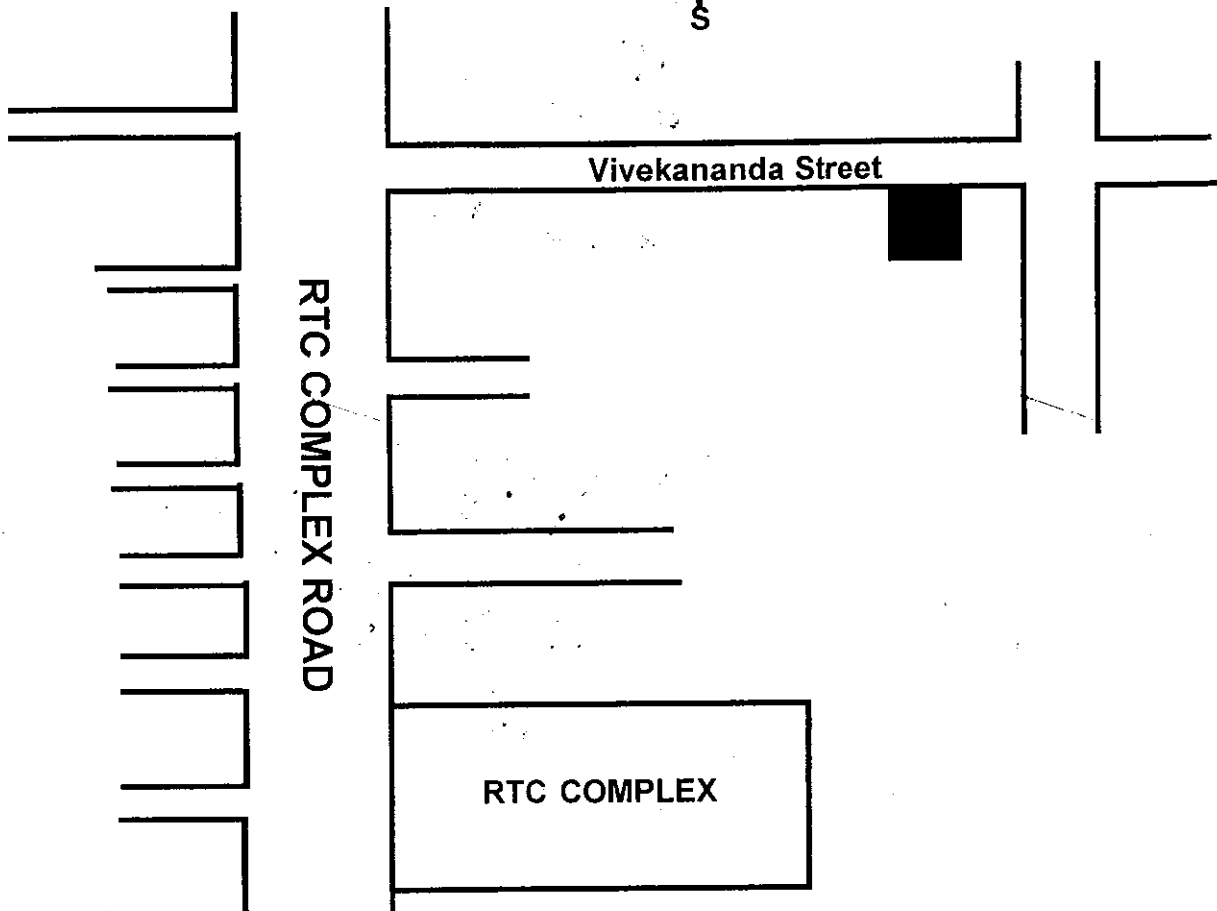
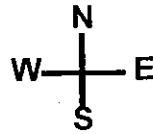
The deficit stamp duty of Rs.6,74,900/-, Registration Fee Rs.37,500/- and User charges of Rs.100/- were paid by way of challan in State Bank of India, Treasury Branch, Kakinada.

VENDOR:



1వ ప్రకటన 2009) సంఖ్య ర.నెం.
మొదటి కాగితముల సంఖ్య
ఈ కాగితము వరుస సంఖ్య
జయలక్ష్మి రెడ్డి





VENDOR:

WITNESSES:

1. V. ~~Ravi~~ Kumar
2. N. ~~Ravi~~ Kumar (NRI/ALU)

Document prepared and got typed by: Ganizetti Krishna Babu,
Kakinada.

1వ ప్రకం 2000 సంపు ద.నెం.....9003
మొత్తం కాగితమాల సంఖ్య.....2
ఈ కాగితము వరుస సంఖ్య.....6
జయ్యల నల్ల రెడ్డి



2. $\text{NNb} \rightarrow (\text{NNb} \rightarrow \text{NNb})$

1వ స్తకం 200 సంపు డ. నెం..... 9003
మొత్తం కాగితముల సంఖ్య..... 8
ఈ కాగితము వరుస సంఖ్య..... 2

జాయింటు సబ్ రిజిస్ట్రారు



आयकर विभाग
INCOME TAX DEPARTMENT

D SRIRAMULU

A B DONTAMSETTI

15/07/1964

Permanent Account Number

AIKPD9455E

Signature

भारत सरकार
GOVT. OF INDIA



If case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें / लौटायें
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर
नवी मुंबई - 400 614

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ABAPT0408N



नाम /NAME

SRINIVAS TSALLA

पिता का नाम /FATHER'S NAME

SUBRAHMANYAM TSALLA

जन्म तिथि /DATE OF BIRTH

10-10-1959

हस्ताक्षर /SIGNATURE

Signature

मुख्य आयकर आयुक्त, आंध्र प्रदेश

Chief Commissioner of Income-tax, Andhra Pradesh

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
मुख्य आयकर आयुक्त,
आयकर भवन,
बशीर बाग,
हैदराबाद - 500 004.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Chief Commissioner of Income-tax,
Aayakar Bhavan,
Basheerbagh,
Hyderabad - 500 004.

VENDOR :

Signature

1పుస్తకం 200 సంపు ద.నెం.....9003

మొత్తం కాగితముల సంఖ్య.....8

ఈ కాగితము వరుస సంఖ్య.....8

జయంతు సమర్పించుచున్నాను I

