

2407

DOCT. No. 2360/2010

P-214/10-2526

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA INDIA NON JUDICIAL

SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 445706

K. SATISH KUMAR SVL.No.13/2000 R.No.16/2009 5-2-30, Premavathipet (V), Rajendranagar (M), R.R. Dist.

S.No. 1197 Date 26/03/2010 Rs. 100 Sold to G. Venkatesh S/o. G. A. Rao For Whom Sri Sai Builders

SALE DEED

This Sale Deed is made and executed on this the 26th day of August 2010 at SRO, Kapra, Ranga Reddy District by:

M/s. SRI SAI BUILDERS, a registered partnership firm having its office at 25, A & B Electronic Complex, Kushaiguda, Hyderabad - 500 062 represented by its Managing Partner Sri Nareddy Kiran Kumar, S/o. Mr. Madhusudhan Reddy, aged about 38 years, Occupation: Business, hereinafter called the "Vendor" (which expression where the context so permits shall mean and include its successors in interest, nominee, assignee).

IN FAVOUR OF

1 MR. MULAKALURI VENKATA SAI KARTHIK CHANDRA, SON OF MR. M. V. L. KANTA RAO, aged about 31 years, Occupation: Service

2 MRS. SRIKIRTI SURI MULAKALURI, WIFE OF MR. M. V. SAI KARTHIK CHANDRA, aged about 29 years, Occupation: Service, both residing at 'Sri Sai Krupa', Plot No. 62, Annapurna Nagar, Uppal, Hyderabad - 500 039, hereinafter referred to as the "Buyer" (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Sri Sai Builders

Partner

1వ వ్యవస్థ 2010.....వ సం 2260 వరదేలు



మొత్తము కాగితముల సంఖ్య..... 17
కాగితపు వరుస సంఖ్య.....

2010 వ సం 2260 నం 26 వ తేది

1932 శా.వ. 1932 నం 4 వ తేది

పగలు..... 3 నెలలు

మద్య కాటా సబ్-రెజిస్ట్రార్ కార్యాలయములో

శ్రీ. M. Venkatesh Sai Karthik Chandra

రిజిస్ట్రేషన్ దట్టము 1908 లోని సెక్షన్ 32. ఎను

అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు

మరియు వేతివయ్యలతో గ్రూప్ టాకాను చేసి

రుసుముద్రా..... 5875 అందించినారు

వ్రాసి ఇచ్చినట్లు ఒప్పకొన్నది

ఎడమ వోటన వ్రేలు



MULAKALURI Venkatesh Sai Karthik Chandra
S/o. M.V.L. Karthik Sai
Occ: Seenie - R/o Sai Sai Groups, Plot no. 62,
Annapurna Nagar, Uppal, Hyderabad

ఎడమ వోటన వ్రేలు

Srikirti Sui Mulakaluri



Srikirti Sui Mulakaluri
R/o. M.V. Sai Karthik Chandra
Occ: Seenie
R/o. Sai Sai Groups, Plot no. 62, Annapurna
Nagar, Uppal, Hyderabad - 039.

నిరూపించినది

K. Prabhakar Reddy

K. Prabhakar Reddy S/o. K.R. Reddy
Occ: Seenie @ S-U-187/394, 2nd floor,
Soham mansion, M.G. Road, Sec 23.

K. Raja Reddy

K. Raja Reddy S/o. K. Lakshma Reddy
Occ: Seenie - R/o. 13-76, Suryanagar colony
Malkapur, R. R. Dist.

2010 వ సం 2260 నం 26 వ తేది

1932 శా.వ. 1932 నం 4 వ తేది


శ్రీ. వై.వి.వి.వి.
(శ్రీ. వై.వి.వి.వి.)

WHEREAS:

- A. The Vendor constituted by its partners (1) Sri Nareddy Kiran Kumar, (2) Smt. K. Jaya, (3) Sri K. V. Chalapathi Rao and (4) Sri B. Anand became the absolute owners and possessors of open agricultural land in Sy. Nos. 93, 94 & 95, situated at Mallapur Village, Uppal Mandal, R. R. District, admeasuring Ac. 4-00 Gts. by virtue of registered sale deed dated 10th July, 2003 bearing document no. 8184/03 and sale deed dated 5th February 2004 bearing document no. 1311/04 which are both registered at the office of the Sub-Registrar, Uppal, R. R. District hereinafter the said land is referred to as The Schedule A Land, more fully described in Schedule 'A' annexed to this Agreement.
- B. M/s. Modi Ventures a registered partnership firm having its office at 5-4-187/3 & 4, II Floor, M. G. Road, Secunderabad 500 003, hereafter referred to as the Developer became absolute owners and possessors of open agricultural land in Sy. Nos. 93, 94 & 95, situated at Mallapur Village, Uppal Mandal, R. R. District, admeasuring Ac. 1-08 Gts. by way of registered sale deed dated 23rd March, 2007 bearing document no. 4000/07 (for purchase of Ac. 1-13 Gts.,) and sale deed dated 7th April 2004 bearing document no. 4464/07 (for sale of Ac. 0-05 Gts.,) which are both registered at the office of the Sub-Registrar, Uppal, R. R. District hereinafter the said land is referred to as the Schedule B Land, more fully described in Schedule 'B' annexed to this Agreement.
- C. The Vendor and the Developer had purchased the Scheduled A Land and Scheduled B Land for a consideration from its previous owners viz., Sri Koukutla Mogulaiah Alias Mogula Reddy, Sri Koukutla Jangaiah Alias Janga Reddy, Sri Koukutla Narsimhulu Alias Narsimha Reddy and others (hereinafter referred to as the Original Owners).
- D. The Original Owners got their rights as per ORC issued vide proceeding by the RDO East Division, File No. H/6733/79 dated 10.02.1982 and confirmed in the proceedings bearing file no. J/7156/96 dated 06.09.1997. Patta Passbook and title deeds were issued in favour of the Original Owners for a portion of the lands in Sy. No. 93, 94 & 95 of Mallapur Village, Uppal Mandal, R. R. District, as per details given below:

Survey No.	Area Ac-Gts.	Issued in favour of	Title Book No.	Passbook No.
93	0-28	K. Mogulaiah	179141	73706
94	0-29			
95	2-14			
93	0-27	K. Jangaiah	179115	73738
94	0-30			
95	2-14			
93	0-27	K. Narsimhulu	176051	73741
94	0-30			
95	2-13			

For Sri Sai Builders


Partner

1వ పుస్తకము 2010.....వ సం పు 2360 దస్తావేజులు

మొత్తము కార్గితముల సంఖ్య..... 17

ఈ కార్గితపు వరుస సంఖ్య..... 2

2010 వసం... ఆగస్టు... నెల... 28... వ తేది

1932 శా.శ. నెంబ్రోయి... మాసము... 6... వ తేది

పగలు..... 2... మరియు..... 3... గంటల

మద్య కారా సబ్ రిజిస్ట్రారు కార్యాలయములో

శ్రీ... Nareddy Kiran Kumar...

రిజిస్ట్రేషన్ చట్టము 1938 లోని సెక్షన్ 32. ఎను

అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు

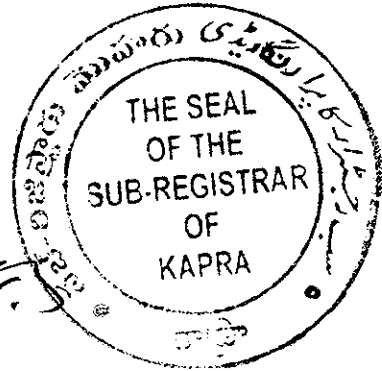
వదిలించు వేతివయద్రలతో సహా తాకాతుచేసి

రుసుచుటా..... లు చేర్చించినారు

వాసి ఇచ్చినట్లు ఒప్పుకొన్నది

ఎడమ బొటన వ్రేలు

నల్ల-రిజిస్ట్రారు



Handwritten signatures and initials.



నిరూపించినది

Nareddy Kiran Kumar
S/o. Madhusudhan Reddy, Occ: Business
R/o. 25, A & B, Electronic Complex,
Kushaiguda, Hyderabad - 062.

① కిరణ్ కుమార్

K. Prabhakar Reddy S/o. K.P. Reddy
Occ: Service R/o. 5-4-187/3 & 4, M.G. Road,
Sec Bad.

② [Signature]

K. Raja Reddy S/o. K. Lakshma Reddy
Occ: Service R/o. 13-76, Sunnagar colony
Mallapur, Hyderabad.

2010 వసం... ఆగస్టు... నెల... 28... వ తేది

1932 శా.శ. నెంబ్రోయి... మాసము... 6... వ తేది

Handwritten signature and initials.

అధికారి

- E. The Vendor invited M/s. Modi Ventures, the Developer herein to develop the Schedule A Land into residential apartments in a group housing scheme named and styled as 'GULMOHAR GARDENS' and both of them had agreed to do so jointly.
- F. The Vendor and Developer the hereto had applied to the Urban Development Authority and Local Municipality for obtaining necessary building construction and other permissions at the cost of the Vendor for the Schedule A Land. The permissions were received from HUDA vide their Letter No. 1481/P4/Plg/HUDA/2005, dated 22.08.2005 and Kapra Municipality vide their Proceedings No. BA/G2/150/2005-06, dated 29.09.2005. In accordance with the sanctioned plan in all 350 number of flats in 5 blocks (A to E) aggregating to about 2,83,825 sft., along with parking on the stilt floor and other amenities were constructed on the Schedule A Land.
- G. The Developer and the Vendor for the purposes of joint development of the Schedule A Land had reached into an understanding whereby the Vendor agreed to purchase certain area of land out of the total land area of Ac. 4-00 Gts., and the balance land to be retained by the Vendor. To give effect to this broad understanding, the Developer and the Vendor had executed following documents:
(a) Joint Development Agreement dated 20.10.2005
(b) Agreement of Sale-cum General Power of Attorney dated 20.10.2005
Both the above documents are registered with the office of the Sub-Registrar Office as documents No.10300/05 and 10302/05 respectively.
- H. By virtue of above two referred documents, the Developer and the Vendor hereto had identified and determined their respective ownership of 350 flats, along with proportionate parking space proposed to be constructed in a group housing scheme named and styled as 'GULMOHAR GARDENS' forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District, together with their respective proportionate undivided share in the Scheduled A Land.
- I. After the purchase of Schedule B Land, the Vendor applied for obtaining the necessary building construction and other permissions to HUDA & GHMC for the Schedule A Land and Schedule B Land put together as a single project with common amenities and facilities. The permissions for an additional 155 flats in 2 blocks aggregating to about 1,91,650 sft. has been obtained as per proceedings in file no. 0514/CSC/TP1/2008 of GHMC.
- J. In the permission for construction of the first 350 flats (in 5 blocks marked as Block A to E) obtained in the year 2005 an area about 1,623 sq yds was effected in a proposed 100 ft. wide road. The said proposed road was deleted in the new master plan which was notified in April 2008. Accordingly in the permission for construction obtained in 2008 an additional block F consisting of 40 flats on 5 floors having an area of 50,600 sft along with parking on the stilt floor is proposed to be constructed in the area which was earlier effected in the 100 ft wide proposed road. Block F entirely falls within the Schedule A Land. As per the sanction obtained in 2008, Block G which falls entirely in the Schedule B Land, consisting of 115 flats on 5 floors having an area of about 1,41,050 sft along with parking on the stilt and basement floor is proposed to be constructed.

For Sri Sai Builders


Partner

1వ పుస్తకము 2010.....వ సం పు. 2360 దస్తావేజులు

మొత్తము కారితముల సంఖ్య..... 17

ఈ కారితపు వరుస సంఖ్య..... 3

MARKET VALUE Rs: 1175000 / -

[Signature]
సబ్-రిజిస్ట్రారు

ENDORSEMENT

Certified that the following amounts have been paid in respect of this document:

By challan No. 926214... Dt. 26-8-10

I. Stamp Duty:

- 1. in the shape of stamp papers Rs. 100 / -
- 2. in the shape of challan (u/s. 41 of I.S. Act. 1899) Rs. 58650 / -
- 3. in the shape of cash (u/s. 41 of I.S. Act. 1899) Rs. —
- 4. adjustment of stamp duty u/s. 16 of I.S. Act. 1899, if any Rs. —

II. Transfer Duty:

- 1. in shape of challan Rs. 23500 / -
- 2. in the shape of cash Rs. —

III. Registration fees:

- 1. in the shape of challan Rs. 5875 / -
- 2. in the shape of cash Rs. —

IV. User Charges:

- 1. in the shape of challan Rs. 100 / -
- 2. in the shape of cash Rs. —

Total Rs 88225 / -

[Signature]
SUB REGISTRAR
KAPRA

1వ పుస్తకము 2010 సం./ ఛా. నె. 1032వ

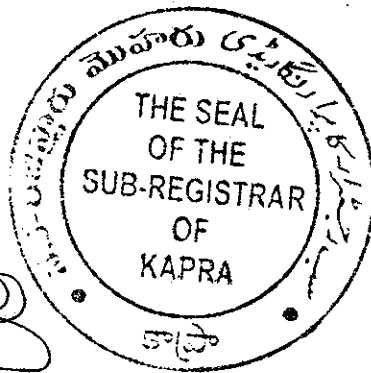
పు. 2360 నెంబరుగా రిజిస్టరు చేయబడి

స్టాంపు నిమిత్తం సుల్లింపు నెంబరు 1526

2360 / 2010 గా యివ్వబడ్డనది

2010 సం. ఆగస్టు నెంబరు 28 వ తేదీ

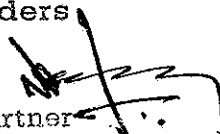
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సబ్-రిజిస్ట్రారు



- K. The Developer and Vendor have agreed to jointly develop the flats in Block F falling in the Schedule A Land as per the terms and conditions mentioned in the Supplementary Agreement dated 22.12.2008. As per the terms of the said Supplementary Agreement the Vendor shall become exclusive owners of 28 flats in Block F having an area of about 35,080 sft along with proportionate parking and the Developer shall become absolute owners of 12 flats in Block F having an area of about 15,520 sft along with proportionate parking. The Developer has agreed to develop Block F including the flats belonging to the Vendor and the Vendor has agreed to reimburse the cost of construction of its share of flats to the Vendor.
- L. The Vendor and the Developer have further agreed that Block G consisting of 115 flats on 5 floors having an area of about 1,41,050 sft along with parking on the stilt and basement floor is falling within Schedule B Land which belongs to the Developer and the Developer shall be absolute owner of all the flats along with proportionate parking without any let or hindrance from the Vendor. The Developer shall develop Block G at its own cost.
- M. The Vendor and Developer have agreed to share all the amenities and facilities provided in the Schedule A Land and Schedule B Land. The said facilities and amenities shall be for the common use and enjoyment of the owners of flats in all the blocks (A to G) of Gulmohar Gardens.
- N. The respective share / ownership of each flat in Gulmohar Gardens together with proportional share in parking space etc., belonging to the Developer and the Vendor is detailed in the Schedules/ Annexures / Appendix attached to the Joint Development Agreement referred above.
- O. By virtue of the above referred Joint Development Agreement and Agreement of Sale cum General Power of Attorney and Supplementary Agreement the Vendor is absolutely entitled to develop and sell its share of flats to any intending buyer.
- P. The Buyer is desirous of purchasing an deluxe apartment bearing flat no. 207 on second floor, in block no. 'F' having a super built-up area of 1320 sft., together with undivided share in the Schedule A Land to the extent of 42.34 sq. yds., and a reserved parking space for single car on the stilt floor admeasuring about 100 sft., in the building known as 'Gulmohar Gardens' and has approached the Vendor, such apartment is hereinafter referred to as Scheduled Apartment.
- Q. The Vendor has represented to the Buyer that the Scheduled Apartment has fallen to the share of Vendor and thus absolutely belongs to it by virtue of above referred agreements.
- R. The Buyer has inspected all the documents of the title of the Vendor in respect of the Schedule A Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities, which are attached to and/or are common to the entire project of Gulmohar Gardens. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.

For Sri Sai Builders

Partner

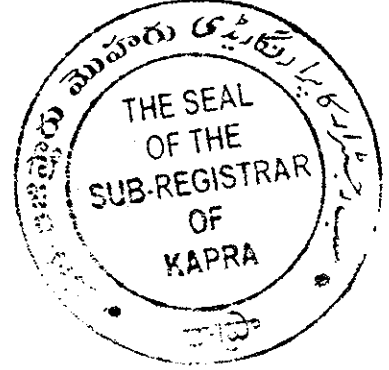


1వ పుస్తకము 20/0.....న సంపుటి 260.....వేలము

మొత్తము కాగితముల సంఖ్య..... 17.....

ఈ కాగితపు వరుస సంఖ్య..... 4.....





- S. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 11,75,000/- (Rupees Eleven Lakhs Seventy Five Thousand Only) and the Buyer has agreed to purchase the same.
- T. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished, deluxe apartment bearing flat no. 207 on second floor, in block no. 'F' having a super built-up area of 1320 sft in building known as Gulmohar Gardens together with:
 - a. Undivided share in Schedule A Land to the extent of 42.34 sq. yds.
 - b. A reserved parking space for single car on the stilt floor admeasuring about 100 sft.

Situated at Sy. Nos. 93, 94 & 95 of Mallapur Village, Uppal Mandal, Ranga Reddy District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 11,75,000/- (Rupees Eleven Lakhs Seventy Five Thousand Only) paid by way of Cheque No. 197590, dated 26.08.2010 for being Housing Loan issued by SBH, RACPC, Moulali, Hyderabad. The Vendor hereby admit and acknowledge the receipt for said consideration.

2. The Vendor hereby covenant that the undivided share in Schedule A Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
3. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Apartment to the Buyer.
5. Henceforth the Vendor shall not have any right, title or interest in the scheduled apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.

For Sri Sai Builders

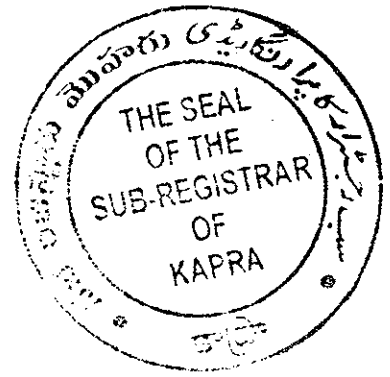
Partner

1వ పుస్తకము 2010... 2360...

మొత్తము కాగితముల సంఖ్య..... 17

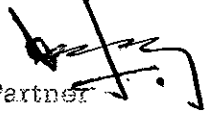
ఈ కాగితపు వరుస సంఖ్య..... 5

[Handwritten signature]



6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Apartment unto and in favour of the Buyer in the concerned departments.
7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the apartments under this sale deed.
9. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Gulmohar Gardens as follows:-
 - a. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Apartment is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking space in GULMOHAR GARDENS.
 - b. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule apartment and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
 - c. That the Buyer shall become a member of the Gulmohar Gardens Owners Association that has been / shall be formed by the Owners of the apartments in GULMOHAR GARDENS constructed on the Schedule Lands. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Buyer ever fails to pay maintenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity, etc.
 - d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the GULMOHAR GARDENS, shall vest jointly with the owners of the various tenements/ apartments / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.

For Sri Sai Builders

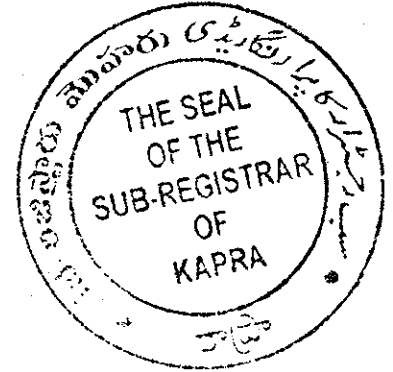

Partner

15 ఫుల్లము 2010.....న నంబు 2360 వస్తాది

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వలస సంఖ్య.....6.....

~~సబ్-రెజిస్ట్రారు~~



- e. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor to the Buyer.
- f. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- g. That the blocks of residential apartments shall always be called GULMOHAR GARDENS and the name thereof shall not be changed.
- h. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled Apartment nor shall he/she/they make any additions alterations in the Scheduled Apartment without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.
- i. That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or voidable any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose. (g) install grills or shutters in the balconies, main door, etc. (h) change the external appearance of the building.
10. Stamp duty and Registration amount of Rs. 88,125/- is paid by way of challan no. 926214, dated 26.08.2010 , drawn on State Bank of Hyderabad, Kushaiguda Branch, Hyderabad

For Sri Sai Builders

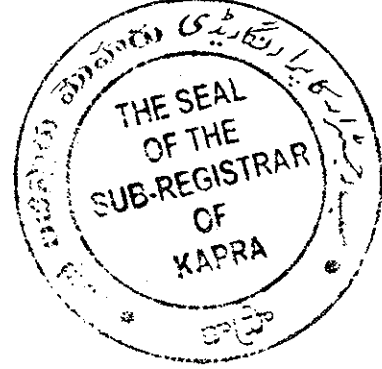
Partner

1వ పుస్తకము 2010.....ప సం పు.2360దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....7.....

~~నల్ల-రెడిస్టారు~~



SCHEDULE 'A'
SCHEDULE OF LAND

ALL THAT PIECE OF LAND admeasuring Ac. 4-00 Gts., forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District are bounded as under:

North By	Part of Sy. No. 95
South By	40' side road (Shakti Sai Nagar road)
East By	Land belong to Vendor – Schedule B Land
West By	Sy. No. 92

SCHEDULE 'B'
SCHEDULE OF LAND

ALL THAT PIECE OF LAND admeasuring Ac. 1-08 Gts., forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District are bounded as under:

North By	Part of Sy. No. 95
South By	Neighbors land
East By	Shakti Sai Nagar Colony
West By	Land belonging to Vendor – Schedule A Land

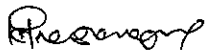
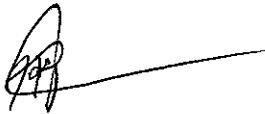
SCHEDULE 'C'
SCHEDULE OF APARTMENT

All that portion forming semi-finished deluxe apartment bearing flat no.207 on the second floor, in block no.'F', admeasuring 1320 sft., of super built up area together with proportionate undivided share of land to the extent of 42.34 sq. yds., and a reserved parking space for single car on the stilt floor admeasuring about 100 sft., in residential apartment named as "Gulmohar Gardens", forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District marked in red in the plan enclosed and bounded as under:

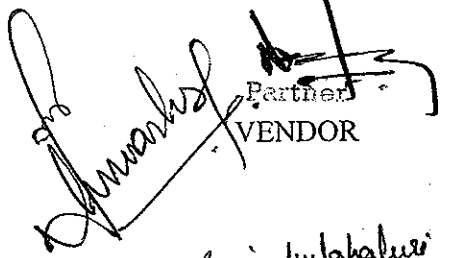
North By	Open to Sky
South By	Open to Sky
East By	Open to Sky & 6'-6" wide corridor
West By	Open to Sky

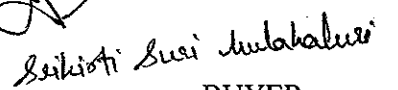
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1. 
2. 

For Sri Sai Builders


Partner
VENDOR

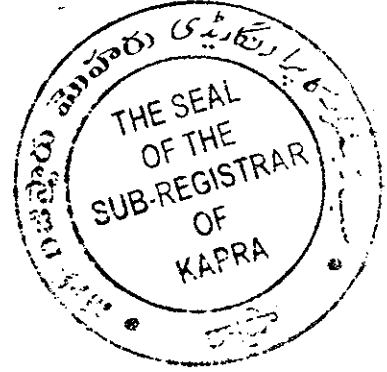

BUYER

1వ పుస్తకము 2010.....వ సం పు 2660...వస్తావేలు

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....8.....

~~సబ్-రెజిస్ట్రారు~~



ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no. 207 on the second floor, in block no. 'F' of Gulmohar Gardens, forming a part of Survey Nos. 93, 94 & 95, situated at Residential localities, Block No. 14, Shaktisai Nagar, Mallapur, Uppal Mandal, Ranga Reddy District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 42.34 sq. yds, U/S Out of 1,623 Sq.yds.
4. Built up area Particulars:
- a) In the Ground Floor : 100 Sft parking space for single car
- b) In the First Floor :
- c) In the Second Floor : 1320 Sft
- d) In the Third Floor :
- e) In the Fourth Floor :
- f) In the Fifth Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 11,75,000/-

For Sri Sai Builders

Signature of the Executants

Date: 26.08.2010

C E R T I F I C A T E

I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For Sri Sai Builders

Signature of the Executants

Date: 26.08.2010

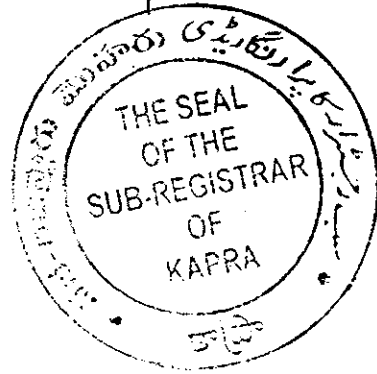
Srikoti Sree Mulababu

1వ పుస్తకము 2010.....వ సం పు.260.దస్త్రవిజ్ఞాన

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....9.....

~~సబ్-రజిస్ట్రారు~~



REGISTRATION PLAN SHOWING

FLAT NO. 207 BLOCK NO. 'F'

ON SECOND FLOOR IN PROJECT KNOWN AS "GULMOHAR GARDENS"

IN SURVEY NOS.

93, 94 & 95

SITUATED AT

MALLAPUR VILLAGE,

UPPAL

MANDAL, R.R. DIST.

VENDOR:

M/s. SRI SAI BUILDERS, REPRESENTED BY ITS MANAGING PARTNER

SRI NAREDDY KIRAN KUMAR, S/O. SRI. MADHUSUDHAN REDDY

BUYER:

1. MR. MULAKALURI VENKATA SAI KARTHIK CHANDRA, SON OF MR. M. V. L. KANTA RAO

2. MRS. SRIKIRTI SURI MULAKALURI, WIFE OF MR. M.V. SAI KARTHIK CHANDRA

REFERENCE:
AREA:

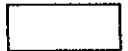
42.34

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.

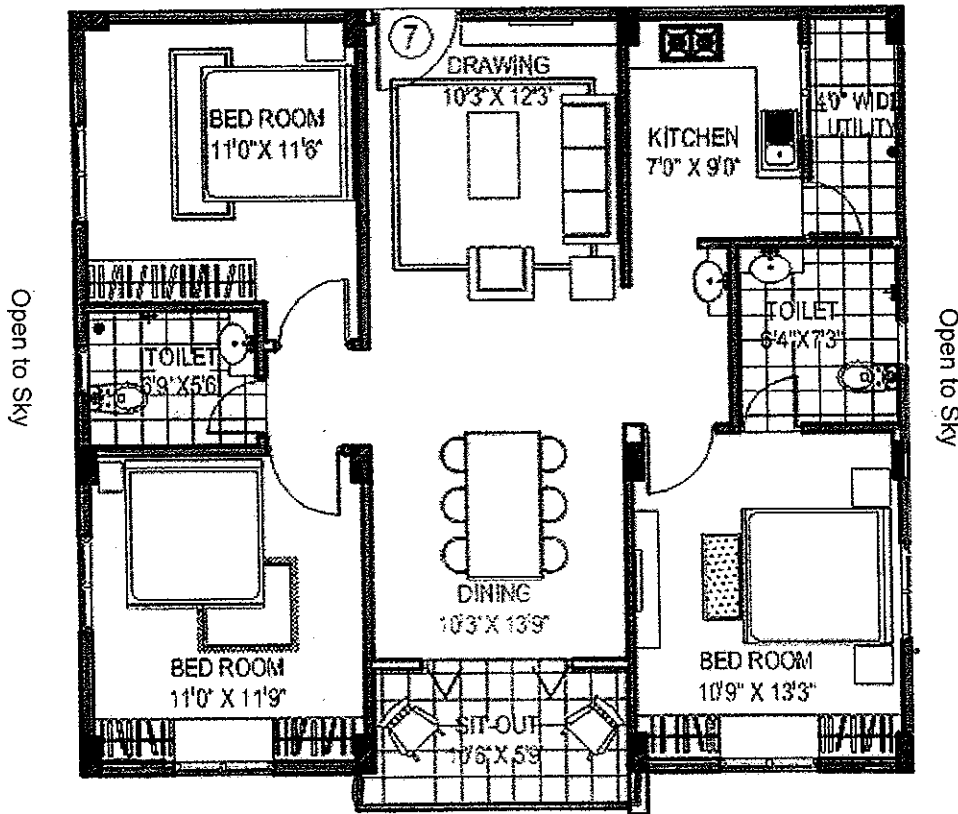


EXCL:



Total Built-up Area = 1320 Sft.
Out of U/S of Land = Ac. 1623 Sq.yds.

6'-6" wide corridor & Open to Sky



WITNESSES:

1. *[Signature]*

2. *[Signature]*

Open to Sky

For Sri Sai Builders

[Signature]

[Signature]
Partner

SIG. OF THE VENDOR

[Signature]
Sri Sai Builders

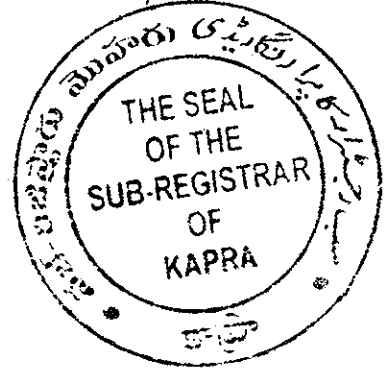
SIGNATURE OF BUYER

1వ పుస్తకము 2010.....వ సం పు.236దిదస్తావేజులు

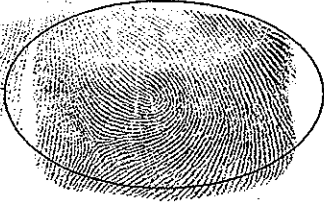

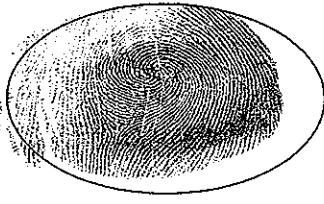


మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు పదున సంఖ్య.....10.....

~~స.వి.స్వామి~~



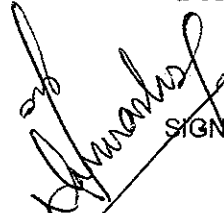
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

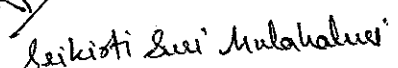
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>VENDOR:</u></p> <p>M/S. SRI SAI BUILDERS A REGISTERED PARTNERSHIP FIRM HAVING ITS OFFICE AT 25, A & B ELECTRONIC COMPLEX KUSHAIGUDA, HYDERABAD - 500 062 REPRESENTED BY ITS PARTNER SRI NAREDDY KIRAN KUMAR S/O. SRI. MADHUSUDHAN REDDY</p>
			<p><u>BUYER NO. 1:</u></p> <p>MR. MULAKALURI VENKATA SAI KARTHIK CHANDRA S/O. MR. M. V. L. KANTA RAO R/O. 'SRI SAI KRUPA' PLOT NO. 62 ANNAPURNA NAGAR UPPAL HYDERABAD - 500 039.</p>
			<p><u>BUYER NO. 2</u></p> <p>MRS. SRIKIRTI SURI MULAKALURI W/O. MR. M.V. SAI KARTHIK CHANDRA R/O. 'SRI SAI KRUPA' PLOT NO. 62 ANNAPURNA NAGAR UPPAL HYDERABAD - 500 039.</p>

SIGNATURE OF WITNESSES:

1. 
2. 

For Sri Sai Builders


Partner
SIGNATURE OF EXECUTANTS

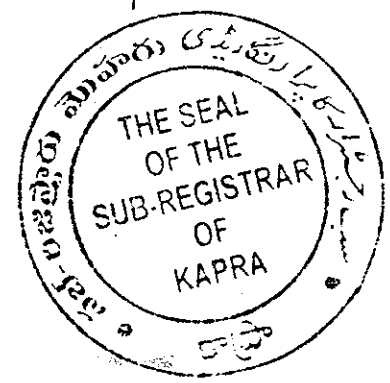

SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము 2010.....వ సం పు 2360. దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....11.....

~~స. రవిశంకర్~~



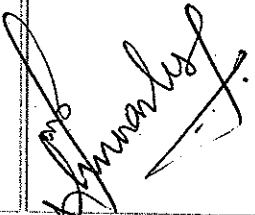


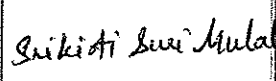




2360/10

Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 002407/2010 of SRO: 1526(KAPRA)

26/08/2010 16:46:45

SlNo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1		 26-08-2010 16:46:45 002407/10 MULAKALURI VENKATA SAI KARTHIK CHANDRA	(CL) MULAKALURI VENKATA SAI KARTHIK CHANDRA SRI SAI KRUPA, P.NO.62, ANNAPURNA NAGAR,UPPAL, HYD.	
2		 26-08-2010 16:46:45 002407/10 SRIKIRTI SURI MULAKALURI	(CL) SRIKIRTI SURI MULAKALURI SRI SAI KRUPA, P.NO.62, ANNAPURNA NAGAR,UPPAL, HYD.	
3	Manual Enclosure	Manual Enclosure	(EX) M/S SRI SAI BUILDERS REP BY NAREDDY KIRAN KUMAR 25, A & B ELECTRONIC COMPLEX, KUSHAIGUDA, HYD.	



Witness
Signatures

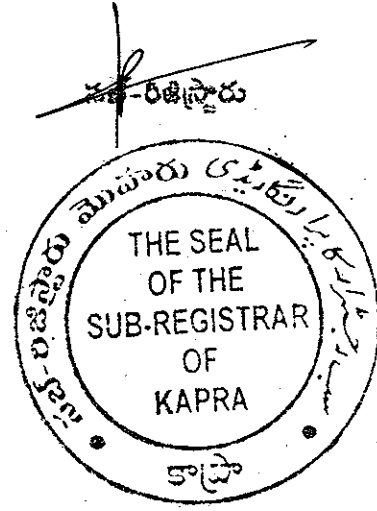

Operator
Signature


Subregistrar
Signature

1వ పుస్తకము 2010.....వ సం పుస్తకము.....వ సం

మొత్తము కాగితముల సంఖ్య.....17.....






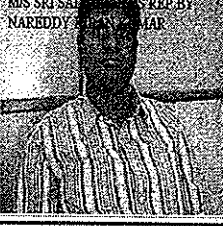

ఈ కాగితపు వరుస సంఖ్య.....12.....

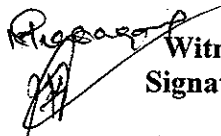


Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 2407/2010 of SRO: 1526(KAPRA)

28/08/2010 12:20:34

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) MULAKALURI VENKATA SAI KARTHIC CHANDRA SRI SAI KRUPA, P.NO.62, ANNAPURNA NAGAR, UPPAL, HYD.	
2			(CL) SRIKIRTI SURI MULAKALURI SRI SAI KRUPA, P.NO.62, ANNAPURNA NAGAR, UPPAL, HYD.	
3			(EX) M/S SRI SAI BUILDERS REP BY NAREDDY KIRAN KUMAR 25, A & B ELECTRONIC COMPLEX, KUSHAIGUDA, HYD.	


Witness Signatures


Operator Signature

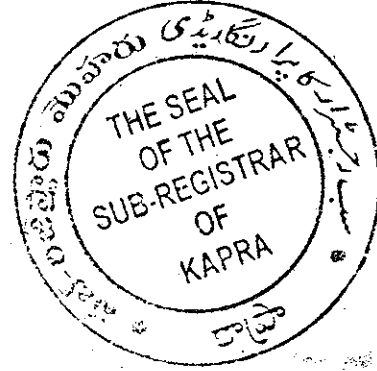

Subregistrar Signature

1వ పుస్తకము నెంబి 10.....న సంపు 2360 చట్టవేలాలు

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....13.....

~~క. రజిస్ట్రారు~~

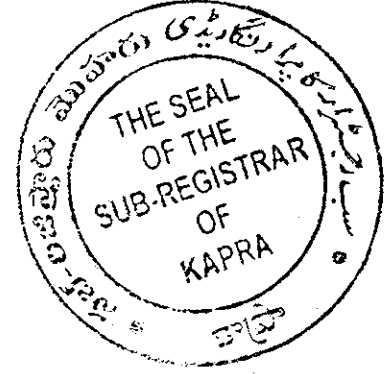


1వ పుస్తకము 20/0.....వ సం పు. 236000 స్థాపనలు

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....14.....


~~సబ్-రజిస్ట్రారు~~




आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVERNMENT OF INDIA


M.V.S. KARTHIK CHANDRA
V.L.K.R. MULAKALURI
19/11/1978
Permanent Account Number
AIZPM7504L


Signature



M.V.S. Karthik Chandra


स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AQGPS8457H




नाम /NAME
SRIKIRTI SURI

पिता का नाम /FATHER'S NAME
PATTABHI RAMA SASTRY SURI

जन्म तिथि /DATE OF BIRTH
16-03-1981

हस्ताक्षर /SIGNATURE



आयकर आयुक्त, (कम्प्यू. अपा.), कोल.
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

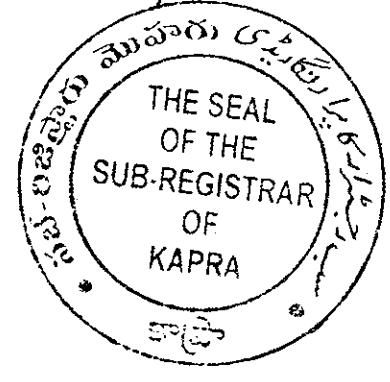
Sri Kirti Suri Mulakaluri

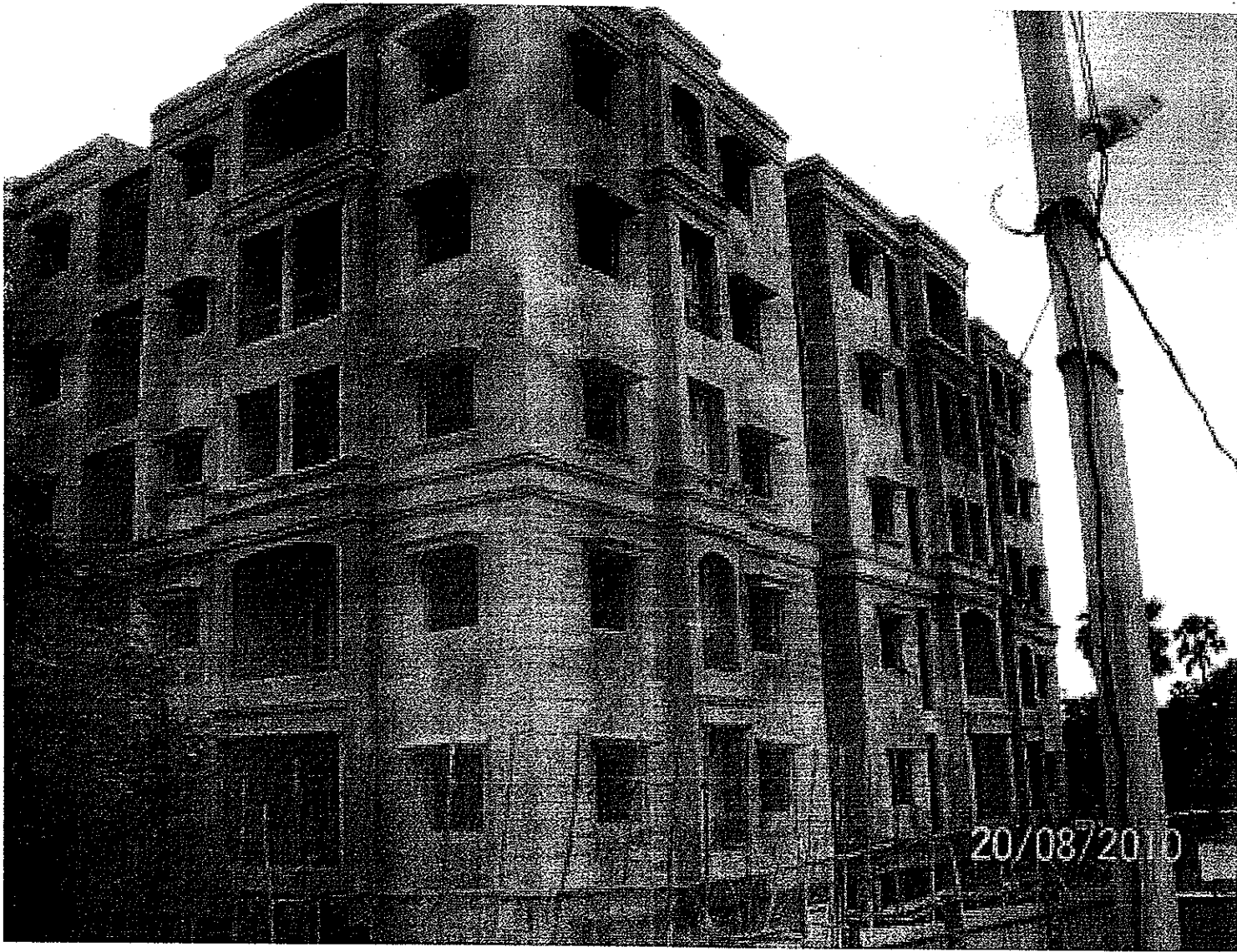
1వ పుస్తకము 2010.....వ సం పు 2360...చస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....16.....

~~నా-రిజిస్ట్రారు~~





For Sri Sai Builders

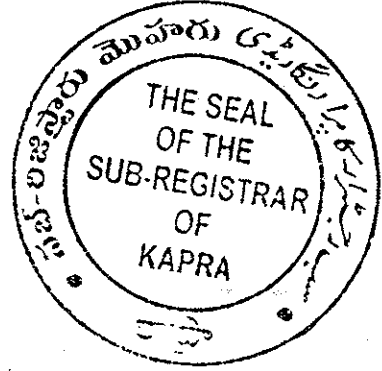

Partner

1వ పుస్తకము 2010.....వ సం పు 2360. దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 17

ఈ కాగితపు వరుస సంఖ్య..... 17

~~సబ్-రిజిస్ట్రార్~~





REGISTRATION AND STAMPS DEPARTMENT/రెజిస్ట్రేషన్ మరియు స్టాంపు శాఖ CERTIFICATE OF ENCUMBRANCE ON PROPERTY/ఆస్తుపై ఆకట్టు భార భవీకరణ పత్రము

4069120 CARD
KAPRA
Visit us at : http://www.appreregistration.com
http://www.appreregistration.com

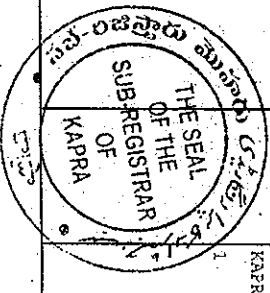
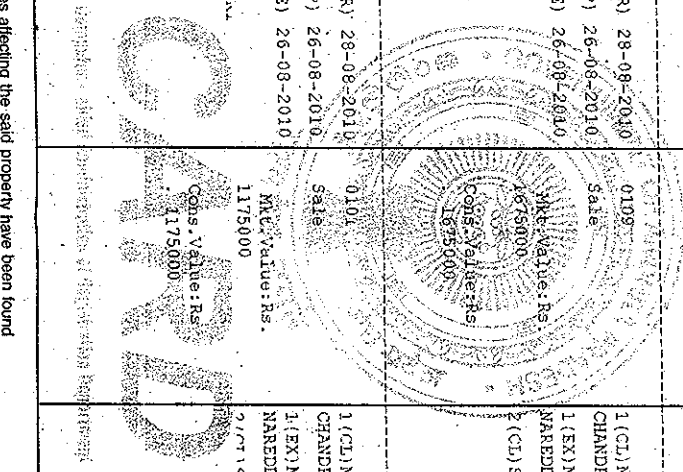
SRO/న.ఓ.కా. KAPRA Application No/భద్రాస్థు సంఖ్య: 9647 Date/తేదీ: 31-09-2010 Page/పుట: 1 / 1

Sh/Smt M.V.SAI KARTHIK CHANDRA having applied to me for a certificate giving particulars of registered acts and encumbrances if any, in respect of under mentioned property. ఈ దిక్కుపదనాందిన ఆస్తు గురించి మనకు రెజిస్ట్రేషన్ లోని ఆస్తుల పట్టికలను తెలుపు భవీకరణ పత్రమును తెలుపు భవీకరణ పత్రమును తెలుపు భవీకరణ పత్రమును

VILL./COL : MALLAPUR SURVEY : 93, 94, 95, FLAT: 207 NORTH: OPEN TO SKY SOUTH: OPEN TO SKY EAST: OPEN TO SKY & 6'-6" WIDE CORRIDOR WEST: OPEN TO SKY
DATE & TIME: Generation of EC: 31-09-2010 11:37:51
01-10-2007 30-09-2010

I hereby certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found for acts and encumbrances affecting the said property, and that on such search the following entries appear.

Sl. No. సంఖ్య (1)	(a) Description of Property ఆస్తు వివరములు (2)	Date of (E) Execution (P) Registration (R) రిజిస్ట్రేషన్ తేదీ (3)	(b) Nature & Value of Document దస్తావేజు వివరములు (4)	Names of Parties / పార్టీల వివరములు Execlutants (Ex) and Claimants (Cl) (పార్టీల వివరములు పాత్రదారులు (5) (6)	Ref. to Document Entry	
					Val.No/Page No. వాల్యుం/పుట (7) (8)	Document No./Year దస్తావేజు నెం./సం. (9) (10)
1	VILL./COL: MALLAPUR Shakthi Sai Nagar W-B: 3-14 SURVEY: 93 94 95 PLOT: / HOUSE: / FLOOR:#02, 2A, # FLAT: 207 APARTMENT: GUNPOHAR GARDENS EXTENT: 0 SQ.Yds BUILT: 1420 Sq.ft. Boundaries: [N]: OPEN TO SKY [S] OPEN TO SKY [E]: OPEN TO SKY & 6'-6" WIDE CORRIDOR [W]: OPEN TO SKY LINK DOCT: 1507,1311/2004# 1507,4000/2007# 1507,4464/2007# 1507,8184/2003# 1507,10300/2005# 1507,10302/2005#	(R) 28-09-2010 (P) 26-09-2010 (E) 26-09-2010	0109 Sale Cons. Value:Rs. 1675000 Mkt. Value:Rs. 4675000	1 (CL)MULAKALURI VENKATA SAI KARTHIK CHANDRA 1 (EX)M/S SRI SAI BUILDERS REP BY NAREDDY KIRAN KUMAR 2 (CL)SRINIRAI SURI MULAKALURI	0/0	2361 / 2010 of SRC KAPRA 1
2	VILL./COL: MALLAPUR Shakthi Sai Nagar W-B: 3-14 SURVEY: 93 94 95 PLOT: / HOUSE: / FLOOR:#02, 2A, # FLAT: 207 APARTMENT: GUNPOHAR GARDENS EXTENT: 42.34 SQ.Yds BUILT: 1420 Sq.ft. Boundaries: [N]: OPEN TO SKY [S] OPEN TO SKY [E]: OPEN TO SKY & 6'-6" WIDE CORRIDOR [W]: OPEN TO SKY LINK DOCT: 1507,1311/2004# 1507,4000/2007# 1507,4464/2007# 1507,8184/2003# 1507,10300/2005# 1507,10302/2005#	(R) 28-09-2010 (P) 26-09-2010 (E) 26-09-2010	0101 Sale Cons. Value:Rs. 1175000 Mkt. Value:Rs. 1175000	1 (CL)MULAKALURI VENKATA SAI KARTHIK CHANDRA 1 (EX)M/S SRI SAI BUILDERS REP BY NAREDDY KIRAN KUMAR 2 (CL)SRINIRAI SURI MULAKALURI	0/0	2360 / 2010 of SRC KAPRA 1



I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found for acts and encumbrances affecting the said property, and that on such search the following entries appear.
Search made and certificate prepared by/ భవీకరణ పత్రము తయారు చేసిన వారు GABRADOY
Search verified and certificate examined by/ సరిచూచి భవీకరణ పత్రము పరిశీలించిన వారు
Received Rs. 100 +20 towards EC-Fee against Cash Receipt No. 661
OFFICE SEAL & DATE
Signature of Registering Officer/ రిజిస్ట్రేషన్ అధికారి సంతకం

