394/1998

Rs.10000

Rs.10000

RUPEES TEN THOUSAND

SUB-REGISTRAR
EX-OFFICIO STAMP VENDOR
(PROPER OFFICER)
SERIGIR DIST, NALGONDA

21 JAN 1998

00AA 756806

21 JAN 1998

Sub-Registrar
ex-Officio Stamp V
Kukatpally

SALE DEED

This Deed of Sale is made and executed on this the day of January, 1998 by:

M/s.SUDHA FARMS a Partnership firm, having its place of business at Raghavaratna Towers, Chirag-Ali-Lane, Hyderabad, represented by its Managing Partner **K.MADHU SON OF SRI.K.RAMACHANDRA RAJU,** aged 41 years, resident of 140, NCL Enclave, Pat Bhasheerabad, Qutbullapur, R.R.District.

(hereinafter called the "**VENDOR**" which expression shall include its Partners, their legal representatives, assigns, successors etc)

A N D

LAVU EDUCATION SOCIETY, Guntur, a Society registered under the Societies Registration Act bearing Regd.No.344/90, rep.by its President & Correspondent **SRI.LAVU RATHAIAH SON OF SRI.LAVU PEDDA ANKAMMA,** aged about 45 years, R/o H.No.3-28-41/29/1, 4th Line, Brindavan Gardens, Guntur.

(hereinafter called the "**VENDEE**" which expression shall include its' successors, Assigns, Administrators etc).

LAVU RATHAIAH

Digitally signed by LAVU RATHAIAH
DN: cn=LAVU RATHAIAH c=IN o=VIGNANS FOUNDATION FOR SCIENCE TECHNOLOGY AND RESEARCH
Reason: I am the author of this document
Location:
Date: 2024-03-21 12:51+05:30

Contd..2..

I తారీకు 1998 న నంబర్ 394
ఈ దస్తావేజు ముద్రాంకనముల నంబర్ 10
ఈ కాగితపు వరుస నంబర్ 8
సబ్ రిజిస్ట్రార్

1998 సం నవంబర్ నెల 22
న కోలాట/19 న శక సంవత్సరము నేటి రోజు
మూసం 2 న కోలాట పగలు 23
గుణము మధ్య భువనగిరి వద్ద రిజిస్ట్రారు కార్యాలయములో
గా రాబలు తేసి మరియు కుమము రూ 1786=00
అందినది

గ్రామీణ్యస్థు వ్యవహారము

John S/o Ramchandra Raju occ Business
R/o 149 NGL Enclave, Petbasheerabad
R.R. Dist.

నైరుతి కోటన ప్రేక్షకు

నిరూపించినది

1) M. Amitabhabu S/o M. Narsaiah private Driver R/o Hyderabad
Vignana Vidyalaya NIZAMPET R.R. dt

2) Ahmed Ali

AHMED ALI
S/o. Dilawar Ali
Occupation: PRIVATE SERVICE
R/O BEECHMOHALLA
BHONGIRI (NALGONDA DIST)

1998 సం నవంబర్ నెల 23 న తేది

भारतीय गैर न्यायिक

10000 रु. Rs.10000

दस हजार रुपये

RUPEES TEN THOUSAND

भारत INDIA

INDIA NON JUDICIAL

00AA 756807

332 Dt 26.1.98 10,000/-

Dr. L. Rathaiah H. Peddi Ankamma

Lavu Educational Society Quntur.

Sub-Registrar &
Ex-Officio Stamp Vend
Kukatpally,

-2-

WHEREAS. the VENDOR herein is the absolute owner and possessor of the Agricultural land bearing S.No.45, 48, 54 and 55, of Deshmukhi Village, Pochampally Revenue Mandal, Nalgonda District, more fully described in the Schedule hereto attached and hereinafter referred to as 'Schedule Property' having acquired the same Vide Registered Sale Deeds mentioned as under:

i) An extent of Ac.2-21 Gts in S.No.45, an extent of Ac.4-06 Gts in S.No.48, an extent of Ac.3-27 Gts in S.No.54, and an extent of Ac.4-11 Gts in S.No.55, Vide Registered Sale Deed No.3489/92, dated: 25-09-92 Registered in office of the Sub Registrar, Bhongir.

ii) An extent of Ac.2-21 Gts in S.No.45, an extent of Ac.4-06 Gts in S.No.48, an extent of Ac.3-27 Gts in S.No.54, and an extent of Ac.4-11 Gts in S.No.55. Vide Registered Sale Deed No.3488/92, dated: 25-09-92 Registered in office of the Sub Registrar, Bhongir.

iii) An extent of Ac.1-11 Gts in S.No.45, an extent of Ac.2-03 Gts in S.No.48, an extent of Ac.1-33 Gts in S.No.54, and an extent of Ac.2-06 Gts in S.No.55. Vide Registered Sale Deed No.4104/92, dated: 28-11-92 Registered in office of the Sub Registrar, Bhongir.

Contd..3..

క్రమము 1998 వ సంఖ్య 394
ఈ దస్తావేజు మొత్తం కాగితముల సంఖ్య 10
ఈ కాగితపు వరుస సంఖ్య 2

సబ్ రిజిస్ట్రార్

I క్రమము 1098 కాలమ్ 105 నెలవారి 124
లోలో 1998 సం॥/19 19 రా.శ.సంవత్సరి
394 తేలుగా రిజిస్టరు చేయబడినది. 1998 వ సం॥
నెలవారి సం॥ 23 తేది/19/19 రా.శ.సం॥
పారువేలు నం 03

సబ్ రిజిస్ట్రార్

5000Rs

INDIA NON JUDICIAL

५००० रु.

Rs 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

51631

No. 334 Dated 20.1.98 Rs. 5000/-

Sold to Dr. Lathaiah S/o Pedda Ankamma

For Lavu Educational Society Counter

-3-

iv) An extent of Ac.2-21 Gts in S.No.45, an extent of Ac.4-05 Gts in S.No.48, an extent of Ac.3-29 Gts in S.No.54, and an extent of Ac.4-11 Gts in S.No.55, Vide Registered Sale Deed No.4105/92, dated: 28-11-92 Registered in office of the Sub Registrar, Bhongir.

v) An extent of Ac.1-10 Gts in S.No.45, an extent of Ac.2-03 Gts in S.No.48, an extent of Ac.1-34 Gts in S.No.54, and an extent of Ac.2-05 Gts in S.No.55, Vide Registered Sale Deed No.4103/92, dated: 28-11-92 Registered in office of the Sub Registrar, Bhongir.

And since then the Vendor has been in possession and enjoyment of the said lands, mutation effected in Revenue Records and Pattadar Pass Book and Title Deed have been issued in favour of the Vendor herein.

AND WHEREAS, the Vendor offered to sell the Schedule Property and Vendee agreed to purchase the said land for a total sum of Rs.2,52,500/- (Rupees Two Lakhs Fifty Two Thousand and Five Hundred only).

Contd..4..

7 DEC 1997

శ్రీ శుభము 1998 వ సంవత్సరం 394

ఈ దస్తావేజు మొత్తం భాగితములు సంఖ్య 60

ఈ భాగితపు వరుస సంఖ్య 3

సబ్ రిజిస్ట్రార్

SEAL OF BIDNEER

5000Rs.

INDIA NON JUDICIAL

५000रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हज़ार रुपये FIVE THOUSAND RUPEES

51633

No. 335 Dated 20.1.86 Sold

Sold to Dr. L. Rathaiah S/o Pedda Ankaiah

R/o Hyd.

for whom 2 AVU Educational Society Quarter

-4-

NOW THIS DEED OF SALE WITNESSETH:

1. That in consideration of payment of Rs.2,52,500/- (Rupees Two Lakhs Fifty Two Thousand and Five Hundred only) paid by the Vendee to Vendor Vide Banker's Cheque No.801859, drawn on SBI, Serilingampally Branch, Hyderabad in favour of the Vendor, the receipt of which the Vendor hereby acknolwedges, the Vendor hereby sells, conveys, transfers and assigns upto the Vendee all his rights, title, interest, claim and demand whatsoever in the schedule mentioned property and delivers vacant possession thereof to the Vendee today to hold the same absolutely for ever, free from all encumbrances, together with all water sources, privilages, easements, appurtenances or any other things hidden in the earth belonging to or appurtenant thereto.

Contd..5..

సంవత్సరము 1998 న సంఖ్య 394

ఈ దస్తావేజు మొత్తం కాగితముల సంఖ్య 16

ఈ కాగితపు వరుస సంఖ్య 4

సబ్ రిజిస్ట్రార్

500R

INDIA NON JUDICIAL

५०० रु. Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

S. R. No. 857 Dt. 29.1.98 Rs. 500/- 158902

Dr. L. Ratnaiah & Pedda Anjaiah

For Whom Lavu Educational Society Guntur

-5-

2. The Vendor hereby assures the Vendee that the said property is free from all kinds of mortgages, charges, agreements to sell, court litigations and any other statutory charges.

3. The Vendor further convenants with the Vendee that knowingly or otherwise he/they has not caused or allowed any distress to be levied on the said property.

4. The Vendor further assures the Vendee that he/they has got a clear, affectual, subsisting and marketable title to the said property and absolute authority to sell the same in the manner aforesaid.

5. The Vendor further covenants with the Vendee that if there remains any undisclosed and undischarged liability in respect of the said property he/they shall clear the same and the Vendee is free there from.

Contd..6..

1 OCT 1998

సంవత్సరము 1998 నెల సంఖ్య 394

ఖజానా మీద బిల్లుల సంఖ్య 10

ఖజానాకు వచ్చిన సంఖ్య 4

9 JAN 1999

500Rs.

INDIA NON JUDICIAL

५०० रु. Rs 500

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

158903

864 20.1.98 500/-

To L. Ratnaiah & Pedda Ankamma

Lavu Educational Society Guntur

6. The Vendor further agrees to indemnify the Vendee and keep him/them free from disputes if any raised or objections made to this conveyance by any one and further should any claim be made or dispute raised at any time by any one in regard to this sale, the Vendor hereby under-takes that he/they shall at his/their own cost settle the same and execute or cause to be executed such further acts, deeds and things as to more fully effectively convey title to the property hereby sold and conveyed to the Vendee.

7. The Vendor also assures the Vendee that if there remain any liability of taxes or rates for the said property to the Revenue/Panchayat or other Government or Statutory authorities upto the date of this conveyance, the Vendor shall clear the same and in case the same are collected from the Vendee, the Vendor shall pay the same to the Vendee.

Contd..7..

సంవత్సరము 1998 న సంఖ్య 394

ఈ దస్తావేజు మొత్తం కాగితముల సంఖ్య 7

ఈ కాగితము చదువు సంఖ్య 7

4 JAN 1999

500Rs.

INDIA NON JUDICIAL

५०० रु.

Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

158904

865 20.1.88 500/-

To L. Lathaich S. Pedda Ankamma

Lavu Educational Society T. Syed Cuntur

-7-

8. The Vendor further assures and convenants with the Vendee that the Vendee and his/their heirs are entitled to peacefully and absolutely enjoy the said property without let or hindrance from any person claiming through him or in trust for him/them and that there ae no tenants in the land and no proceedings are pending under any law.

9. The Vendee is hereby entitled to get the said property transferred in his/their names in all Revenue/Gram Panchayath records and enjoy the same with absolutely rights forever.

The land is not an assigned land with the in the meaning of A.P.Assigned Lands (Prohibition of Transfers) Act, (9 of 1977) and it does not belong to or under mortgage to Government or Agencies/Undertakings.

The Vendor is not surplus land holder under the A.P.Land Reforms (Ceiling on Agriculral Holdings) Act (I of 1973).

Contd..8..

సంవత్సరము 1998 వ సంఖ్య 364

ఈ పత్రములో మొత్తం కాగితములు సంఖ్య 15

ఈ కాగితము చదువు సంఖ్య 7

Office of the Sub-Treasury Officer

9 JAN 1998

THE SEAL OF THE SUB-REGISTRAR

500Rs.

INDIA NON JUDICIAL

५०० रु.

Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

158905

Dr L. Rathaiah S/o Pedda Ankamma Y. Hyd

For Wham Lavu Educational Society Quarter

-8-

STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY LAND

Under the Rule 3 of Andhra Pradesh
Prevention of Under Valuation of Instrument Rules 1975

I, do hereby declare and state that to the best of my knowledge and belief the market value of the property intended to be alienated is as follows; for the payment of stamp duty and registration only.

Place	Sy.No.	Area	Value Per Acre	Total Market Value
Deshmukhi(V) Pochampally (M), Nalgonda Dist.	45 Part.	Ac.10-04 Gts.	Rs.30,000/-	Rs.3,03,000/-

Place: Bhongir
Dated: 21/1/98

Sign of Vendor

Contd..9..

27 OCT 1997

OFFICE OF THE DISTRICT TREASURY OFFICER

364

9 JAN 1998

సంవత్సరము 1998 కు సంఖ్య

ఈ దస్తావేజు మొత్తం కాగితముల సంఖ్య 10

కాగితాలు వరుస సంఖ్య 8

500Rs.

INDIA NON JUDICIAL

५०० रु.

Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

158805

Sd/- 20.1.88 500/-

Dr. L. Rathaiah s/o Pedda Ankamma

Lavu Educational Society Quarters

-9-

SCHEDULE OF PROPERTY

All that Piece and parcel of Dry Agricultural land in Survey No.45 Part, admeasuring Ac.10-04 Gts., situated at Deshmukhi Village, Pochampally Mandal, Nalgonda District, and bounded by:

NORTH	:	PART OF SURVEY NOS.56 & 66
SOUTH	:	PART OF SURVEY NOS.46 & 47
EAST	:	PART OF SURVEY NOS.45 & 46
WEST	:	SURVEY NO.55

Contd..10..

364

శాసనము 15 98 వ సంఖ్య

సరియైన దస్తావేజు మైత్రం కాగితముల సంఖ్య 10

పరిశీలించి తిరిగి పంపుచున్నది సంఖ్య 5

సబ్ రిజిస్ట్రార్

9 JAN 1998

Sub-Registrar of the Sub-Treasury Office
Kalwakurthy, R.R. Dist.

OFFICE OF THE DISTRICT TREASURY OFFICE

OFFICE OF THE SUB-REGISTRAR OF ENDIGIR

500Rs

INDIA NON JUDICIAL

५०० रु.

Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

158599

868 20.1.98. Sd.

Dr. L. Rathaiah & Pedda Ankamma
Lavu Educational Society Hyd.
Quarters.

The above contents are read over to me in the presence of witnesses signed below. I/We agree that the particulars as furnished by me/us have been fully and correctly in-corporated in the document.

In witness where of the Vendor has/have signed on this deed of sale on the date, month and year mentioned above.

WITNESSESS:

1. Chandra Reddy

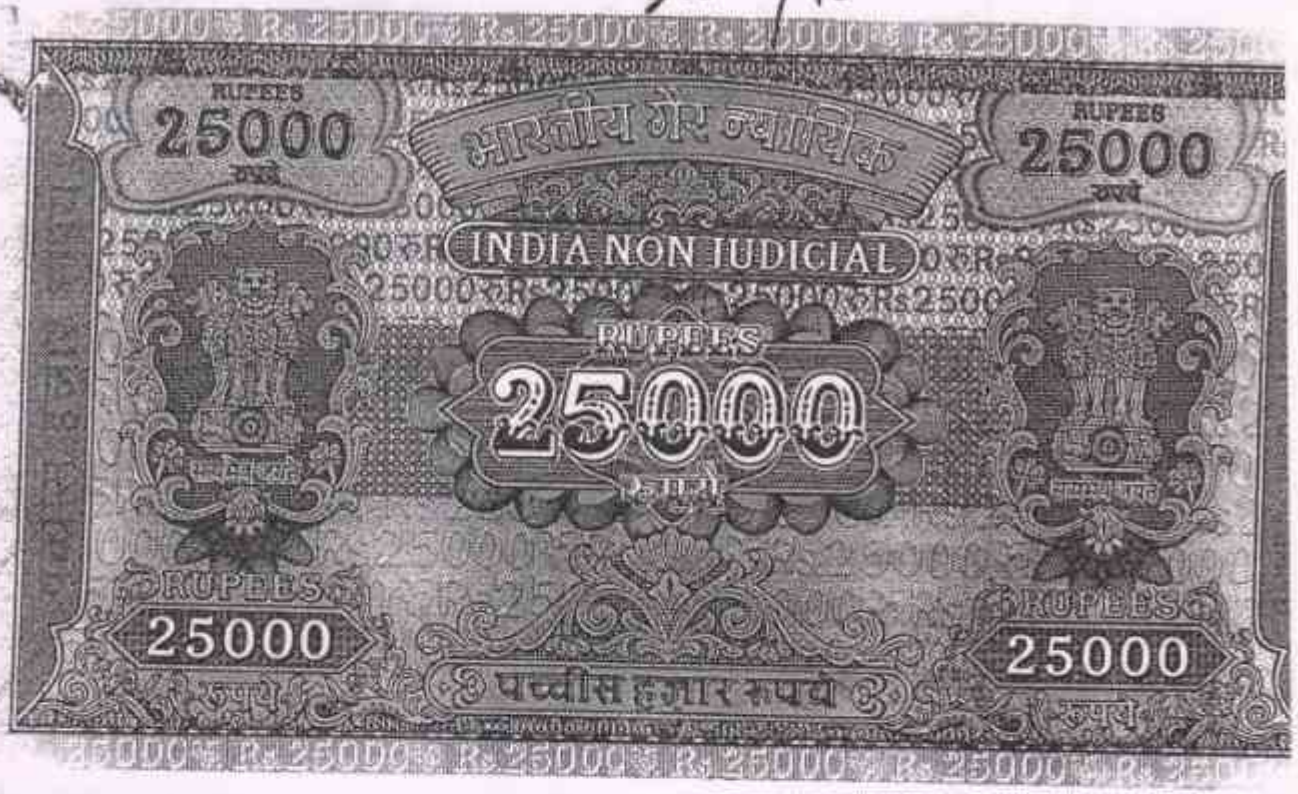
VENDOR

2. M. Anantha Babu (Anantha Babu)

Prepared by

LAVU RATHA IAH

3458/98



3985 dt 27.6.98 25000/-

00DD 48176

Sub-Registrar &
ex-Officio Stamp V
Kukatpally.

SALE DEED

1st This Deed of Sale is made and executed on this the day of July, 1998 by:

1. **M/s. N.C.L. NIRMAN LIMITED,** now re-named as **C.V.K.NIRMAN LIMITED** a Company registered under Companies Act, having its registered office at 103, Nirmala Towers, Dwarakapuri Colony, Punjagutta, Hyderabad-82, Represented by its Managing Director **SRI.CH.SUBBA RAO SON OF SRI.VENKATA KRISHNA RAO,** aged about 47 years, R/o 103, Sagar Co-operative Housing Society, Road No.2, Banjara Hills, Hyderabad.

2. **M/s.SUDHA FARMS** a Partnership firm, having its place of business at Raghavaratna Towers, Chirag-Ali-Lane, Hyderabad, represented by its Managing Partner **K.MADHU SON OF SRI.K.RAMACHANDRA RAJU,** aged 41 years, resident of 140, NCL Enclave, Pet Bhasheerabad, Qutbullapur, R.R.District.

(hereinafter called the **"VENDORS"** which expression shall include their Partners, their legal representatives, assigns, successors etc)

Contd..2..

I సంవత్సరము 1998 న సంఖ్య 3458
ఈ దస్తావేజు మొత్తం కాగితముల సంఖ్య 10
కాగితపు వరుస సంఖ్య 1

THE SEAL OF THE SUB-REGISTRAR

న తేదీన/1998 న ఈ నిబంధనము
మరియు 10 న తేదీన పరులు
గౌరవనీయులైన ముషరఫ్ ఖాన్ సబ్ రిజిస్ట్రారు కార్యాలయము
రూ. రాబలు నేడు మరియు రుసుము రూ. 1716=00
అందినది

ప్రాసిక్యూషన్లు ఒప్పుకొన్నవి

1) C. L. Sree S/o. Venkata Krishna aged 47, R/o. 103 Sagar Society Road-2, Banjarahills Hyderabad-34

పరమ తోటన ప్రకారం

2) [illegible] S/o RAMACHANDRA RAJU, Aged 41 years occ. business R/o 140, NCL Enclave, Patancheruvu R.R. Dist.

పరమ తోటన ప్రకారం

సాక్షులు

1) N. Murthy S/o. N. Subrahmanyam R/o. 12-11-185 Occ. Service. Secunderabad

2) M. Prabhakar S/o. M. Narsaiah C/o. Vidyalayam Nizampet Village, R.R.

1000Rs

INDIA NON JUDICIAL

१000रु. Rs 1000

सत्यमेव जयते

भारत

एक हज़ार रुपये ONE THOUSAND RUPEES

AP-23-III-B 74381

3586 27 Oct 1001-

L. Rathaiah W. Pedda Ankamma Y. Hyd.

Lavu Educational Society Guntur.

Sub-Registrar &
Ex-Officio Stamp Ve
Kukatpally.

A N D

LAVU EDUCATION SOCIETY, at 447, Brodiepet, Guntur, a Society registered under the Societies Registration Act bearing Regd.No.344/90, rep.by its' President & Correspondent **SRI.LAVU RATHAIAH SON OF SRI.LAVU PEDDA ANKAMMA**, aged about 45 years, R/o H.No.3-28-41/29/1, 4th Line, Brindavan Gardens, Guntur.

(hereinafter called the **"VENDEE"** which expression shall include its' successors, Assigns, Administrators etc).

WHEREAS, the VENDOR No.1, herein is the absolute owner and possessor of the Agricultural land bearing Survey Nos.43, 44 & 45 of Deshmukhi Village, Pochampally Revenue Mandal, Nalgonda District, more fully described in the Schedule hereto attached and hereinafter referred to as 'Schedule Property' having acquired the same Vide Registered Sale Deeds mentioned as under:

Contd..3..

I తేదీ 19.98 న సంఖ్య 3458
మరియు మొత్తం భాగములు సంఖ్య 10
లో భాగములు పేరున సంఖ్య 2

21 MAR

సబ్ రిజిస్ట్రార్

1 తేదీ 1151 నాటి 213 మరియు 252
సంవత్సరం 1998 నెం/1920 రా.శ.నెం.
3458 పేరుగా రిజిస్టరు చేయబడినది. 1998 న సం
పుస్తకం నెం 2 నకలు/1920 రా.శ.నెం
రిజిస్టర్ నెం 11 న నకలు

సబ్ రిజిస్ట్రార్

THE SEAL OF THE SUB-REGISTRAR OF BHONGIR

1000Rs

INDIA NON JUDICIAL

१000रु.

Rs 1000

सत्यमेव जयते

भारत

एक हजार रुपये ONE THOUSAND RUPEES

AP-23-III-2

3987 dt. 27-6-88 1000/- 74382

L. Rathnaiah S/o Peddaankanna Y. Hyd

Sub-Registrar & ex-Officio Stamp Vend Kukatpally.

For LAVIL Educational Society Centurs

-3-

i) An extent of Ac.3-08 Gts in S.No.43, an extent of Ac.5-30 Gts in S.No.44, an extent of Ac.4-33 Gts in Sy.No.45, and an extent of Ac.9-00 Gts in Sy.No.66, Vide Registered Sale Deed No.3545/90, dated: 03-12-90 Registered in office of the Sub Registrar, Bhongir.

ii) An extent of Ac.3-10 Gts in S.No.43, an extent of Ac.5-20 Gts in S.No.44, an extent of Ac.4-32 Gts in S.No.45, and an extent of Ac.9-00 Gts in Sy.No.66, Vide Registered Sale Deed No.3196/1990, dated: 12-11-90 Registered in office of the Sub Registrar, Bhongir.

And since then the Vendor No.1 has been in possession and enjoyment of the said lands, mutation effected in Revenue Records and Pattadar Pass Book and Title Deed have been issued in favour of the Vendor No.1 herein.

Contd..4..

సంవత్సరము 1998 కి సంఖ్య 8458

ఈ పత్రానికి మొత్తం కాగితములు సంఖ్య 13

ఈ కాగితపు వరుస సంఖ్య 9

సబ్ రిజిస్ట్రార్

1000R

INDIA NON JUDICIAL

१000रु. Rs 1000

सत्यमेव जयते

भारत

एक हजार रुपये ONE THOUSAND RUPEES

-13-III- 7383

Sub-Registrar & ex-Officio Stamp V. Kukatpally.

3988 27-6-98 1000/-

1. Kathaiah s/o Peddha Anthaiah Hyd

2. Lavu Educational Society Guntur -

-4-

Whereas, the Vendor No.2 had entered into an agreement of sale, dated: 03-01-1995 with Vendor No.1 for purchase of the above land and had paid the purchase money and had developed the land by reclaiming the same and the said operations did not prove fruitful to Vendor No.2 and as such the Vendor No.2 desired to dispose the said land.

Whereas, the Vendee desired to purchase the Schedule Property and approached Vendor No.2 which agreed to sell the same along with Vendor No.1 herein to convey proper and effective title to the Vendee.

NOW THIS DEED OF SALE WITNESSETH:

1. That in consideration of payment of Rs.2,40,625/- (Rupees Two Lakhs Forty Thousand Six Hundred and Twenty Five only) paid by the Vendee to Vendors Vide Banker's Cheque Nos.068195 & 068196, dated: 16-06-1998 each for Rs.1,00,000/- and Rs.40,625/- by way of Cheque No.064505, dt.29-06-98, all drawn on 'The Lakshmi Vilas Bank Ltd', Kukatpally Branch, Hyderabad in favour of the Vendors, the receipt of which the Vendors hereby acknolwedge,

Contd..5..

I తారీఖు 19.98 న నెంబర్ 3458

ఈ దస్తావేజు మొత్తం కాగితములు నెంబర్ 10

ఈ కాగితపు వరుస నెంబర్ 4

సబ్ రిజిస్ట్రార్

1000Rs

INDIA NON JUDICIAL

१000रु.

Rs 1000

सत्यमेव जयते

भारत

एक हजार रुपये ONE THOUSAND RUPEES

74384

AP-23-III-A

3489 27.6.88

Ex-Officio Stamp Ve
Hyderabad.

Lakshmaiah W. Reddy Ankamma W. Reddy

Lavu Educational Society Trustee.

the Vendors hereby sell, convey, transfers and assigns upto the Vendee all his/her rights, title, interest, claim and demand whatsoever in the schedule mentioned property and delivers vacant possession thereof to the Vendee today to hold the same absolutely for ever, free from all encumbrances, together with all water sources, privilages, easements, appurtenances or any other things hidden in the earth belonging to or appurtenant thereto.

2. The Vendors hereby assures the Vendee that the said property is free from all kinds of mortgages, charges, agreements to sell, court litigations and any other statutory charges.

3. The Vendors further convenants with the Vendee that knowingly or otherwise he/they has not caused or allowed any distress to be levied on the said property.

4. The Vendors further assures the Vendee that he/they has got a clear, affectual, subsisting and marketable title to the said property and absolute authority to sell the same in the manner aforesaid.

Contd..6..

C G Spec

I తారీఖు 19 నాడు నెంబర్ 3458

ఈ దస్తావేజు మీద కాగితము నెంబర్ 10

ఆ కాగితపు వరుస నెంబర్ 5

21 MAR

సబ్ రిజిస్ట్రార్

THE SEAL OF THE SUB-REGISTRAR OF

1000Rs.

INDIA NON JUDICIAL

१000रु.

Rs 1000

सत्यमेव जयते

भारत

एक हजार रुपये ONE THOUSAND RUPEES

AP-23-III-A 74385

Sub-Registrar &
ex-Officio Stamp Vend
Kalyani.

3990 27.6.88 1000/-

Lr. Mathuranath Poddar Ankamma Tatyd

Lr. V.U. Educational Society Country -

-5-

5. The Vendors further covenants with the Vendee that if there remains any undisclosed and undischarged liability in respect of the said property he/they shall clear the same and the Vendee is free there from.

6. The Vendors further agrees to indemnify the Vendee and keep him/them free from disputes if any raised or objections made to this conveyance by any one and further should any claim be made or dispute raised at any time by any one in regard to this sale, the Vendors hereby under-takes that he/they shall at his/their own cost settle the same and execute or cause to be executed such further acts, deeds and things as to more fully effectively convey title to the property hereby sold and conveyed to the Vendee.

7. The Vendors also assures the Vendee that if there remain any liability of taxes or rates for the said property to the Revenue/Panchayat or other Government or Statutory authorities upto the date of this conveyance, the Vendors shall clear the same and in case the same are collected from the Vendee, the Vendors shall pay the same to the Vendee.

Contd..7..

3458

I సం.: 1998 సం.

పత్రి మొత్తం కాగితముల సంఖ్య 10

కాగితపు వరుస సంఖ్య 6

21 MAR 1998

THE SEAL OF THE SUB-REGISTRAR OF BHONGIR

500F

INDIA NON JUDICIAL

५०० रु. Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

S. No. 9339 Date 27-6.88 Rs. 500/-

L. Rathaiah ....

Pedda Ankamma Alo. Hyd

Lavu Educational Society Grantor

265071

S. Vijayalakshmi

Smt. I. VIJAYALAKSHMI

STAMP VENDOR L.N. 1/95 R.No. 1

EWS-145, I.P.I.E. COLONY, HY

-7-

8. The Vendors further assures and convenants with the Vendee that the Vendee and his/their heirs are entitled to peacefully and absolutely enjoy the said property without let or hindrance from any person claiming through him or in trust for him/them and that there ae no tenants in the land and no proceedings are pending under any law.

9. The Vendee is hereby entitled to get the said property transferred in his/their names in all Revenue/Gram Panchayath records and enjoy the same with absolutely rights forever.

The land is not an assigned land with the in the meaning of A.P.Assigned Lands (Prohibition of Transfers) Act, (9 of 1977) and it does not belong to or under mortgage to Government or Agencies/ Undertakings.

The Vendors are not surplus land holders under the A.P.Land Reforms (Ceiling on Agriculral Holdings) Act (I of 1973).

Contd..8..

I సంవత్సరము 1998 కి సంఖ్య 3458

ఈ కన్సైన్‌మెంట్ మొత్తం భాగితముల సంఖ్య 10

ఈ భాగితపు వరుస సంఖ్య 7

OFFICE OF THE DISTRICT TREASURY
జిల్లా కోశాధికారి కార్యాలయం
11 MAY 1998
HYDERABAD (URBAN)

SUB TREASURY OFFICER
Balanagar

SUB-REGISTRAR OF BALANAGAR

17035

INDIA NON JUDICIAL

५०० रु. Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

Sl. No 9340 Date 27.6.88. Rs. 500/-

L. Rathaiah...

265072

pedda Ankamma

Lavu Educational Society Guntur

-8-

STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY LAND
Under the Rule 3 of Andhra Pradesh
Prevention of Under Valuation of Instrument Rules 1975

We, do hereby declare and state that to the best of our knowledge and belief the market value of the property intended to be alienated is as follows:-

Place	Sy.No.	Area	Value Per Acre	Total Market Value
Deshmukhi (V) Pochampally (M), Nalgonda Dist.	45	Ac.9-25 Gts.	Rs.30,000/-	Rs.2,88,750/-

Place: Bhongir
Dated: 1-7-98

Sign of Vendors

Contd..9..

3458

తేదీ 19.98 నాటి సంఖ్య

మా తప్పనిసరి మొత్తం కాగితముల సంఖ్య 10

మా కాగితపు వరుస సంఖ్య 8

మా తప్పనిసరి

DISTRICT TREASURY OFFICER

హైదరాబాద్ జిల్లా

HYDERABAD (RURAL)

OFFICE OF THE SUB TREASURY

Balanagar Nagar R. R.

SUB-TREASURY OFFICER

OF BHONGIR

భువనగిరి

STORES

500Rs

INDIA NON JUDICIAL

५०० रु. Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

Sl. No 9341 Dtd 27-6-98 Rs. 500/-

Sold to S. L. Rathaiah

265073

D/o. / W/o. Pedda Anjamma

For Whom M/Sr. Lavu Educational society

-9-

SCHEDULE OF PROPERTY

All that Piece and parcel of Dry Agricultural land in Survey No.45, admeasuring Ac.9-25 Gts., situated at Deshmukhi Village, Pochampally Mandal, Nalgonda District, and bounded by:

NORTH	:	PART OF SURVEY NOS.56 & 66
SOUTH	:	PART OF SURVEY NOS.46 & 47
EAST	:	SURVEY NOS.44 & 43
WEST	:	SURVEY NO.55

Contd..10..

3458

తేదీ 19.98 న నెంబర్ [redacted]

ఈ దస్తావేజు మొత్తం కాగితముల సంఖ్య 10

ఈ కాగితపు వరుస సంఖ్య 9

[redacted]

THE SEAL OF THE DISTRICT TREASURY OFFICE

THE SEAL OF THE SUB TREASURY OFFICE

5001

INDIA NON JUDICIAL

५०० रु. Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

9342 27-6-88 Rs. 500/-

L. Rathaiah.

265074

Peddamkamma Hospt

Lavu Educational Society. Guntur

S. Vijayalakshmi

EW3-

-10-

The above contents are read over to us in the presence of witnesses signed below. I/We agree that the particulars as furnished by me/us have been fully and correctly in-corporated in the document.

In witness where of the Vendors has/have signed on this deed of sale on the date, month and year mentioned above.

WITNESSESS:

1.

2: MALLAVARAPU ANANTHABABU

1.

2.

VENDORS

Prepared by

P. LINGAM
DOCUMENT WRITER
L. No. 1/82, R.No. 1
Nalgonda Dist.

3458

10

10

THE SEAL OF THE SUB-REGISTRAR OF BHONGIR

JUN 1998

LAVU RATHAIAH

Digitally signed by LAVU RATHAIAH
DN: cn=LAVU RATHAIAH c=IN o=VIGNANS FOUNDATION FOR SCIENCE TECHNOLOGY AND RESEARCH ou=MANAGEMENT
Reason: I am the author of this document
Location:
Date: 2024-01-31 16:33+05:30

381 / 98

भारतीय गैर न्यायिक

10000 रु Rs 10000

INDIA NON JUDICIAL

SUB-REGISTRAR
EX-OFFICIO STAMPVENDOR
(PROPER OFFICER)
BHONGIR Dist. NALGONDA

21 JAN 1998

00AA 756805

21 JAN 1998

SALE DEED

This Deed of Sale is made and executed on this the 21st day of January, 1998 by:

M/s.SUDHA FARMS a Partnership firm, having its' place of business at Raghavaratna Towers, Chirag-Ali-Lane, Hyderabad, represented by its' Managing Partner **K.MADHU SON OF SRI.K.RAMACHANDRA RAJU,** aged 41 years, resident of 140, NCL Enclave, Pet Bhasheerabad, Qutbullapur, R.R.District.

(hereinafter called the "**VENDOR**" which expression shall include its' Partners, their legal representatives, assigns, successors etc)

A N D

LAVU EDUCATION SOCIETY, Guntur, a Society registered under the Societies Registration Act bearing Regd.No.344/90, rep.by its' President & Correspondent **SRI.LAVU RATHAIAH SON OF SRI.LAVU PEDDA ANKAMMA,** aged about 45 years, R/o H.No.3-28-41/29/1, 4th Line, Brindavan Gardens, Guntur.

(hereinafter called the "**VENDEE**" which expression shall include its' successors, Assigns, Administrators etc).

Contd..2..

I తారీఖు 15.98 న నంబర్ 381
ఈ దస్తావేజు మొత్తం కాగితముల నంబర్ 10
ఈ కాగితపు వరుస నంబర్ 1
సబ్ రిజిస్ట్రార్

1998 సం. నవంబరు నెల 21
తేదీ 19 న శక సంవత్సరము నేత్రము
నెల 11 న తేదీన వగలు 3-4
ఇందు తెలుపబడిన నగదు సబ్ రిజిస్ట్రారు కార్యాలయములో
రూ. లాలు చెల్లించి మరియు రుసుములు రూ. 1561=00
వసూలు చేయబడినది

సమర్పించినవారు ఒప్పుకొన్నది

s/o Ra[illegible]chandra Raju ex Business
R/o 140, NGK Enclave Rajbhavanagar
R.R. Dist.

వివరము కోరిన తేదీ

పరిశీలించినది

1/ Chandra Reddy S/o Narsi Reddy Business
R/o [illegible] R.R. Dist

2/ M. Amanthullabu S/o M. Marrouch ex Driver
R/o Vidyanagar Mizampet R.R. Dist

1998 సం. నవంబరు నెల 21 న తేదీ
19 శ. శ. సం. నేత్రము సం. 1 నకలు

సబ్ రిజిస్ట్రార్

5000Rs.

INDIA NON JUDICIAL

Rs 5000

SUB-REGISTRAR
PROPER OFFICER

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

1032

No. 333 20.1.98 5000/-

Dr. L. Rathaiah & Pedda Ankamma
Lavu Educational Society Camp.

WHEREAS, the VENDOR herein is the absolute owner and possessor of the Agricultural land bearing S.No.45, 48, 54 and 55, of Deshmukhi Village, Pochampally Revenue Mandal, Nalgonda District, more fully described in the Schedule hereto attached and hereinafter referred to as 'Schedule Property' having acquired the same Vide Registered Sale Deeds mentioned as under:

i) An extent of Ac.2-21 Gts in S.No.45, an extent of Ac.4-06 Gts in S.No.48, an extent of Ac.3-27 Gts in S.No.54, and an extent of Ac.4-11 Gts in S.No.55, Vide Registered Sale Deed No.3489/92, dated: 25-09-92 Registered in office of the Sub Registrar, Bhongir.

ii) An extent of Ac.2-21 Gts in S.No.45, an extent of Ac.4-06 Gts in S.No.48, an extent of Ac.3-27 Gts in S.No.54, and an extent of Ac.4-11 Gts in S.No.55, Vide Registered Sale Deed No.3488/92, dated: 25-09-92 Registered in office of the Sub Registrar, Bhongir.

iii) An extent of Ac.1-11 Gts in S.No.45, an extent of Ac.2-03 Gts in S.No.48, an extent of Ac.1-33 Gts in S.No.54, and an extent of Ac.2-08 Gts in S.No.55, Vide Registered Sale Deed No.4104/92, dated: 28-11-92 Registered in office of the Sub Registrar, Bhongir.

Contd..3..

381

సంవత్సరము 1998 వ సంఖ్య [redacted]

ఈ దస్తావేజు మొత్తం కాగితముల సంఖ్య 10

ఈ కాగితం గల సంఖ్య 2

సబ్ రిజిస్ట్రార్

3 DEC 1997

1 ఈ దస్తావేజు 1097 నాటిది 469 నుండి 488

పుటలలో 19 నెలలో సం 19 19 గా.శ.సంఖ్య 321

వెంబడిగా రిజిస్టరు చేయబడినది. 19 నెలలో వ సం

నెలలో సం 22 తేదీ 19 19 గా.శ.సం

సబ్ రిజిస్ట్రార్

5000Rs.

INDIA NON JUDICIAL

५000रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

No 326 Dated 20-1-88 5000/-

Sold to Sri Pathaiah S/o Peddamallaiah

For whom Jayu Educational Society Guntur

-3-

iv) An extent of Ac.2-21 Gts in S.No.45, an extent of Ac.4-05 Gts in S.No.48, an extent of Ac.3-29 Gts in S.No.54, and an extent of Ac.4-11 Gts in S.No.55, Vide Registered Sale Deed No.4105/92, dated: 28-11-92 Registered in office of the Sub Registrar, Bhongir.

v) An extent of Ac.1-10 Gts in S.No.45, an extent of Ac.2-03 Gts in S.No.48, an extent of Ac.1-34 Gts in S.No.54, and an extent of Ac.2-05 Gts in S.No.55, Vide Registered Sale Deed No.4103/92, dated: 28-11-92 Registered in office of the Sub Registrar, Bhongir.

And since then the Vendor has been in possession and enjoyment of the said lands, mutation effected in Revenue Records and Pattadar Pass Book and Title Deed have been issued in favour of the Vendor herein.

AND WHEREAS, the Vendor offered to sell the Schedule Property and Vendee agreed to purchase the said land for a total sum of Rs.2,14,375/- (Rupees Two Lakhs Fourteen Thousand Three Hundred and Seventy Five only).

Contd..4..

5000Rs.

INDIA NON JUDICIAL

५000रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हज़ार रुपये FIVE THOUSAND RUPEES

035

Kam

S.No. 337 Dt. 20.1.98. 5000/-
Dt. L. Nathaich S/o Peddapanigamma
Lavu Educational Society Cuntur
Y.Hyd.

-4-

NOW THIS DEED OF SALE WITNESSETH:

1. That in consideration of payment of Rs.2,14,375/- (Rupees Two Lakhs Fourteen Thousand Three Hundred and Seventy Five only) paid by the Vendee to Vendor Vide Banker's Cheque No.801858, drawn on SBI, Serilingampally Branch, Hyderabad in favour of the Vendor, the receipt of which the Vendor hereby acknolwedges, the Vendor hereby sells, conveys, transfers and assigns upto the Vendee all his rights, title, interest, claim and demand whatsoever in the schedule mentioned property and delivers vacant possession thereof to the Vendee today to hold the same absolutely for ever, free from all encumbrances, together with all water sources, privilages, easements, appurtenances or any other things hidden in the earth belonging to or appurtenant thereto.

Contd..5..

500Rs.

INDIA NON JUDICIAL

५०० रु. Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

876 20-1-58 500/- 158896

To L. Ratkaich s/o. Pedda Anjaiah
T.Hd.
Lavu Educational Society Amdur

-5-

2. The Vendor hereby assures the Vendee that the said property is free from all kinds of mortgages, charges, agreements to sell, court litigations and any other statutory charges.

3. The Vendor further convenants with the Vendee that knowingly or otherwise he/they has not caused or allowed any distress to be levied on the said property.

4. The Vendor further assures the Vendee that he/they has got a clear, affectual, subsisting and marketable title to the said property and absolute authority to sell the same in the manner aforesaid.

5. The Vendor further covenants with the Vendee that if there remains any undisclosed and undischarged liability in respect of the said property he/they shall clear the same and the Vendee is free there from.

Contd..6..

500Rs.

INDIA NON JUDICIAL

५०० रु. Rs 500

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

877 20-1-58 Sd/- 58897

Dr. L Rathaiah S/o Pedda Ankanna
Lavu Educational Society T.Nad. Cuttura

6. The Vendor further agrees to indemnify the Vendee and keep him/them free from disputes if any raised or objections made to this conveyance by any one and further should any claim be made or dispute raised at any time by any one in regard to this sale, the Vendor hereby under-takes that he/they shall at his/their own cost settle the same and execute or cause to be executed such further acts, deeds and things as to more fully effectively convey title to the property hereby sold and conveyed to the Vendee.

7. The Vendor also assures the Vendee that if there remain any liability of taxes or rates for the said property to the Revenue/Panchayat or other Government or Statutory authorities upto the date of this conveyance, the Vendor shall clear the same and in case the same are collected from the Vendee, the Vendor shall pay the same to the Vendee.

Contd..7..

500Rs.

INDIA NON JUDICIAL

५०० रु. Rs 500

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

878 20-1-98 500/- 158898

Dr. L. Rathaiah & Peddapalli Kamala
Lavu Educational Society Centre

8. The Vendor further assures and convenants with the Vendee that the Vendee and his/their heirs are entitled to peacefully and absolutely enjoy the said property without let or hindrance from any person claiming through him or in trust for him/them and that there ae no tenants in the land and no proceedings are pending under any law.

9. The Vendee is hereby entitled to get the said property transferred in his/their names in all Revenue/Gram Panchayath records and enjoy the same with absolutely rights forever.

The land is not an assigned land with the in the meaning of A.P.Assigned Lands (Prohibition of Transfers) Act, (9 of 1977) and it does not belong to or under mortgage to Government or Agencies/Undertakings.

The Vendor is not surplus land holder under the A.P.Land Reforms (Ceiling on Agriculral Holdings) Act (1 of 1973).

Contd..8..

500Rs.

INDIA NON JUDICIAL

५०० रु. Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

879 20-1-98 [001] 158899

Dr. L. Ratnaiah & Pedda Anjaneyulu
Lavu Educational Society Cuttur.

-8-

STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY LAND
Under the Rule 3 of Andhra Pradesh
Prevention of Under Valuation of Instrument Rules 1975

I, do hereby declare and state that to the best of my knowledge and belief the market value of the property intended to be alienated is as follows:-

Place	Sy.No.	Area	Value Per Acre	Total Market Value
Deshmukhi(V) Pochampally (M), Nalgonda Dist.	48 Part	Ac.8-23 Gts. 3.47 Hec	Rs.30,000/-	Rs.2,57,250/-

Place: Bhongir
Dated: 21/1/98

Sign of Vendor

Contd..9..

500Rs.

INDIA NON JUDICIAL

५०० रु. Rs 500

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

880 20.1.98 500/- 158900

To 1. Rathaiah S/o Pedda Anjaiah,
Lavu Educational society Chairman

SCHEDULE OF PROPERTY

All that Piece and parcel of Dry Agricultural land in Survey No.48 Part, admeasuring Ac.8-23 Gts., (Out of Ac.16-23 Gts.) situated at Deshmukhi Village, Pochampally Mandal, Nalgonda District, and bounded by:

NORTH	:	PART OF SURVEY NOS.54 & 55
SOUTH	:	PART OF SURVEY NO.48
EAST	:	PART OF SURVEY NOS.55 & 47
WEST	:	SURVEY NOS.49 & 50

Contd..10..

500Rs.

INDIA NON JUDICIAL

५०० रु. Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

881 30-1-38 Sol- 158901

Sri. L. Rathaiah s/o Pedda Anikamma
Lavu Educational Society Guntur

-10-

The above contents are read over to me in the presence of witnesses signed below. I/We agree that the particulars as furnished by me/us have been fully and correctly in-corporated in the document.

In witness where of the Vendor has/have signed on this deed of sale on the date, month and year mentioned above.

WITNESSESS:

1. Chandra Reddy

VENDOR

2. M. Anjaiah

P. LINGAM
DOCUMENT WRITER
S. No. 1, R. No. 1
Nalgonda Dist.

LAVU RATHAIAH

Digitally signed by LAVU RATHAIAH
DN: cn=LAVU RATHAIAH c=IN o=VIGNANS FOUNDATION FOR SCIENCE TECHNOLOGY AND RESEARCH ou=MANAGEMENT
Reason: I am the author of this document
Location:
Date: 2024-01-31 16:27+05:30

382/98

SUB-REGISTRAR
EX-OFFICIO STAMP VENDOR
(ADHESIVE OFFICER)
NALGONDA

SUB-REGISTRAR
EX-OFFICIO STAMP VENDOR
(ADHESIVE OFFICER)
NALGONDA

SUB-REGISTRAR
EX-OFFICIO STAMP VENDOR
(ADHESIVE OFFICER)
NALGONDA

SUB-REGISTRAR
EX-OFFICIO STAMP VENDOR
(ADHESIVE OFFICER)
NALGONDA

22000

INDIA NON JUDICIAL

Rs 20000

21 JAN 1998

21 JAN 1998

00CC 512842

329 20-158 20-000/-

Sri Rathaiah & Pedda Ankamma
Lavu Educational Society Guntur.

Sub-Registrar &
Ex-Officio Stamp Vendor,
Kukatpally.

SALE DEED

This Deed of Sale is made and executed on this the 21st day of January, 1998 by:

M/s.SUDHA FARMS a Partnership firm, having its place of business at Raghavaratna Towers, Chirag-Ali-Lane, Hyderabad, represented by its Managing Partner **K.MADHU SON OF SRI.K.RAMACHANDRA RAJU,** aged 41 years, resident of 140, NCL Enclave, Pet Bhasheerabad, Qutbullapur, R.R.District.

(hereinafter called the **"VENDOR"** which expression shall include its Partners, their legal representatives, assigns, successors etc)

A N D

LAVU EDUCATION SOCIETY, Guntur, a Society registered under the Societies Registration Act bearing Regd.No.344/90, rep.by its President & Correspondent **SRI.LAVU RATHAIAH SON OF SRI.LAVU PEDDA ANKAMMA,** aged about 45 years, R/o H.No.3-28-41/29/1, 4th Line, Brindavan Gardens, Guntur.

(hereinafter called the **"VENDEE"** which expression shall include its successors, Assigns, Administrators etc).

Contd..2..

సంవత్సరము 1998 న నెంబర్ 382
ఈ డాక్యుమెంటు మొత్తం కాగితముల నెంబర్ 10
ఈ కాగితపు వరుస నెంబర్ 1

సబ్ రిజిస్ట్రార్

1998 న సంవత్సరము ఫిబ్రవరి 21
న తేదీన/19 న కక్ష నమోదయ్యెను నేడు
కూడిన / న తేదీన పగలు 3-4
గంటల మధ్య మీ నగరి సబ్ రిజిస్ట్రారు కార్యాలయములో
ఈ క్రాయలు కింది మరియు రుసుము రూ. 1471=00
స్వీకరించితి

క్రయదారులు సంతకాలు

S/o Ramachandra Raju, occ. Business
No 149, NCC Enclave, Pitthlurkhemlind
R.R. Dist.

విక్రయదారుల సంతకాలు

ధరావతు తేదీన తేదీ

ధృవీకరించినది

1/ Chandra Reddy S/o Murali Reddy occ. Business
R/o. KPHB Colony RR Dist

2/ M. Anantha babu S/o M. Venkaiah occ. Driver
R/o Vignan Vidyalaya Mizampet RRDist

1998 ఫిబ్రవరి నెం. 21 న నెం/
19 సా.శ. నెం. నేడు నెం. 1 తేదీ

సబ్ రిజిస్ట్రార్

9 1000Rs.

INDIA NON JUDICIAL

१000रु. Rs 1000

सत्यमेव जयते

भारत

एक हजार रुपये ONE THOUSAND RUPEES

61057

338 20.1.98 1000/-

To 1. Rathaiah S/o Peddaa Anjaiah
2. LAVU Educational Society Centre

-2-

WHEREAS, the VENDOR herein is the absolute owner and possessor of the Agricultural land bearing S.No.45, 48, 54 and 55, of Deshmukhi Village, Pochampally Revenue Mandal, Nalgonda District, more fully described in the Schedule hereto attached and hereinafter referred to as 'Schedule Property' having acquired the same Vide Registered Sale Deeds mentioned as under:

i) An extent of Ac.2-21 Gts in S.No.45, an extent of Ac.4-06 Gts in S.No.48, an extent of Ac.3-27 Gts in S.No.54, and an extent of Ac.4-11 Gts in S.No.55, Vide Registered Sale Deed No.3489/92, dated: 25-09-92 Registered in office of the Sub Registrar, Bhongir.

ii) An extent of Ac.2-21 Gts in S.No.45, an extent of Ac.4-06 Gts in S.No.48, an extent of Ac.3-27 Gts in S.No.54, and an extent of Ac.4-11 Gts in S.No.55, Vide Registered Sale Deed No.3488/92, dated: 25-09-92 Registered in office of the Sub Registrar, Bhongir.

iii) An extent of Ac.1-11 Gts in S.No.45, an extent of Ac.2-03 Gts in S.No.48, an extent of Ac.1-33 Gts in S.No.54, and an extent of Ac.2-06 Gts in S.No.55, Vide Registered Sale Deed No.4104/92, dated: 28-11-92 Registered in office of the Sub Registrar, Bhongir.

Contd..3..

సంవత్సరము 1998 న సంఖ్య 382
ఈ దస్తావేజు మొత్తం కాగితముల సంఖ్య 10
ఈ కాగితపు వరుస సంఖ్య 7
సబ్ రిజిస్ట్రార్

I సంవత్సరము 1997 క్రమసంఖ్య 489 నెలలో 500 లు 1 సం 28
నెలలో 1998 సం/19 19 కా.శ.సంఖ్య.
382 నెంబరుగా రిజిస్టరు చేయబడినది. 1998 న సం
న నెలలో సం 22 తేది/19 19 కా.శ.సం
మాధవరావు
సబ్ రిజిస్ట్రార్

1000Rs.

INDIA NON JUDICIAL

१000रु. Rs 1000

सत्यमेव जयते

भारत

एक हज़ार रुपये ONE THOUSAND RUPEES

S1033

339 20-1-98 1000/-

To L. Ratheaich & Pedda Anjaiah
Lavu Educational society Cuntur
Hyd.

iv) An extent of Ac.2-21 Gts in S.No.45, an extent of Ac.4-05 Gts in S.No.48, an extent of Ac.3-29 Gts in S.No.54, and an extent of Ac.4-11 Gts in S.No.55, Vide Registered Sale Deed No.4105/92, dated: 28-11-92 Registered in office of the Sub Registrar, Bhongir.

v) An extent of Ac.1-10 Gts in S.No.45, an extent of Ac.2-03 Gts in S.No.48, an extent of Ac.1-34 Gts in S.No.54, and an extent of Ac.2-05 Gts in S.No.55, Vide Registered Sale Deed No.4103/92, dated: 28-11-92 Registered in office of the Sub Registrar, Bhongir.

And since then the Vendor has been in possession and enjoyment of the said lands, mutation effected in Revenue Records and Pattadar Pass Book and Title Deed have been issued in favour of the Vendor herein.

AND WHEREAS, the Vendor offered to sell the Schedule Property and Vendee agreed to purchase the said land for a total sum of Rs.2,00,000/- (Rupees Two Lakhs only).

Contd..4..

1000Rs.

INDIA NON JUDICIAL

१000रु. Rs 1000

सत्यमेव जयते

भारत

एक हजार रुपये ONE THOUSAND RUPEES

61033

340 20-1-98 1000/-

Dr. L. Rathaiah s/o Pedda Anilkumar

Lavu Educational Society Chanter.

-4-

NOW THIS DEED OF SALE WITNESSETH:

1. That in consideration of payment of Rs.2,00,000/- (Rupees Two Lakhs only) paid by the Vendee to Vendor vide Banker's Cheque No.801857, drawn on SBI, Serilingampally Branch, Hyderabad in favour of the Vendor, the receipt of which the Vendor hereby acknolwedges, the Vendor hereby sells, conveys, transfers and assigns upto the Vendee all his rights, title, interest, claim and demand whatsoever in the schedule mentioned property and delivers vacant possession thereof to the Vendee today to hold the same absolutely for ever, free from all encumbrances, together with all water sources, privilages, easements, appurtenances or any other things hidden in the earth belonging to or appurtenant thereto.

Contd..5..

500Rs.

INDIA NON JUDICIAL

५०० रु. Rs 500

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

869 20.1.98 500/- 158890

Sri. L. Rathaiah W/o Pedda Ankanna
Lavu Educational Society Hyd
Cuntus

2. The Vendor hereby assures the Vendee that the said property is free from all kinds of mortgages, charges, agreements to sell, court litigations and any other statutory charges.

3. The Vendor further convenants with the Vendee that knowingly or otherwise he/they has not caused or allowed any distress to be levied on the said property.

4. The Vendor further assures the Vendee that he/they has got a clear, affectual, subsisting and marketable title to the said property and absolute authority to sell the same in the manner aforesaid.

5. The Vendor further covenants with the Vendee that if there remains any undisclosed and undischarged liability in respect of the said property he/they shall clear the same and the Vendee is free there from.

Contd..6..

500Rs.

INDIA NON JUDICIAL

५०० रु. Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

870 20.1.88 500/- 158831

Sri L. Ratlaaich & Pedda Ankamma

Lavu Educational Society Guntur

6. The Vendor further agrees to indemnify the Vendee and keep him/them free from disputes if any raised or objections made to this conveyance by any one and further should any claim be made or dispute raised at any time by any one in regard to this sale, the Vendor hereby under-takes that he/they shall at his/their own cost settle the same and execute or cause to be executed such further acts, deeds and things as to more fully effectively convey title to the property hereby sold and conveyed to the Vendee.

7. The Vendor also assures the Vendee that if there remain any liability of taxes or rates for the said property to the Revenue/Panchayat or other Government or Statutory authorities upto the date of this conveyance, the Vendor shall clear the same and in case the same are collected from the Vendee, the Vendor shall pay the same to the Vendee.

Contd..7..

500Rs.

INDIA NON JUDICIAL

५०० रु. Rs 500

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

871 20-1-98 500/ 158892

Dr. L. Kathaiah & Pedda Ankamma
Lavu Educational Society Centre
Hyd.

8. The Vendor further assures and convenants with the Vendee that the Vendee and his/their heirs are entitled to peacefully and absolutely enjoy the said property without let or hindrance from any person claiming through him or in trust for him/them and that there ae no tenants in the land and no proceedings are pending under any law.

9. The Vendee is hereby entitled to get the said property transferred in his/their names in all Revenue/Gram Panchayath records and enjoy the same with absolutely rights forever.

The land is not an assigned land with the in the meaning of A.P.Assigned Lands (Prohibition of Transfers) Act, (9 of 1977) and it does not belong to or under mortgage to Government or Agencies/Undertakings.

The Vendor is not surplus land holder under the A.P.Land Reforms (Ceiling on Agricultral Holdings) Act (I of 1973).

Contd..8..

500Rs.

INDIA NON JUDICIAL

५०० रु. Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

872 20-1-98 Tel- 158893

98.2 Rathaich & Peddar Anjaneyulu

Lavu Educational society Cuntur

-8-

STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY LAND

Under the Rule 3 of Andhra Pradesh
Prevention of Under Valuation of Instrument Rules 1975

I, do hereby declare and state that to the best of my knowledge and belief the market value of the property intended to be alienated is as follows:-

Place	Sy.No.	Area	Value Per Acre	Total Market Value
Deshmukhi(V) Pochampally (M), Nalgonda Dist.	48 Part	Ac.8-00 Gts. 3.24 Hec	Rs.30,000/-	Rs.2,40,000/-

Place: Bhongir
Dated: 2/1/98

Sign of Vendor

Contd..9..

500 Rs.

INDIA NON JUDICIAL

५०० रु. Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

158894

893 20-1-98 500/-

Dr. L Ratnaiah & Peddapalli Ramesh
Lavu Educational Society Quarters

-9-

SCHEDULE OF PROPERTY

All that Piece and parcel of Dry Agricultural land in Survey No.48 Part, admeasuring Ac.8-00 Gts., (Out of Ac.16-23 Gts.) situated at Deshmukhi Village, Pochampally Mandal, Nalgonda District, and bounded by:

NORTH	:	PART OF SURVEY NO.48
SOUTH	:	PART OF SURVEY NOS.49, 31 & 47
EAST	:	PART OF SURVEY NOS.55 & 47
WEST	:	SURVEY NOS.49 & 50

.Contd..10..

500Rs.

INDIA NON JUDICIAL

५०० रु. Rs 500

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

875 20-1-58 500/- 158895

Dr. L. Rathaiah H. Pedda Amberpet Hyd
Lavu Educational Society Chairman.

-10-

The above contents are read over to me in the presence of witnesses signed below. I/We agree that the particulars as furnished by me/us have been fully and correctly in-corporated in the document.

In witness where of the Vendor has/have signed on this deed of sale on the date, month and year mentioned above.

WITNESSESS:

1. Chandra Reddy

2. M. Anantababu

VENDOR

Preparedby

P. LINGAM
DOCUMENT WRITER
L. No. 1/82, R.No 1
Nalgonda Dist.

LAVU RATHAIAH

Digitally signed by LAVU RATHAIAH
DN: cn=LAVU RATHAIAH c=IN o=VIGNANS FOUNDATION FOR SCIENCE TECHNOLOGY AND RESEARCH ou=MANAGEMENT
Reason: I am the author of this document
Location:
Date: 2024-01-31 16:28+05:30

355/98

RUPEES 25000 रुपये — INDIA NON JUDICIAL — RUPEES 25000 रुपये

SUB-REGISTRAR EX-OFFICIO STAMP VENDOR (PROPER OFFICER) MEDCHAL Dist. RANGA REDDY — 21 JAN 1998

SUB-REGISTRAR EX-OFFICIO STAMP VENDOR (PROPER OFFICER) MEDCHAL Dist. RANGA REDDY — 21 JAN 1998

SUB-REGISTRAR EX-OFFICIO STAMP VENDOR (PROPER OFFICER) MEDCHAL Dist. RANGA REDDY — 25000 — 21 JAN 1998

0000 479461

Sub-Registrar & Ex-Officio Stamp Vendor Kukatpally.

Exe 328 Dated 25.1.98 Recd.

Sold to: To: 1. Rathaiah S/o Pedda Ankamma

For a sum: 2. Lavu Educational Society Guntur.

SALE DEED

This Deed of Sale is made and executed on this the 23rd day of January, 1998 by:

M/s. SUDHA FARMS a Partnership firm, having its' place of business at Raghavaratna Towers, Chirag-Ali-Lane, Hyderabad, represented by its' Managing Partner **K. MADHU SON OF SRI. K. RAMACHANDRA RAJU**, aged 41 years, resident of 140, NCL Enclave, Pet Bhasheerabad, Qutbullapur, R.R.District.

(hereinafter called the "**VENDOR**" which expression shall include its' Partners, their legal representatives, assigns, successors etc)

A N D

LAVU EDUCATION SOCIETY, Guntur, a Society registered under the Societies Registration Act bearing Regd.No.344/90, rep.by its' President & Correspondent **SRI. LAVU RATHAIAH SON OF SRI. LAVU PEDDA ANKAMMA**, aged about 45 years, R/o H.No.3-28-41/29/1, 4th Line, Brindavan Gardens, Guntur.

(hereinafter called the "**VENDEE**" which expression shall include its' successors, Assigns, Administrators etc).

Contd..2..

I నెలకము 19 98 న సంవత్సరం 395
న దస్తావేజు మొత్తం కాగితముల సంఖ్య 10
న కాగితపు పరుస సంఖ్య 1
సబ్ రిజిస్ట్రార్

DEC 1997

న నిబంధనల మేరకు 22
న కోర్టు ఫీజు 18 న కేస్ నంబర్ మేరకు
మినహా 2 న కోర్టు పరులు 2-2
సంబంధిత మీద్ద భువనగిరి సబ్ రిజిస్ట్రారు కార్యాలయానికి
గా రాబడి తేది నుండి తుమనము రూ 1621=10
అధికారి

గ్రామీణ్ నుండి ఒప్పుకొన్నవి

S/o Ka[illegible] Business
No 140, NGO Enclave Pathlashamirpet
R.R. Dist.

సరిపడ కోర్టు ఫీజు

నిరూపించినది

1) M. Anantha[illegible] S/o M. Marriah private Driver R/o Vignana Vidhaya layam NIZAMPET R.R. dist

2) Ahmed Ali

AHMED ALI
S/o. Dilawar Ali
Occupation: PRIVATE SERVICE
R/O. BIBCHINCHALLA
BHONGIRI (NALGONDA DIST.)

న నిబంధనల మేరకు 22
19 న. న. నం. నకలు నం. 2 నకలు

సబ్ రిజిస్ట్రార్

500Rs.

INDIA NON JUDICIAL

५०० रु. Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

158862

848 20.1.98 Jol.

To. 1. Rathaiah s/o Pedda Ankamma
2. Lavu Educational society Cumtor

-2-

WHEREAS, the VENDOR herein is the absolute owner and possessor of the Agricultural land bearing S.No.47 of Deshmukhi Village, Pochampally Revenue Mandal, Nalgonda District, more fully described in the Schedule hereto attached and hereinafter referred to as 'Schedule Property' having acquired the same Vide Registered Sale Deeds mentioned as under:

i) An extent of Ac.1-17 Gts in S.No.47, Vide Registered Sale Deed No.1246/93, dated: 23-03-93 Registered in office of the Sub Registrar, Bhongir.

ii) An extent of Ac.4-07 Gts in S.No.47 Vide Registered Sale Deed No.1247/93 dated: 23-03-93 Registered in office of the Sub-Registrar, Bhongir.

iii) An extent of Ac.1-16 Gts in S.No.47, Vide Registered Sale Deed No.1248/93 dated: 23-03-93 Registered in Office of the Sub-Registrar, Bhongir.

Contd..3..

సంవత్సరము 1998 వ సంఖ్య 395

ఈ పత్రానికి [illegible] భాగముల సంఖ్య 10

[illegible] సంఖ్య 2

సబ్ రిజిస్ట్రార్

2 సంవత్సరము 1098 రాయితీ 125 సం||. 144

లోపలి 1998 నెం/1913. రా.శ.నెంబరు 395

వెంబడిగా రిజిస్ట్రీ చేయబడినది. 1998. వ నెం

ప్రకారం. నెం 23 తేదీ/1913. రా.శ.నెం

నకలు తయారు చేసితిని.

సబ్ రిజిస్ట్రార్

500Rs.

INDIA NON JUDICIAL

५०० रु. Rs 500

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

158863

849 20.1.98 500/-

Dr. L. Ratnaiah & Pedda Ankamma
Lavu Educational society Guntur

iv) An extent of Ac.2-33 Gts in S.No.47. Vide Registered Sale Deed No.1749/93 dated: 23-03-93 Registered in Office of the Sub-Registrar, Bhongir.

And since then the Vendor has been in possession and enjoyment of the said lands, mutation effected in Revenue Records and Pattadar Pass Book and Title Deed have been issued in favour of the Vendor herein an extent of Ac.8-39 Guntas as per Revenue Records.

AND WHEREAS, the Vendor offered to sell the Schedule Property and Vendee agreed to purchase the said land for a total sum of Rs.2,24,375/- (Rupees Two Lakhs Twenty Four Thousand Three Hundred and Seventy Five only).

Contd..4..

500Rs.

INDIA NON JUDICIAL

५०० रु. Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

158854

850 20.1.58 Jool.

Dr. L. Rathaiah s/o. Pedda Ankaiah
Lavu Educational Society Quarters

NOW THIS DEED OF SALE WITNESSETH:

1. That in consideration of payment of Rs.2,24,375/- (Rupees Two Lakhs Twenty Four Thousand Three Hundred and Seventy Five only) paid by the Vendee to Vendor Vide Banker's Cheque No.801860, drawn on SBI, Serilingampally Branch, Hyderabad, in favour of the Vendor, the receipt of which the Vendor hereby acknolwedges, the Vendor hereby sells, conveys, transfers and assigns upto the Vendee all his rights, title, interest, claim and demand whatsoever in the schedule mentioned property and delivers vacant possession thereof to the Vendee today to hold the same absolutely for ever, free from all encumbrances, together with all water sources, privilages, easements, apnurtenances or any other things hidden in the earth belonging to or appurtenant thereto.

Contd..5..

500Rs.

INDIA NON JUDICIAL

५०० रु. Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

155835

851 20/88 Sol.

Dr. L. Rathaiah & Pedda Ankanna
Lahu Educational Society Cuttus.

2. The Vendor hereby assures the Vendee that the said property is free from all kinds of mortgages, charges, agreements to sell, court litigations and any other statutory charges.

3. The Vendor further convenants with the Vendee that knowingly or otherwise he/they has not caused or allowed any distress to be levied on the said property.

4. The Vendor further assures the Vendee that he/they has got a clear, affectual, subsisting and marketable title to the said property and absolute authority to sell the same in the manner aforesaid.

5. The Vendor further covenants with the Vendee that if there remains any undisclosed and undischarged liability in respect of the said property he/they shall clear the same and the Vendee is free there from.

Contd..6..

500 Rs.

INDIA NON JUDICIAL

५०० रु. Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

158866

852 20.1.98 500/-

Dr. L. Rathaiah & Peddo. Amkamma
Lavu Educational Society Guntur

6. The Vendor further agrees to indemnify the Vendee and keep him/them free from disputes if any raised or objections made to this conveyance by any one and further should any claim be made or dispute raised at any time by any one in regard to this sale, the Vendor hereby under-takes that he/they shall at his/their own cost settle the same and execute or cause to be executed such further acts, deeds and things as to more fully effectively convey title to the property hereby sold and conveyed to the Vendee.

7. The Vendor also assures the Vendee that if there remain any liability of taxes or rates for the said property to the Revenue/Panchayat or other Government or Statutory authorities upto the date of this conveyance, the Vendor shall clear the same and in case the same are collected from the Vendee, the Vendor shall pay the same to the Vendee.

Contd..7..

500Rs.

INDIA NON JUDICIAL

५०० रु.

Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

158861

813 30.1.88 Tol.

Sri Lakkaiah s/o Pedda Ankamma
Y. Hyd.
Lavu Educational Society Cuntor

-7-

8. The Vendor further assures and convenants with the Vendee that the Vendee and his/their heirs are entitled to peacefully and absolutely enjoy the said property without let or hindrance from any person claiming through him or in trust for him/them and that there ae no tenants in the land and no proceedings are pending under any law.

9. The Vendee is hereby entitled to get the said property transferred in his/their names in all Revenue/Gram Panchayath records and enjoy the same with absolutely rights forever.

The land is not an assigned land with the in the meaning of A.P.Assigned Lands (Prohibition of Transfers) Act, (9 of 1977) and it does not belong to or under mortgage to Government or Agencies/Undertakings.

The Vendor is not surplus land holder under the A.P.Land Reforms (Ceiling on Agricultral Holdings) Act (I of 1973).

Contd..8..

500Rs.

INDIA NON JUDICIAL

५०० रु. Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

852, 20.1.98 500/- 158337

Dr. L. Kathaiah & Pedda Ankamma

Lavu Educational Society Kuntur

-8-

STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY LAND

Under the Rule 3 of Andhra Pradesh
Prevention of Under Valuation of Instrument Rules 1975

I, do hereby declare and state that to the best of my knowledge and belief the market value of the property intended to be alienated is as follows:- for the payment stamp duty and registration fees only

Place	Sy.No.	Area	Value Per Acre	Total Market Value
Deshmukhi(V) Pochampally (M), Nalgonda Dist.	47 Part	Ac.8-39 Gts. 3.62 Acs	Rs.30,000/-	Rs.2,69,250/-

Place: BHONGIR
Dated: 21-1-98

Sign of Vendor

Contd..9..

500Rs.

INDIA NON JUDICIAL

५००रु. Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

855 20-1-98 500/- 158888

Dr. L. Ratlaaiah & Pedda Ankamma

Lavu Educational Society Guntur

SCHEDULE OF PROPERTY

All that Piece and parcel of Dry Agricultural land in Survey No.47 Part, admeasuring Ac.8-39 Gts. (Out of land Ac.9-33 Gts) situated at Deshmukhi Village, Pochampally Mandal, Nalgonda District, and bounded by:

NORTH	:	PART OF SURVEY NO.45
SOUTH	:	SURVEY NO.31
EAST	:	PART OF SURVEY NO.47
WEST	:	SURVEY NO.48

..Contd..10..

500Rs.

INDIA NON JUDICIAL

५०० रु. Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

856 20.1.88 500/- 158869

Dr. L. Rathaiah & Pedda Anilkumar
Lavu Educational Society Guntur

The above contents are read over to me in the presence of witnesses signed below. I/We agree that the particulars as furnished by me/us have been fully and correctly in-corporated in the document.

In witness where of the Vendor has/have signed on this deed of sale on the date, month and year mentioned above.

WITNESSESS:

1. Chandra Reddy

VENDOR

2. M. Anantababu

Prepared by

P. LINGAM
DOCUMENT WRITER
L. No. 1/82, R. No. 1
Nalgonda Dist.

LAVU RATH AIAH

Digitally signed by LAVU RATHAIAH
DN: cn=LAVU RATHAIAH c=IN o=VIGNANS FOUNDATION FOR SCIENCE TECHNOLOGY AND RESEARCH ou=MANAGEMENT
Reason: I am the author of this document
Location:
Date: 2024-01-31 16:28+05:30