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D. Subhash Gupta & Co. D. Jaloji

Sub
- Subhash Gupta

M. Srinivas Reddy
Licensed Practitioner
LIC No. 14/2/1992
Rev No. 16/2/1992
M.C.H. Complex, 2nd Floor
Koti, Hyderabad-500 002
Cell No: 9391302114

AGREEMENT OF SALE

This Agreement of Sale is made and executed on this the 12th day of September, 2011, by:-

D.SATYANARAYANA, S/o. Late.D.NARASIMHA, aged about 61 years, Occ: Retd.Govt.Employee, R/o. H.No.5-16/1, Lingoiguda Village, Kameshwararao Colony, Saroornagar Mandal, Ranga Reddy District,A.P.

(Hereinafter called the VENDOR / SELLER which term shall mean and include his entire Administrators, Executors & Assigns etc., of the First Part).

AND

D.SUBHASH GUPTA, S/o.Late D.JALOJI, aged about 48 years, Occ: Bank Employee, R/o.Flat No.303, C.S.R.Complex, Huda Complex, Saroornagar, Ranga Reddy District, A.P.

(Hereinafter called the VENDEE / PURCHASER which term shall mean and include all his Administrators, Executors, and Assignees etc., of the Second Part).

Contd. 2

D. Subhash Gupta

:2:

Whereas the Vendor is the absolute owner and possessor of bearing Plot No. No. 50, admeasuring 300 Sq. Yards, or _____ Sq. Mtrs, in Survey Nos.83, situated at Lingoiguda Village, Saroornagar Mandal, Ranga Reddy District.A.P. (Hereinafter called said property) Out which 300 Sq.Yards Vendor is agreed to sale 220 Sq.Yards including with 4 asbestos roofed rooms to Vendee.

AND WHEREAS the Vendor is in need of money to meet his urgent domestic and family necessities have offered to sell the said property for the total sale consideration of Rs.14,50,000/- (Rupees Fourteen Lakhs and Fifty Thousand Only) and the Vendee herein has agreed to purchase the same for the said sale consideration of the said schedule open plot under this Agreement of Sale and it is free from all encumbrances and litigations whatsoever.

NOW THIS DEED OF AGREEMENT OF SALE WITNESSETH AS FOLLOWS:-

1. That in pursuance of the above offer and acceptance between the Vendor and Vendee, the Vendor herein has received an amount of Rs. 6,00,000 /- (Rupees Six Lakhs Only) as advance today from the Vendee and the balance amount of Rs. 8,50,000 /- (Rupees Eight Lakhs fifty thousand Only) will be paid by the Vendee within 45 days to the Vendor from today. The Vendor has agreed to handover all the link documents pertaining to the said property to the Vendee at the time of Registration.
2. The possession of the schedule property to the Vendee at the time of registration after receipt of balance sale consideration amount from the Vendee.
3. That the Vendor has no right to demand any excess amount from the Vendee in respect of the Schedule Property.
4. That the Vendor further covenants with the vendee that he has not executed any power of attorney in respect of the schedule of property in favour of any person(s) and having full authority to sell the schedule of property and to receive the sale consideration to execute and register the sale deed in respect of the schedule of property in favour of the Vendee or his nominee or his agent.
5. That the Vendor assures and covenants with the vendee that he shall also execute documents and to give affidavits whenever and wherever necessary to transfer and for mutation of the schedule of Property in favour of the Vendee or his nominee in Revenue or Municipal Records.
6. That the Vendor hereby declares that the Schedule of Property is not gifted to anybody and free from all the encumbrances and also not entered with any person(s) by executing agreement of sale or mortgage deed.

D. *[Signature]*

Contd..3

7. That the Vendor hereby declares and assures to the Vendee that the Vendor further execute any agreement in favour of the Vendee, if necessary.
8. That the Vendor has got subsisting right and marketable title over the Schedule of Property to sell the same to the Vendee with all rights by executing Registered Sale Deed.
9. That the Vendor further covenants, that if the vendee may deprive of whole or any part of the schedule of property due to defect in Vendor's title or for any such other reasons, the Vendor shall indemnify and keep the vendee indemnified against the entire sale consideration amount together with costs and damages thereof.
10. That the Vendor hereby undertakes that he shall execute a sale deed in respect of the schedule of property and get it registered at the expenses of the Vendee as and when the Vendee calls upon the Vendor to do so or within 45 days from this date.

SCHEDULE OF THE PROPERTY

All that piece and parcel Plot No. No. 50, admeasuring 300 Sq. Yards, or Sq. Mtrs, in Survey Nos.83, situated at Lingo jiguda Village, Saroornagar Mandal, Ranga Reddy District.A.P. Out which 300 Sq.Yards Vendor agreed to sale 220 Sq.Yards including with 4 asbestos roofed rooms to Vendee. and bounded by

BOUNDARIES OF THE LAND

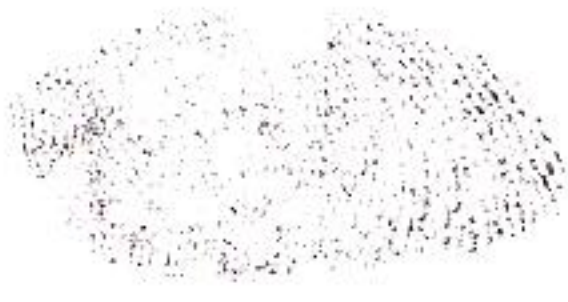
NORTH	:	Open Plot
SOUTH	:	30' wide Road
EAST	:	Open Plot
WEST	:	Open Plot

IN WITNESS WHEREOF the Vendor and Vendee have signed over this Agreement of Sale with free will and consent on the above mentioned date, month, year and place before the under mentioned witnesses.

WITNESSES:

1. *N. S. M. 06 06 50*

2. *V. S. R. A. S.*



D. Ma

SIGNATURE OF VENDOR

J. S. R. A. S.

SIGNATURE OF VENDEE