



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

08AA 744260

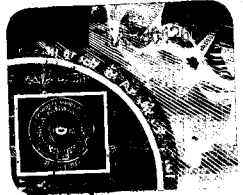
Date : 21-12-2005 Serial No : 19,202 Denomination : 100

Purchased By :
K.PRABHAKAR REDDY

For Whom :
M/S JADE ESTATES

S/O K.P.REDDY
HYDERABAD

SECUNDERABAD



Sub Registrar
Ex. Officio Stamp Vendor
S.R.O. UPRAL

SALE DEED

This Sale Deed is made and executed on this the 22nd day of December 2005 at Hyderabad by:

1. SHRI M. VENKATA RAMA RAO, Son of Late Shri M. Venkata Narasimha Rao, aged about 62 years, Occupation: Agriculture, resident of 2-90, Mallapur Village, Hyderabad.
2. SHRI M. VENKATA RAMANA RAO, Son of Shri M. Venkata Rama Rao, aged about 32 years, Occupation: Service, resident of 2-90, Mallapur Village, Hyderabad.
3. SMT. M. GEETA BAI, Wife of N. Krishna Rao, aged about 38 years, Occupation: Housewife, resident of 23-78/4, Opp: Devi Apartments, R. K. Nagar, Malkajgiri, Hyderabad - 500 047.

Hereinafter jointly referred to as the VENDORS and severally referred to as VENDOR NO. 1, VENDOR NO. 2, and VENDOR NO. 3 respectively, which terms shall mean and include all their heirs, successors-in-interest, assigns, legal representatives, executors etc.

IN FAVOUR OF

M/s. JADE ESTATES, a registered partnership firm having its office at 5-4-187/3 & 4, third floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by its Partner Mr. Soham Modi, son of Sri Satish Modi, aged 36 years, occupation Business, hereinafter referred to as the PURCHASER which term shall mean and include all their heirs, successors-in-interest, assigns etc.

M.v Ramarao
M. Geeta
H. V. [Signature]



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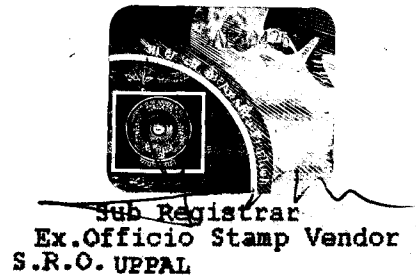
Date : 21-12-2005 Serial No : 19,203 Denomination : 100

Purchased By :
K.PRABHAKAR REDDY

For Whom :
M/S JADE ESTATES

S/O K.P.REDDY
HYDERABAD

SECUNDERABAD



WHEREAS:

- A) The VENDOR NO. 2 and VENDOR NO. 3 along with Mr. M. Venkata Narasimha Rao and Ms. M. Suneetha are the children of Shri M. Venkata Rama Rao (VENDOR NO. 1 herein).
- B) Late Sri M. Venkata Narasimha Rao, was the original pattedar of land admeasuring about Ac. 15-30 Gts., in Sy. No. 19 of Mallapur Village, Uppal Mandal, Ranga Reddy District, Andhra Pradesh.
- C) Upon the death of Late Sri M. Venkata Narasimha Rao, Sri M. Venkata Rama Rao became the sole owner and pattedar of the above referred land. A Succession Certificate was issued by the Taluka Office on 02.07.1964, File No. D1/4734/64 in favour of Sri M. Venkata Rama Rao.
- D) The names of the pattedar viz., VENDOR NO. 1 Sri M. Venkata Rama Rao and his father Late Sri M. Venkata Narasimha Rao have been duly recorded as the pattedar and possessor in the Kasra Pahanis for the year 1954-55, Cheesala Pahanis for the year 1955-58 and in the Pahanis from 1959 to till date at the office of the Mandal Revenue Office, Uppal Mandal, R. R. District.
- E) The VENDOR NO. 1 has time to time sold portions of Sy. No. 19 to intending purchasers and has also surrendered a portion of land in Sy. No. 19 to the Railways (Ac. 2-18 Gts.) and for Road widening (Ac. 0-39 Gts.).

M. Venkata Rama Rao
M. Suneetha

H. V. S. S. S.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

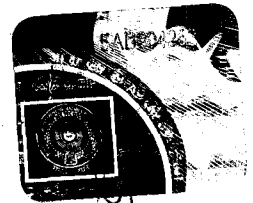
08AA 744262

Date : 21-12-2005 Serial No : 19,204 Denomination : 100

Purchased By :
K.PRABHAKAR REDDY

For Whom :
M/S JADE ESTATES
SECUNDERABAD

S/O K.P.REDDY
HYDERABAD



Sub-Registrar
Ex-Officio Stamp Vendor
S.R.O. URPAL

- F) The VENDOR NO. 1 viz., Mr. Venkata Rama Rao is pattedar, possessor and absolute lawful owner of land admeasuring Ac. 4-00 Gts. forming a portion of Sy. No. 19 of Mallapur Village, Uppal Mandal, Ranga Reddy District, hereinafter referred to as the Scheduled Property and is more fully described in the schedule given hereunder.
- G) The VENDOR NO. 1 to VENDOR NO. 3 along with Mr. Venkata Narasimha Rao and Ms. M. Suneetha have executed a Memorandum of Partition dated 25.03.1981, wherein various joint properties of the family including the Scheduled Property have been partitioned by means and bounds. By virtue of the Memorandum of Partition land admeasuring Ac. 12-13 Gts. in Sy. No. 19, of Mallapur Village has fallen and allotted to the share of the VENDOR NO. 1 i.e., Mr. M. Venkata Rama Rao. The Scheduled Property admeasuring Ac. 4-00 Gts. which is being conveyed under this Sale Deed is forming part of the larger land admeasuring Ac. 12-13 Gts.
- H) The necessary fact of above partition has been recorded and mutated in the Revenue Records.
- I) The VENDOR No.1 has agreed to sell the Schedule Property for the total sale consideration of Rs. 1,00,00,000/- (Rupees One Crore Only) and the PURCHASER herein have agreed to purchase the same for the said consideration.

M. Venkata Rama Rao *M. Suneetha*

M. Suneetha



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

08AA 984428

శ్ర. నెం. 11502 21/2/05 100/-

అమ్మకం కి కి P. RAJANICAR REDDY

కొనుకొనే కి K. P. REDDY ఎ/వ- హైద.

అమ్మకం కొనుకొనే కొనుకొనే M/s. JADE ESTATES, SEC - 3AD.

LEELA
STA
L. No: 1
6-4-76/A
SECUNDERABAD

- J) The VENDOR NO. 2 and VENDOR NO: 3 have joined in execution of this Sale Deed at the request of the PURCHASER so as to convey, ensure, assure and in order to more fully perfecting the title to the Scheduled Property and to avoid any future claims from / through them, to which they have agreed.
- K) The VENDORS hereby covenants with the PURCHASER on the terms, conditions and stipulations hereinafter enunciated.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. The PURCHASER has paid the aforesaid total consideration of **Rs. 1,00,00,000/- (Rupees One Crore Only)** in a mode and manner given below and the receipt of which is hereby admitted and acknowledged by the VENDORS.
 - a. The sum of Rs. 10,00,000/- (Rupees Ten Lakhs Only) paid to VENDOR NO. 1, by way of cheque no. 010078, dated 09.11.2005, drawn on ICICI Bank, Begumpet Branch, Hyderabad.
 - b. The sum of Rs. 5,00,000/- (Rupees Five Lakhs Only) paid to VENDOR NO. 1, by way of cheque no. 010079, dated 09.11.2005, drawn on ICICI Bank, Begumpet Branch, Hyderabad.
 - c. The sum of Rs. 80,00,000/- (Rupees Eighty Lakhs only) paid to VENDOR NO. 1 by way of pay-order no. 120507, dated 20.12.2005, drawn on HDFC Bank, S. D. Road, Secunderabad.
 - d. The sum of Rs. 5,00,000/- (Rupees Five Lakhs only) paid to VENDOR NO. 1 by way of pay-order no. 115054, dated 20.12.2005, drawn on ICICI Bank, Begumpet Branch, Hyderabad.

M. V. Ramakrishna
M. V. Ramakrishna

H. V. Ramakrishna



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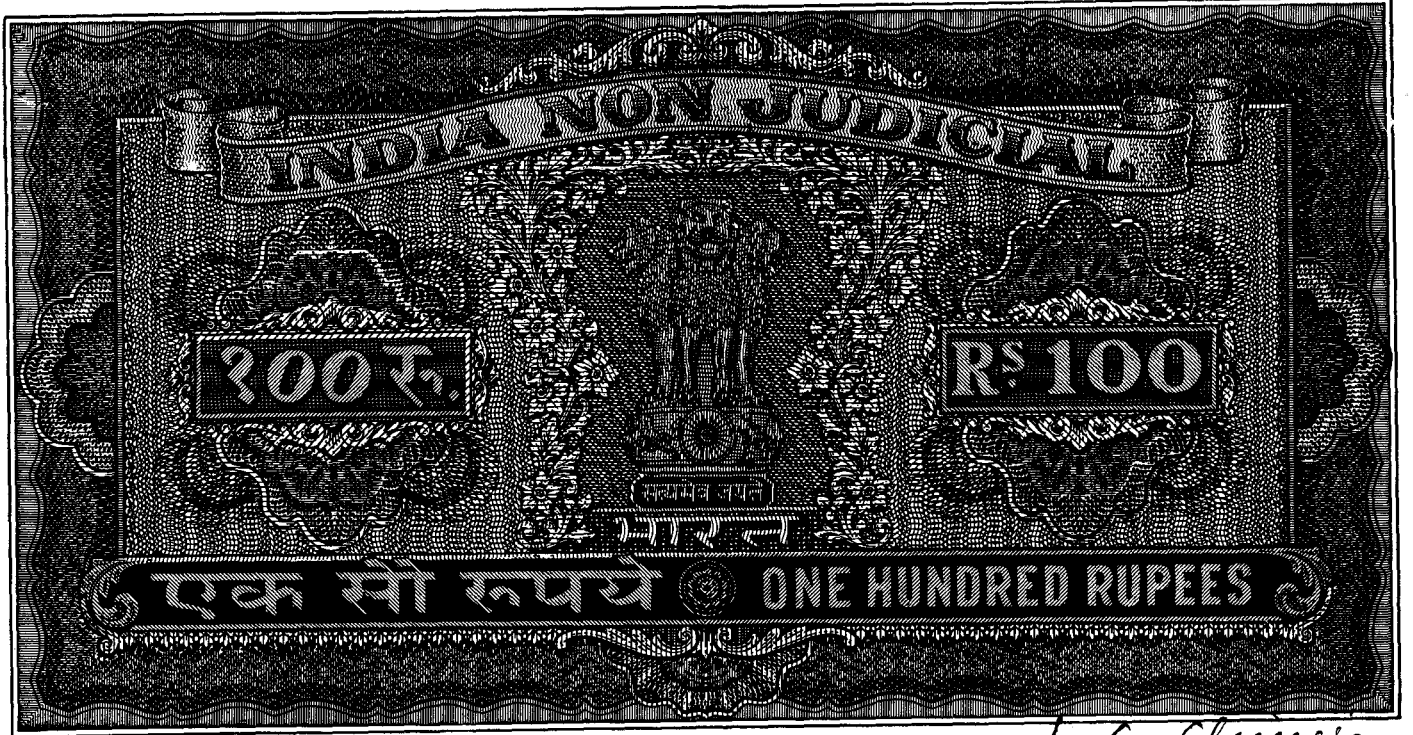
08AA 984429

S.No. 11503 Date 21/12/2015 Rs. 100/-
 Paid to K. P. Reddy Reddy
 K. P. Reddy Clo. Hyd.
 For Whom M/s. JADE ESTATES, SEC. BAD

LEELA
 STATE VENDOR
 L. No: 1
 5-4-76/
 SECOND 003 003

2. For the total sale consideration as mentioned above the VENDORS do hereby grants, conveys, transfers and sell all that land admeasuring Ac. 4-00 Gts., in Sy. No. 19 of Mallapur Village, Uppal Mandal, R. R. District, which is hereinafter referred to as the Scheduled Property and more particularly described in the schedule and the plan annexed to this sale deed unto and in favour of the PURCHASER by way of absolute sale.
3. The VENDOR NO. 1 hereby covenant that Scheduled Property was the absolute property belonging to Late Sri M. Venkata Narasimha Rao, father of the VENDOR NO. 1 herein and after his death the VENDOR NO. 1 herein alone is the absolute owner of the same and no other person other than the VENDORS has any right, title or interest in respect of Scheduled Property or any portion thereof. There are no protected tenants in respect of Scheduled Property and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Property by the VENDORS herein above mentioned.
4. The VENDORS NO. 1 hereby declares and covenant that he is the true and lawful pattedar of the Scheduled Property. The VENDORS collectively and severally hereby covenant that no other person(s) other than the VENDORS have any right, title or interest in respect of Scheduled Property or any portion thereof and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Property by the VENDORS and none of their heirs shall have any manner of right or title over the Scheduled Property and they shall have not objection for the sale of the Scheduled Property to the PURCHASER.

M. V. Ramabhar H. V. Ramabhar
 Pattedar



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S. No. 11524 DATE 21/12/2016
 Issued to K. Prabhakar Reddy
S. P. Reddy Hyd.
 Pay Whom M/s. JADE ESTATES, SEC 5A0.

L-C-Chennai
08AA 984430
LEELA
 STAMP
 L. No: 13
 5-4-76/A
SECUND

5. The VENDORS further covenant that Scheduled Property is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the VENDORS hereby give warranty of title. If any claim is made by and person either claiming through the VENDORS or otherwise in respect of Scheduled Property it shall be the responsibility of the VENDORS alone to satisfy such claims. In the event of PURCHASER are put to any loss on account of defecting title or on account of any claims on Scheduled Property, the VENDORS shall indemnify the PURCHASERS fully for such losses.
6. The VENDORS have on this day delivered vacant peaceful possession of 'Scheduled Property' to the PURCHASER and the PURCHASER shall be entitled to hold, and enjoy the same as absolute owner thereof from this day.
7. The VENDORS hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the 'Scheduled Property' unto and in favour of the PURCHASERS in the concerned departments.
8. The VENDORS hereby further covenant that there are no rights of any third party relating to any easements, right of way, etc. in respect of Scheduled Property.
9. The VENDORS hereby covenant that the VENDORS have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Property payable as on the date of this deed of sale. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the VENDORS to clear the same.

M. V. Rama Rao H. V. [Signature]
M. G. Reddy



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S. No. 11605 Date 21/12/2005 Rs. 100/-
 Sold to K. Prabhakar Reddy
 By K. P. Reddy R/o. Hyd.
 For Whom M/s. JADE ESTATES, SEC 13A9

L-6-Clereen
 08AA 984431
 LEELA C
 STAM
 L. No: 13/
 5-4-76/A
 SECUNDE



10. The VENDORS further declare that the schedule land is not attracted by the provisions of A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1 of 1973.
11. The VENDORS further covenants that Scheduled Property is not assigned land within the meaning of A.P. assigned land (Prohibition of Transfers) Act 9 of 1977.
12. The VENDORS hereby further declare that there are no mango trees/coconut trees/betel leaf gardens/orange groves or any such other gardens; that there are no mines or quarries of granites or such other valuable stones; that there are no machinery, no fish ponds etc. in the lands now being transferred; that if any suppressions of facts is noticed at a future date, the VENDORS will be liable for payment of deficit duty.
13. Stamp duty and Registration amount of Rs. 9,49,300/- paid by way of Challan No. 165750, dated 21.12.2005, drawn on State Bank of Hyderabad, Habsiguda branch, Habsiguda, Hyderabad.

M. V. Ramcharu H. U. [Signature]
 M/s. JADE



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S. No. 11506 Date 21/12/2018 Rs. 100/-
 Sold to S. Prabhakar Reddy
 By S. P. Reddy S/o. Hnd.
 For Whom M/s. JADE ESTATES, SEC-59.

L. C. Chetty
 08AA 984432

LEELA C
 STAMP
 L. No: 13/9
 54-76/A
 SECUNDER


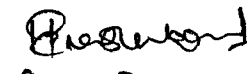
SCHEDULE OF PROPERTY

ALL THAT PART AND PARCEL OF LAND admeasuring about Ac. 4-00 Gts. in Sy. No. 19 situated at Mallapur Village, Uppal Mandal, Ranga Reddy District, under S. R. O. Uppal and bounded by:

North	: Sy. No. 22
South	: Vendor's land in Sy. No. 19
East	: Sy. No. 81 & 24
West	: Sy. No. 20

IN WITNESS WHEREOF the VENDORS and PURCHASER have affixed their signatures on this sale deed on the day, the month and year first above mentioned in presence of the following witnesses at Hyderabad.

WITNESSES:

1. 
 (L.V. Nershimha Reddy)
2. 
 (K. PRABHAKAR REDDY)

M. V. Sameer

VENDOR NO. 1

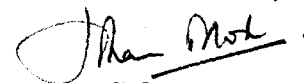

 VENDOR NO. 2

M. Jeeva

VENDOR NO. 3

VENDOR NO. 3

for M/s. **JADE ESTATES,**



Soham Modi,
 Partner.

PURCHASER

SALE AGREEMENT PLAN SHOWING

OPEN LAND

IN SURVEY NOS. 19 (PART)

MALLAPUR VILLAGE,

UPPAL

Mandal, R.R. Dist.

VENDORS: SRI M. VENKATA RAMA RAO

S/O. LATE SRI M. VENKATA NARASIMHA RAO & OTHERS

PURCHASER: M/S. JADE ESTATES, REPRESENTED BY ITS PARTNER

SRI SOHAM MODI

S/O. SRI SATISH MODI

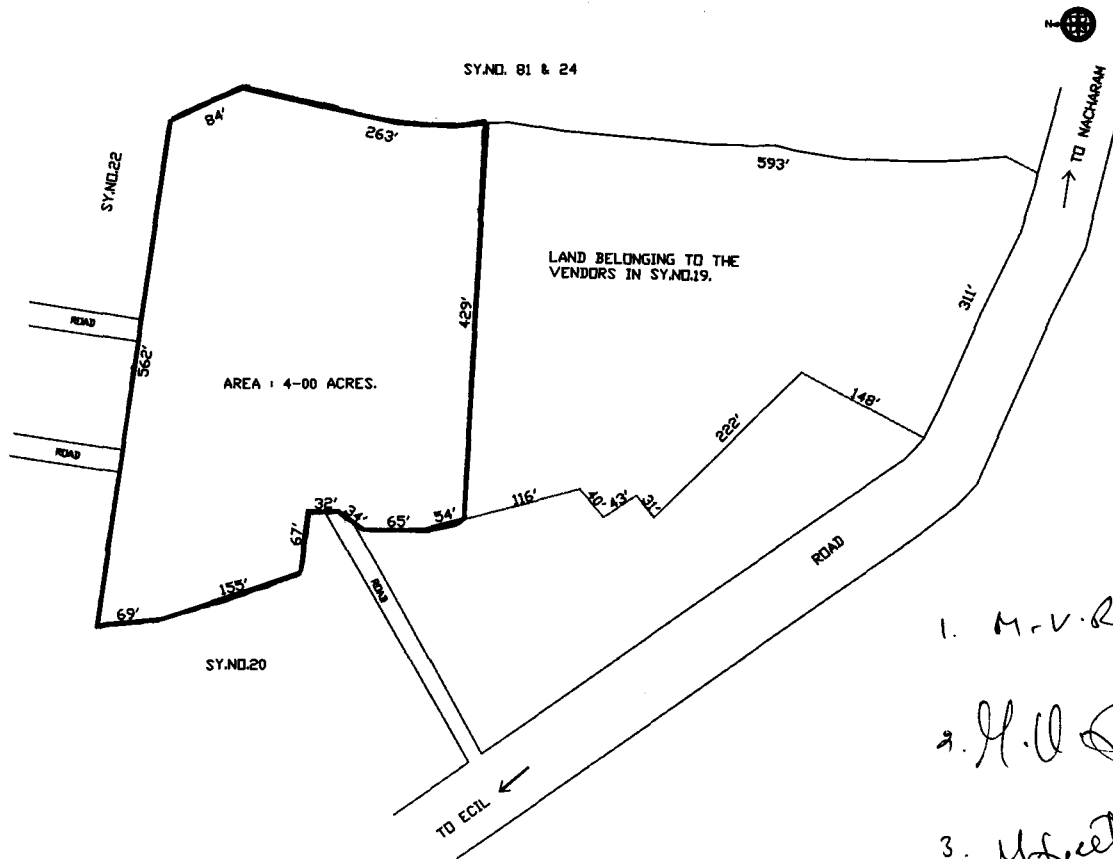
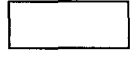
REFERENCE:
AREA: AC. 4-00 GTS.

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



EXCL:



1. M. V. Ramakrishna
2. H. L. Reddy
3. M. Sreedha

WITNESSES:

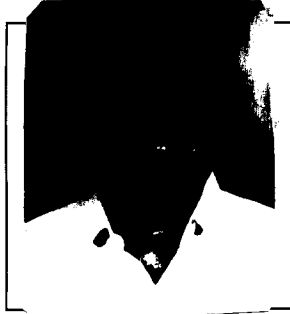
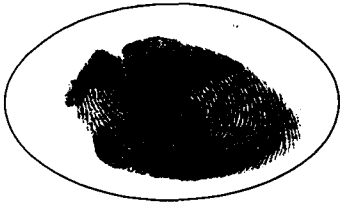
1. [Signature]
(L.V. Narasimha Reddy)
2. [Signature]
(S. P. Reddy)

SIGNATURE OF THE VENDOR
For JADE ESTATES

[Signature]
SIGNATURE OF THE PURCHASER
Partner

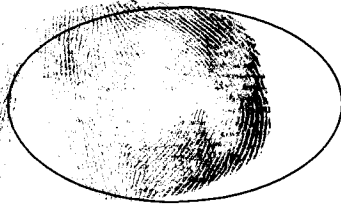
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
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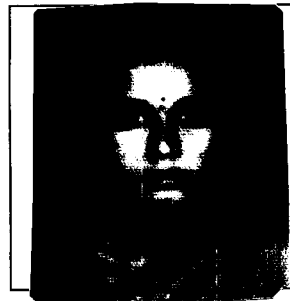
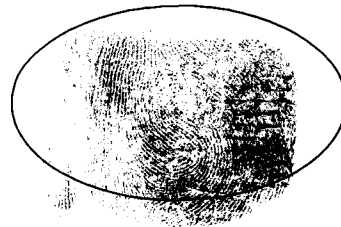


VENDORS:

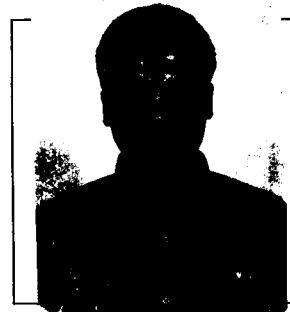
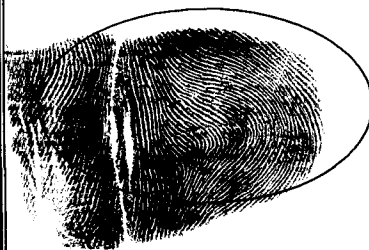
1. SRI M. VENKATA RAMA RAO
S/O. M. VENKATA NARASIMHA RAO
R/O. 2-90, MALLAPUR VILLAGE,
HYDERABAD.



2. SRI M. VENKATA RAMANA RAO
S/O. SRI M. VENKATA RAMA RAO
R/O. 2-90, MALLAPUR VILLAGE,
HYDERABAD.



3. SMT. M. GEETA BAI
W/O. SRI N. KRISHNA RAO
R/O. 23-78/4, OPP: DEVI APARTMENTS,
R. K. NAGAR, MALKAJGIRI,
HYDERABAD – 500 047.



PURCHASER:

M/S. JADE ESTATES
HAVING ITS OFFICE AT 5-4-187/3 & 4,
III FLOOR, M. G. ROAD,
SECUNDERABAD – 500 003.
REP. BY ITS PARTNER **SRI SOHAM MODI**
S/O. SRI SATISH MODI

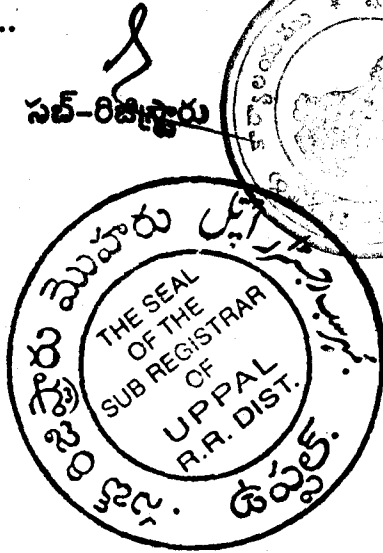
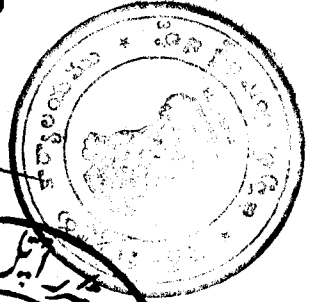
SIGNATURE OF WITNESSES

- (L. V. Narshimha Reddy)
- (K. P. Reddy)

-
-
-

**SIGNATURE OF EXECUTANT'S
FOR JADE ESTATES**

1 వ పుస్తకము! 26/10/05
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... 10... ఈ కాగితపు వరుస
 సంఖ్య...!



200 వ సం||...
 192 వ.శ.శ.చా...
 పగలు...
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ. M. Venkata Rama Rao
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 రుసుము రూ|| 50.000/- చెల్లించినారు.

Receipt No. 165750 Dt. 21/12/05
 SBH. Hat Liguda Branch, Sec'bad.

M. V. Rama Rao

దాని యిచ్చినట్లు ఒప్పుకొన్నది.

ఎడమ బ్రౌటనవ్రేలు



M. V. Rama Rao

(M. Venkata Rama Rao, S/o. Late Sri M. Venkata
 Narshima Rao, occ: Agriculture, R/o. 2-90,
 Mallapur village, Hyderabad.

ఎడమ బ్రౌటనవ్రేలు

M. Venkata Ramana Rao

M. Venkata Ramana Rao, S/o. Mr. M. Venkata
 Rama Rao, occ: Service R/o. 2-90, Mallapur
 village, Hyderabad.

ఎడమ బ్రౌటనవ్రేలు.

M. Geeta Bai

M. Geeta Bai, w/o. Mr. N. Krishna Rao, occ:-
 House wife, R/o. 23-78/4, opp: Devi APB, R.K. Nagar,
 Malakajgiri, Hyderabad.

విరూపించినది.

1. M. Venkata Rama Rao

(L.V. Narshima Reddy S/o. Late L.N. Reddy
 occ: Agriculture, R/o. H.No: 4-42/3, Nacharam,
 R.R. Dist.

2.

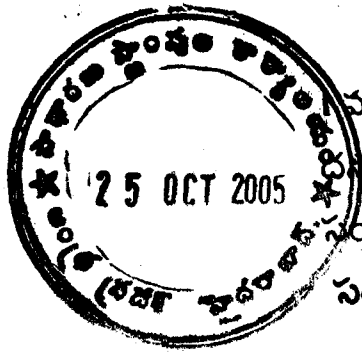
(K. Prabhakar Reddy S/o. K.P. Reddy, occ: Service
 R/o. 2-3-6/10/24, Amberpet, Hyderabad.

3. K. Prabhakar Reddy

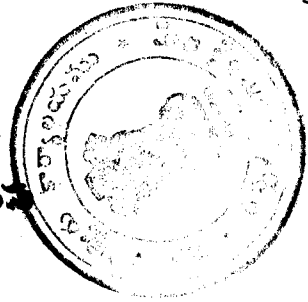
200 వ సం||... 21/12/05... నెల... వ తేది

192 వ.శ.శ.చా... మా సం... వ తేది.

సబ్-రిజిస్ట్రారు



పుస్తకము... 12684/05
వేజుల మొత్తం కాగితముల
సంఖ్య... 10... ఈ కాగితపు వరుస
సంఖ్య... 2.....



సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act 11 of 1897
No. 12684 of 2005 Date 22/12/05

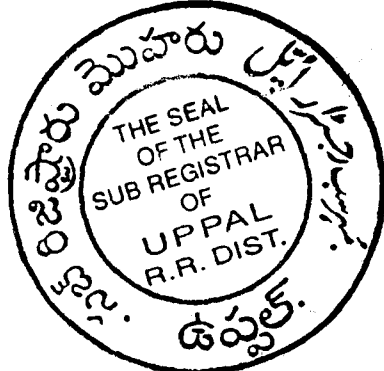
I hereby certify that the proper deficit stamp duty of Rs. 89200/- Rupees Eight Lakhs - Ninety nine thousand and two hundred only has been levied in respect of this instrument from Sri. M.V. Rama Rao on the basis of the agreed Market Value consideration of Rs. 10000000/- being higher than the consideration agreed Market Value.

S.R.O. Uppal
Sub Registrar and Collector U.S. 4184
Dated: 22/12/05
INDIAN STAMP ACT

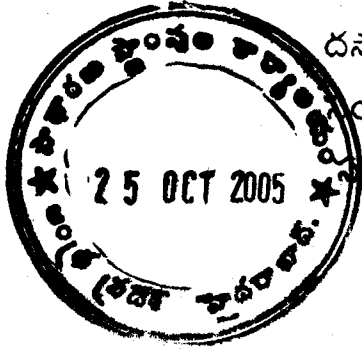
Registration Endorsement

An amount of Rs. 89200/- towards Stamp Duty including Transfer duty and Rs. 50000/- towards Registration Fee was paid by the party through Challan Receipt Number 165750 Dated 21/12/05 at SBH Habsiguda Branch, Sec 6

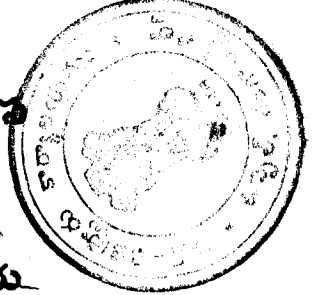
S.B.H. Habsiguda
A/c No. 01000050700
of S.R.O. Uppal.



1 వ పుస్తకము! 26/10/05



దస్తావేజాల మొత్తం కాగితముల
ఖ్య...!...ఈ కాగితపు వరుస
ఖ్య...3.....

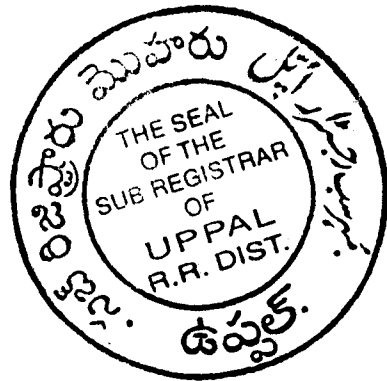


సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం|| (శా.3) పు... 26/10/05

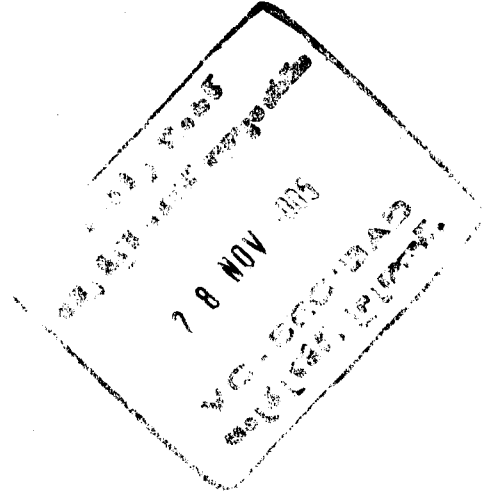
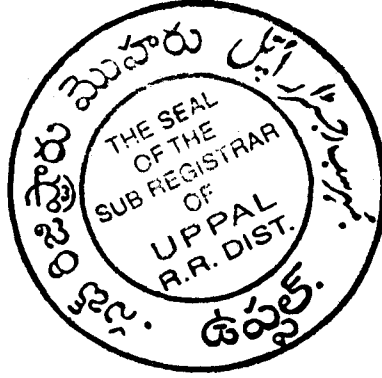
వింబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నింబరు! 26/10/05-1-2005 ఇవ్వడమైన
2005 సం|| నవంబరు 22 తేది

రిజిస్ట్రారు లిఫ్ట్



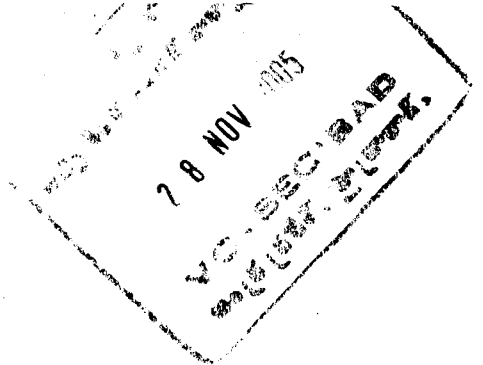
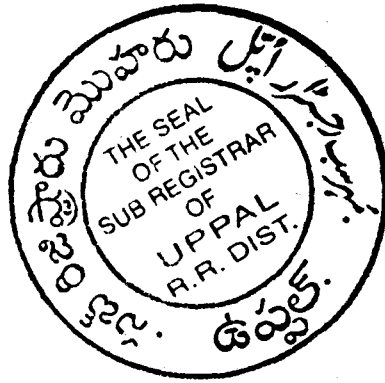
1వ పుస్తకము (266/15)
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...10...ఈ కాగితపు వరుస
సంఖ్య...4.....

సబ్-రిజిస్ట్రారు



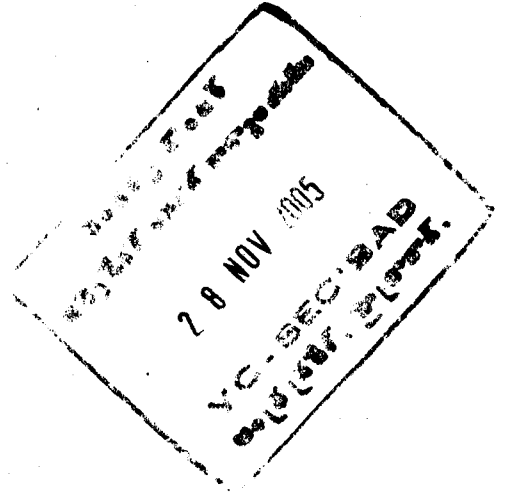
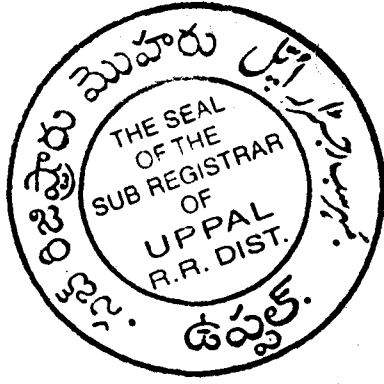
1వ పుస్తకము! 2684/5
దస్తావేజాల మొత్తం కాగితముల

సబ్-రిజిస్ట్రారు



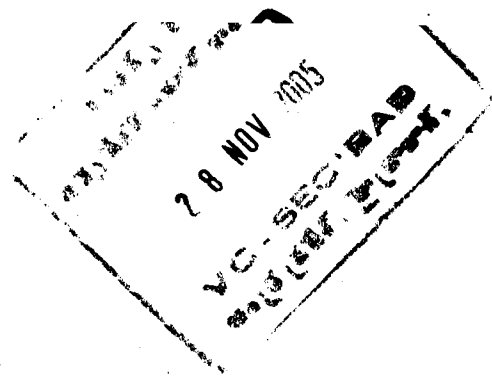
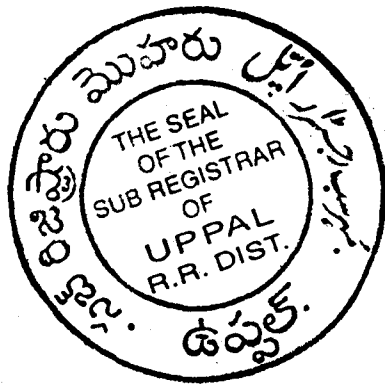
1 వ పుస్తకము! 26/11/05 నా
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...10...ఈ కాగితపు వరుస
సంఖ్య..6.....

పబ్-రిజిస్ట్రారు



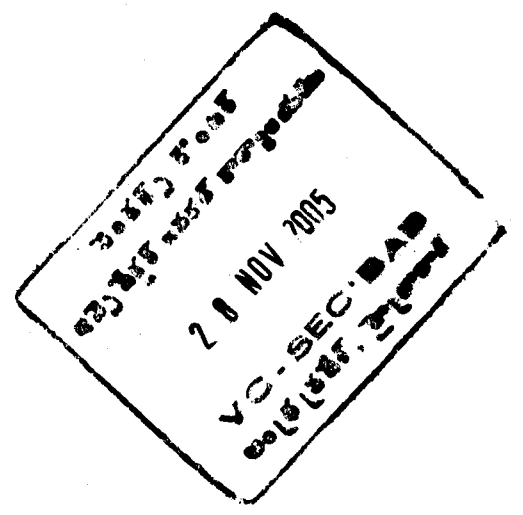
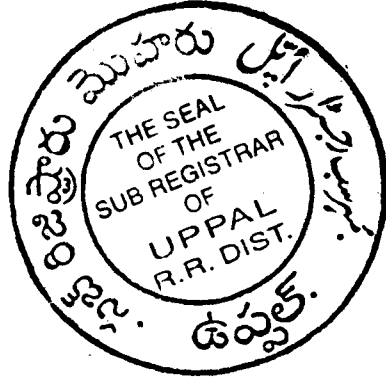
1 వ పుస్తకము. (2666/05) నంబి
దసావేజ్జుల మొతం కాగితముల

సబ్-రిజిస్ట్రారు



1వ పుస్తకము! 26/6/05
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...!0...ఈ కాగితపు వరుస
సంఖ్య...క.....

సచి-రిజిస్ట్రార్

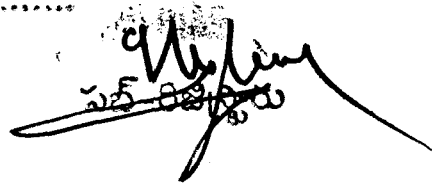


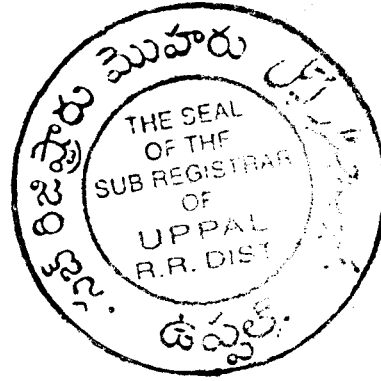
1 వ పుస్తకము (2644/05)

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య... (0)... ఈ కాగితపు వరుస

సంఖ్య... 9


సబ్ రిజిస్ట్రారు



1 వ పుస్తకము.....(2686/85) నంబర్

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...10...ఈ కాగితపు వరుస

సంఖ్య...10.....

(Handwritten signature)
సచివ-రజిస్ట్రారు

