

ర్మవదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH

B 130391

13.7200\$ € B**AD-2%** 

Ramesh Narsing Rao, See Silver Oak Estates, See

### SALE DEED

This Sale Deed is made and executed on this the 20<sup>th</sup> day of January, 2007 at Hyderabad by:

- 1. Shri. Talari Danaiah, Son of Late Shri Yellaiah, aged about 65 years, Occupation: agriculture, resident of H. No. 2-3-2, Chinna Cherlapally, Ghatkesar Mandal, Ranga Reddy District.
- 2. Shri. Talari Ramaiah, Son of Late Shri Laxmaiah, aged about 70 years, Occupation: agriculture, resident of H. No. 3-2-27, Chinna Cherlapally, Ghatkesar Mandal, Ranga Reddy District.

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

### IN FAVOUR OF

M/s. Silver Oak Estates, a registered partnership firm having its office at 5-4-184/3&4, Soham Mansion, M. G. Road, Secunderabad – 500 003, represented by its Partners Shri. Soham Madi, son of Sri Satish Modi, aged about 37 years, occupation: Business and Shri. Mehul V. So. Late Shri Vasanth U. Metha, aged about 32 years, Occupation: Business, hereinafter and to as the PURCHASERS which term shall mean and include all their heirs, successor.



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### **WHEREAS:**

Å)

Shri. Talari Danaiah, Son of Late Shri Yellalah and Shri. Talari Ramaiah, Son of Late Shri Laxmaiah, the VENDORS herein are the the absolute owners and possessors of agricultural land admeasuring about Ac. 1-16 Gts., in survey no. 146, of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, by virtue of Occupancy Rights Certificate issued by the Revenue Division Officer, R. R. District, East Division vide proceedings no. J/6575/1997, dated 21.09.1997.

Subsequent to the issue of the ORC the names of the VENDORS were mutated in the revenue records. Pahanis for the year 1999 to 2002-03 reflect the names of the VENDORS as owners and possessors of land admeasuring about Ac. 1-16 Gts., in survey no. 146, of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District. Patta Passbooks and title books have been issued in favour of the VENDORS by the Mandal Revenue Office, Ghatkesar Mandal, R. R. District as per the details given below.

S.No.	Name of Pattedar	Patta / Passbook	Titlebook no.	Extent of land in
1		no.		Sy. No. 146
1	Talari Danaiah	103 / 122398	276698	Ac. 0-28 Gts.,
2	Talari Ramaiah	107 / 122397	276697	Ac. 0-28 Gts.,



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( \* mark of F. Ramaies)



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S.V.L. NO.51/84, R.NO.13/2008

PARECIMENTAL BAZAR, SEC BAGAS

- By virtue of the above referred documents, recitals and records, the VENDORS are the absolute owners and possessors of about Ac. 1-16 Gts., in survey no. 146, of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District hereinafter referred to as the Scheduled Property, which is more fully described in the schedule given herein.
- The VENDORS approached the PURCHASERS to sell the Scheduled Property and the PURCHASERS has agreed to purchase the Scheduled Property for a total consideration of Rs. 28,00,000/- (Rupees Twenty Eight Lakhs Only) on the terms and conditions given hereunder.

### NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:-

- The PURCHASER has paid the aforesaid total consideration of Rs. 28,00,000/(Rupees Twenty Eight Lakhs 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. 14,00,000/- paid to VENDOR NO. 1, by way of cash on this day.
  - b. The sum of Rs. 14,00,000/- paid to VENDOR NO. 2, by way of cash on this day.







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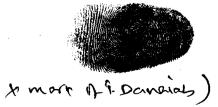
<sup>‡</sup>4.

19:01:07 50/-Ramesh Nassing Rao See Silver Oak Estates 2001 AD-28. Wer Oak Estates.
For the total sale consideration as mentioned above the VENDORS do hereby grant,

convey, transfer and sell all that land admeasuring Ac. 1-16 Gts., in survey no. 146, of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, which is hereinafter referred to as the Scheduled Property and more particularly described in the schedule given herein, unto and in favour of the PURCHASER by way of absolute sale.

<sup>1</sup>3. **VENDORS** The hereby covenant with the PURCHASERS that disbursement/distribution of the sale consideration amongst the VENDORS is purely an internal arrangement and understanding among themselves and no individual VENDOR shall raise any objection/claim as to non receipt/short receipt of share in sale consideration.

The VENDORS hereby covenant that the Scheduled Property is their absolute property and they alone are the absolute owners of the same and no other person other than the VENDORS have any right, title or interest in respect of the Scheduled Property or any portion thereof: There are no protected tenants in respect of the 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.







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> The VENDORS hereby declare and covenant that they are the true and lawful pattedars 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 the 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 PURCHASERS.

- 6. 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. The VENDOR hereby declare that they have not entered into any agreement or executed any deed prior to this deed with respect to the Scheduled Property. 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 4 PURCHASERS is put to any loss on account of defective title or on account of any claims on the Scheduled Property, the VENDORS shall indemnify the 1 PURCHASERS fully for such losses.
- 7. The VENDORS have on this day delivered vacant peaceful possession of the Scheduled Property to the PURCHASERS and the PURCHASERS shall be entitled to hold, and enjoy the same as absolute owner thereof from this day.







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- 8. 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.
- 9. 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.
- 10. The VENDORS hereby covenant that the VENDORS have paid all taxes, cess, charges to the concerned authorities relating to the 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.
- ٦1. The VENDORS further declare that the Scheduled Property is not attracted by the provisions of A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1of 1973.
- The VENDORS further covenants that Scheduled Property is not assigned land 12. within the meaning of A.P. assigned land (Prohibition of Transfers) Act 9 of 1977.







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Ramesh Narassy RAD. MK ESTATES. Seed and,

LEELA G STAMP VENDOR \* No. UZ/2004

5-4-76/A, Cellar, Ranigunj SECUNDERABAD-500 003

- 13. 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.
- 14. Stamp duty and Registration amount of Rs. 3,98,594 paid by way of Challan No. (-1985) dated 20.01.2007 drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

#### SCHEDULE OF PROPERTY

All that part and parcel of agricultural land admeasuring about Ac. 1-16 Gts., in survey no. 446, of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, under S. R. O. Uppal and bounded by:

North

: Sy. No. 145

South

: Sy. No. 142 & 147

East

: Sy. No. 126 & 125/1

West

: Sy. No. 143





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.P(0) 2555 8a

Shri Talari Ramaiah VENDOR NO. 2

Shri Talari Danaiah

VENDOR NO. 1

2. H Das lay

For SILVER OAK ESTATES

MEHUL V. MEHTA

SOHAM MODI

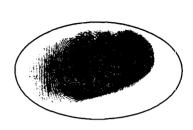
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF **REGISTRATION ACT, 1908.**

SL.NO.

**FINGER PRINT IN BLACK** (LEFT THUMB)

**PASSPORT SIZE PHOTOGRAPH BLACK & WHITE** 

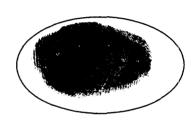
**NAME & PERMANENT** POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





#### **VENDORS**:

1. MR. TALARI DANAIAH S/O. LATE MR. YELLAIAH R/O. H. NO. 2-3-2, CHINNA CHERLAPALLY **GHATKESAR MANDAL** R. R. DISTRICT.





2. MR. TALARI RAMAIAH S/O. LATE MR. LAXMAIAH R/O. H. NO. 3-2-27, CHINNA CHERLAPALLY **GHATKESAR MANDAL** R. R. DISTRICT.

**SIGNATURE OF WITNESSES:** 

1.PC2 23508a 2. K. Dars ho

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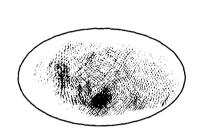
SIGNATURE OF EXECUTANTS

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

SL.NO.

**FINGER PRINT** IN BLACK (LEFT THUMB) **PASSPORT SIZE PHOTOGRAPH BLACK & WHITE** 

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER



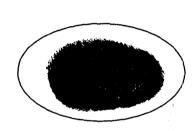






M/S. SILVER OAK ESTATES HAVING ITS OFFICE AT 5-4-184/3&4 SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003. REPRESENTED BY ITS PARTNERS

- 1. SRI SOHAM MODI SON OF SATISH MODI
- 2. SRI MEHUL V. MEHTA S/O. VASANTH U. METHA **R/O. PLOT NO. 21 BAPU BAGH COLONY** P. G. ROAD SECUNDERABAD - 500 003.









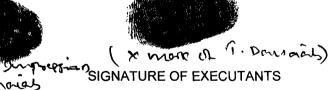
### **REPRESENTATIVE:**

MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD - 500 003.

SIGNATURE OF WITNESSES:

1.8 (05 2015 5 8 2 2. K. Dars her

G. Ramoias



NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

Preson

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)

## INDIAN UNION DRIVING LICENCE ANDHRA PRADESH



DRIVING LICENCE DLDAP011193822002 PRABHAMAR MEDDY K PADA CEDDY 2-3-0 11524 JAISWAL CHAPE AMBERRES HYDERARDO K2

1010-12002 DUPLICATE

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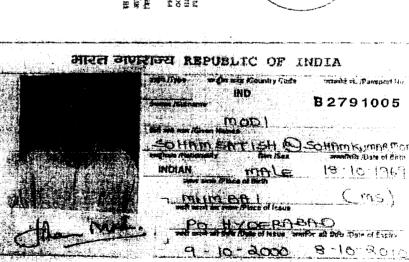
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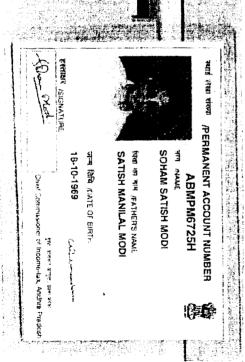
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Passport Office, Hyderabd

(em<u>)</u>









Family Members Details

S.No			Relation	Date of Birth	Age
2	Lingamma	A STATE OF THE PARTY OF THE PAR	Wife		60

Issuing Officer Centre, Pedda Cherlapally 07/01/2006

జార్చేయు లేది. ఎమ్.ఆర్.ఒ / ఎ.ఎన్.ఒ

: కొక్కొంద . దానయ్య

Name of Head of Household

Kokkonda . Danaiah

తల్కడి/భర్త పేరు

**:** బాలయా లచేహ

Father/ Husband Name

: Balaia Lateh

పుష్టినలేపి/Date of Birth

వయస్సు/Age

వృత్తి /Occupation

: Cooli/Porter/Hand Cart Pu

ಇಂಟಿ.ನಂ./House No.

: 2-3-2

వీధి /Street

: CHERLAPALLY

Colony

: PEDDA CHERLAPALLY

Ward No.

వర్డ్ 4/ Ward-4

Municipality

: క్రసా / Kapra

ಜಿಲ್ಲ್ /District

: ರಂಗ್ ರಕ್ಷಿ / Ranga Reddy

Annual Income (Rs.)

9,000

LPG Consumer No.

/( No Cylinder )

LPG Dealer Name



Relation Name Birth

> Issuing Officer DPL Centre, Pedda Cherlapally, 08/01/2006

EHOLD CARD

Card No WAP1587388E0372 F.P Shop No

388 పేరు

కుక్కొంద . రామయ్య Name of Head of

Kukkonda . Ramaiah Household

తండ్రిభర్త పేరు లక్ష్మయ్య Laxmaiah Father/ Husband Name

పుట్టినతేది/Date of Birth 26-Jul-25

వయమ్ప/Age 81

వృత్త /Occupation : Cooli/Porter/Hand (

ಇಂಟಿ.ಡಿಂ./House No. : 2-3-27

රිඅ /Street : PEDDACHERLAP

Colony CHERLAPALLY

Ward No. వర్డ్ 4/ Ward-4 Municipality

క్రపా / Kapra ಜಿಲ್ಲ್ /District

ರಂಗ್ ಶಕ್ತಿ / Ranga Red Annual Income (Rs.)

6,000 LPG Consumer No.

/( No Cylinder ) LPG Dealer Name

- ప పుస్తకము. <u>866 /</u>శ్మీ దస్తావేజుల మొత్తం కాగితముల సంఖ్య......ఈ కాగితపు వరుస xook2.....

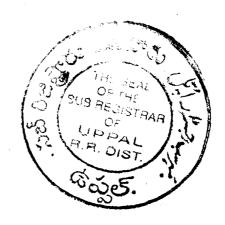
సబ్-రిజిస్టారు

వైదేశేల దీది...తా 47.7 ... a Majar van 60.160

్లు కోలియ్లు స్ట్రామ్ గంటల మధ్య ఉస్పేట్ సబ్-8జీస్టార్కుల్లో

& A Deise రిజెక్ట్రోష**్ ఎక్రాబెక్కి ప**్రేంక్ లోని సెక్షన్ 32 ఎ-ను అనుసరించి ముర్పించవలసిన పోటోగ్రాఫులు మరియు పేలిముద్రల**తో సహ దాఖలుచేసి** Receipt No... 10.8571.... Dt 2011.0 Nice 98H. Habsiguda Branch, Sec'bad

**ర్రాస్ లుచ్చినట్లు ఒప్పుకొన్నద** ධර්න ල්විසන්ල්කා



**జీ** టన్మవేలు

('x' mark of Talari Dhanais) To. Late hellaris, Alias Balaias, oces Agriculture Yo. H-NO: 2-3-2, Chinna Cherlopally, Glatterar (m) R. e. Dist.

నిరూపించినది.

( \* mark of Talon Ramaials) S/a late Laxemarab ocr. Agriculture. Na H-NO: 3-2-27, China Charlesty Gletkerer (m), R.R. OTER

( PCS 25550 a) so Morstime leddy oce: Business Ro Par No. 22, sai nagar. whom (hima chorapally, Gletkerer (m), R-R. Dist

1 K. Darsluy

S/a. T. Danaids Occi. Employer whom Kla. 5-52/1/A, Briarats reger whom R. Raish reder when R. Raish

2007. వ. సం॥..... స్ట్రామ్ల్లో వి. ప్రాంత్రం.. వే తేది 192. ప్రే.శా.శ. బ్రూడ్న్....మాసంసిదిన తేది.

S.R.O. Uppal Sub Registrar and Collector U/S. 41&A
INDIAN STAMP ACT

NOTE: D.S.D. Rs. 150 & D.R.F.Rs. \_\_\_\_\_ Total

Rs. \_\_\_\_\_ Total

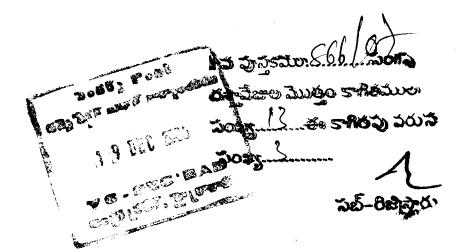
Rs. \_\_\_\_\_ Total

agreed M.V of Rs. 42000 Dt. \_\_\_\_\_\_ 1 0

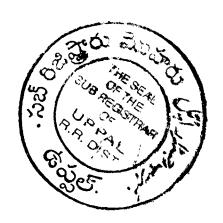
SUB-RESISTRAR

Registration Endorsement

> 6.8.H. Habeiguda Mc No. 01000050786 68.B.O. Uppel



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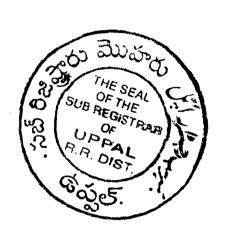




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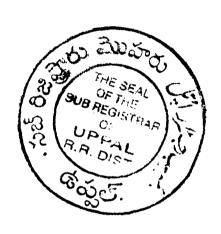


1 ప పుస్తకముడ్ దేది...సంగాప్తు దస్తావేజుల మొత్తం కాగితముల సంఖ్య...!.స్..ఈ కాగితపు వరుస సంఖ్య....





సేప్ - రిజిస్టారు



ిస్ట్ ప్రాస్త్రకముక్టర్. దీ. దీ. సంగావ దస్తావేజుల మొత్తం కాగతముల సంఖ్య...! మత్తం కాగితపు వరుస ముఖ్య..! మీద్-రిజిస్త్వారు



