

SCANNED

68-931

895/08

A-411

A.1002



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

A. No. 9096 Date 5/9/08 Rs. 100= *sec*  
 Sold to C. Venkatesh  
 No. 6-A, Red  
 For Whom Sri Sai Builders,

*L. G. Chimalg*  
 G 362212  
**LEELA G CHIMALG!**  
 STAMP VENDOR  
 N. 02/2007  
 5-4-76/A, (Gallari Rangun)  
 SECUNDERABAD-500 003

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 31 day of March 2008 at Secunderabad by and between:

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, Son of Madhusudhan Reddy, aged about 34 years, Occupation: Business hereinafter called the "Builder" (which expression where the context so permits shall mean and include its successors in interest, nominee, assignee).

AND

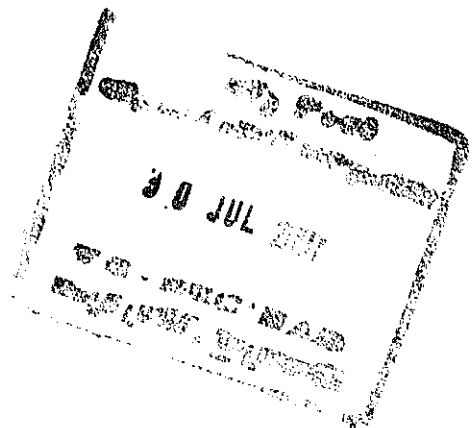
MRS. M. UMA NAGALAKSHMI, DAUGHTER OF MR. M. SAMBASIVA RAO, aged about 33 years, residing at H. No. 1-1-336/85, Shubhamastu Apartments, Flat No. 201, Viveknagar, Chikkadpally, Hyderabad - 500 020., hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Sri Sai Builders

Partner

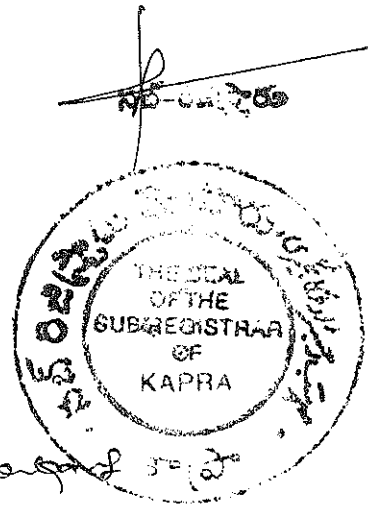
*x M. Uma*

53/08



1వ పుస్తకము 2008.....వ సం పు 895.....వ పేజీలు  
 మొత్తము కాగితముల సంఖ్య..... 11.....  
 ఈ కాగితపు వరుస సంఖ్య..... 1.....

2008 వ సం... జూలై... నెల... 31... వ తేది  
 1929 శా.క. ప్రచారము..... 11..... వ తేది  
 పరలు..... 2..... గంటల  
 మధ్య కాప్రొ సర్వే...  
 శ్రీ... K. Prebhakar Reddy  
 రిజిస్ట్రేషన్...  
 అనుసరించి...  
 మరియు వేలము...  
 రుసుము రూ..... 1000.....



వాసి ఇచ్చినట్లు ఒప్పుకొన్నది  
 ఎడమ బొటన ప్రేలు

Prabhakar S/o. K.P. Reddy occ. Service  
 No. 5-6-18/13 & 4, 2nd floor, Sakam mansion  
 M.G. Road, Sec'bad, through attested GPR for  
 presentation of documents, vide GPR No. 177/18/08  
 at SRO, Uppal, R.R.Div



M. Uma

ఎడమ బొటన ప్రేలు

M. Uma Nagalakshmi O/o M. Sambasiva Rao  
 occ. Service, No. 1-1-326/25, Thubamastu  
 Apts, Flat No. 201, Viveknagar, Chikkadpally  
 Hyderabad.



రూపించినది

Venkat Reddy S/o. Late Anji Reddy occ. Service  
 No. 1-10-24, HR Colony, Moulali, Hyderabad

*[Signature]*

P. Pradeep S/o. P. Dharamraj occ. Service  
 No. 1-10-263, New Bungalow, Sec'bad.

*[Signature]*

2008 వ సం... జూలై... నెల... 31... వ తేది  
 1929 శా... ప్రచారము... 11... వ తేది సర్-రిజిస్ట్రారు

WHEREAS:

- A. The Buyer under a Sale Deed dated 31.03.2008 has purchased a semi-finished standard apartment bearing no. 411, on the fourth floor in block no. 'A', admeasuring 485 sft. of super built up area in residential apartments styled as Gulmohar Gardens together with
- Proportionate undivided share of land to the extent of 29.83 sq. yds.
  - A reserved two wheeler parking bearing no. 56 admeasuring about 15 sft.
- This Sale Deed is registered as document no. 894/08, in the office of the Sub-Registrar, Kapra, R. R. District. This Sale Deed was executed subject to the condition that the Buyer shall enter into a Agreement for Construction for completion of construction of the semi-finished apartment as per the agreed specifications.
- B. The Buyer is desirous of getting the construction completed with respect to the scheduled apartment by the Builder.
- C. The Buyer as stated above had already purchased the standard apartment bearing no. 411 on the fourth floor in block 'A' and the parties hereto have specifically agreed that this construction agreement and the Sale Deed referred herein above are and shall be interdependent and co-existing agreements.
- D. The parties hereto after discussions and negotiations have reached certain understandings, terms and conditions etc., for the completion of construction of the scheduled apartment and are desirous of recording the same into writing.

NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:

- The Builder shall complete the construction for the Buyer a standard apartment bearing no. 411 on the fourth floor in block no. 'A' admeasuring 485 sft. of super built up area and undivided share of land to the extent of 29.83 sq. yds. A reserved two wheeler parking bearing no. 56 admeasuring 15 sft. as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 4,35,000/- (Rupees Four Lakhs Thirty Five Thousand Only).
- The Buyer shall pay to the Builder the balance consideration of Rs. 4,35,000/- (Rupees Four Lakhs Thirty Five Thousand Only) and the Builder admit and acknowledge the receipt for above said consideration.
- The Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 1 month from the due date.
- The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan to the Buyer for whatsoever reason. The payment of installments to the Builder by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.

For Sri Sai Builders

Partner

x M. Uma

1వ పుస్తకము 2008 సం. ఫ. 895

మొత్తము కారితముల సంఖ్య 11

ఈ కారితపు వరుస సంఖ్య 2

*[Signature]*  
సబ్-రెజిస్ట్రారు

**ENDORSEMENT**

Certified that the following amount has been paid in respect of this document:

**I. Stamp Duty:**

- 1. In the shape of stamp duty ..... Rs. 100 / -
- 2. In the shape of stamp duty ..... Rs. 4250 / -
- 3. In the shape of stamp duty (Sec. 1000) ..... Rs. =
- 4. a. Sustained ..... of A.S. Act. 1899, if any ..... Rs. =

**M. Transfer Duty:**

- 1. In shape of challan ..... Rs. =
- 2. in the shape of cash ..... Rs. =

**III. Registration fees:**

- 1. In the shape of challan ..... Rs. 1000 / -
- 2. in the shape of cash ..... Rs. =

**IV. User Charges**

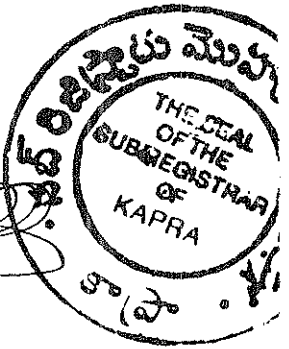
- 1. In the shape of ..... Rs. 100 / -
- 2. In the shape of ..... Rs. =

Rs. 5450 / -

*[Signature]*  
SUB-REGISTRAR  
KAPRA


1వ పుస్తకము 2008 సం./ చా.న. 1029వ  
ఫ. 895 తెలంగాణ రిజిస్ట్రారు చేయబడి  
సాక్షులకు విచిత్రం గుర్తింపు నెంబరు 1526 -  
895/2008 గా యివ్వబడ్డనైనది  
2008 సం. మార్చి 31 వ తేది

*[Signature]*  
సబ్-రెజిస్ట్రారు



5. The Buyer has handed over the vacant and peaceful possession of the semi-finished standard apartment bearing no. 411 on the fourth floor in block 'A' to the Builder for the purposes of completion of construction of the apartment.
6. The Builder shall construct the Apartment in accordance with the plans and designs and as per specifications annexed hereto. Cost of any additions and alterations made over and above the specifications at the request of the Buyer shall be charged extra.
7. The Builder shall be liable to pay all such amounts for and on behalf of the Buyer as may be required by concerned government / quasi government departments for water & electricity connections and for any other amenities. Such payments shall solely be borne by the Builder.
8. The Builder shall complete the construction of the Apartment and handover possession of the same by 31<sup>st</sup> March 2008 provided the Buyer fulfils all his obligations under this agreement. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said Apartment within the stipulated period if the construction is delayed or stopped by the reason of non-availability of essential inputs like steel, cement etc. or on account of prevention, obstruction, prohibition, ordinance, legislation and/or notification by any governmental / quasi governmental authorities and agencies on account of any other reasons which are beyond the control of the Builder like war, civil commotion etc. The Buyer shall not have any right to claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.
9. The Builder upon completion of construction of the Apartment shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the Apartment provided however, that the Buyer shall not be entitled to take possession if he / she has not fulfilled the obligations under this agreement. After such intimation, the Builder shall not be liable or responsible for any loss, theft, breakages, damages, trespass and the like.
10. The Buyer upon taking possession of the apartment shall own and possess the same absolutely and shall have no claims against the Builder on any account, including any defect in the construction.
11. The Buyer upon receipt of the completion intimation from the Builder as provided above, shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said Apartment.
12. The Builder shall deliver the possession of the completed Apartment to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.

For Sri Sai Builders

  
Partner

x M. Uma



13. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions, alterations to the structures etc., that may be necessary for execution of the Gulmohar Gardens project.
14. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall not seek or cause the stoppage or stay of construction or related activity in the Gulmohar Gardens project or cause any inconvenience or obstructions whatsoever. However, the claim of the Buyer against the Builder shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Builder. This understanding is specifically reached amongst the parties for the overall interest of the other Buyers in the project and for the smooth uninterrupted execution of the works for the project as a whole.
15. It is hereby agreed and understood explicitly between the parties hereto that the Buyer shall be solely responsible for payment of any, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the Apartment under this agreement, or the sale deed..
16. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.
17. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement, the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to forfeit a sum equivalent to 50% of the total agreed consideration as liquidated damages from the amounts paid by the Buyer to the Builder. The Builder shall further be entitled to allot, convey, transfer and assign the said Apartment to any other person of their choice and only thereafter, the Builder will refund the amounts paid by the Buyer after deducting liquidated damages provided herein.
18. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form as amended from time to time shall be deemed to be the part of this agreement unless otherwise specifically waived and/or differently agreed upon in writing.

For Sri Sai Builders



Partner

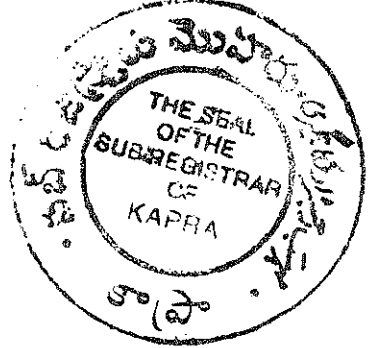
X M. Uma

1వ స్థానము 778.....వ ను 895

మొట్టమొదటి బాధితుని నంబరు..... 11

ఈ బాధితుని వయస్సు..... 4


*[Handwritten signature]*





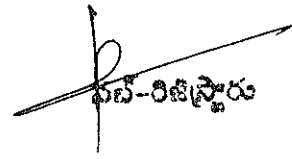
19. In case of any dispute between the parties, the matter shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Secunderabad and the proceedings shall be in English. The place of legal jurisdiction shall be at Secunderabad.
20. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
21. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.
22. Stamp duty and Registration amount of Rs. 5350 = /- is paid by way of challan No. 758/50, dated 31.03.08, and VAT paid an amount of Rs. 4350 = /- by way of Payorder No. 19654, dated 31.03.08, both drawn on State Bank of Hyderabad, Kushaiguda Branch, R. R. District.

For Sri Sai Builders

  
Partner

x M. Uma

1వ పుస్తకము సంఖ్య.....వ సంపుట.....895.....దస్తవేజులు  
మొత్తము కాగితముల సంఖ్య.....11.....  
ఈ కాగితపు పనుల సంఖ్య.....5.....

  
పంచ-రిజిస్ట్రారు



SCHEDULE 'A'

SCHEDULE OF LAND

All that piece of land admeasuring Ac. 4-0 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	Shakti Sai Nagar Colony
West By	Sy. No. 92

SCHEDULE 'B'



SCHEDULE OF APARTMENT

All that portion forming semi-finished standard apartment no. 411 on the fourth floor, in block no. 'A', admeasuring 485 sq. ft. of super built up area together with proportionate undivided share of land to the extent of 29.83 sq. yds. and a reserved parking space for two wheeler on the stilt floor bearing no. 56, admeasuring about 15 sq. ft., 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:

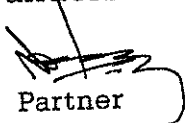
North By	6' wide corridor & Open to sky
South By	Open to sky
East By	Flat no. 410
West By	Open to sky

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

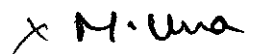
WITNESS:

1. 
2. 

For Sri Sai Builders

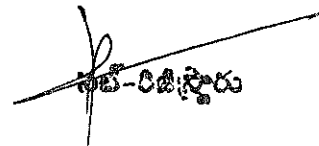
  
Partner

BUILDER

x 

BUYER

1వ పుస్తకము 2008.....వ సం వ 895.....దస్తావేజాలు  
మొత్తము కాగితముల సంఖ్య.....11.....  
ఈ కాగితపు వరుస సంఖ్య.....60.....

  
సచి-రిజిస్ట్రారు



SCHEDULE OF SPECIFICATION FOR  
COMPLETION OF CONSTRUCTION

Item	Standard Apartment	Semi-deluxe Apartment	Deluxe Apartment
Structure	RCC	RCC	RCC
Walls	4"/6" solid cement blocks	4"/6" solid cement blocks	4"/6" solid cement blocks
External painting	Exterior emulsion	Exterior emulsion	Exterior emulsion
Internal painting	Sponge finish with OBD	Smooth finish with OBD	Smooth finish with OBD
Flooring - Drawing & Dining	Mosaic	Ceramic Tiles	Marble slabs
Flooring - Bedrooms	Mosaic	Ceramic Tiles	Marble tiles
Door frames	Wood (Non-teak)	Wood (Non-teak)	Wood (Non-teak)
Doors	Moulded main door, others flush doors	Moulded main door, others flush doors	All doors – moulded
Electrical	Copper wiring with standard switches	Copper wiring with modular switches	Copper wiring with modular switches
Windows	Powder coated aluminum sliding windows with grills	Powder coated aluminum sliding windows with grills	Powder coated aluminum sliding windows with grills
Bathroom	Ceramic tiles with 7' dado	Designer ceramic tiles with 7' dado	Designer ceramic tiles with 7' dado
Sanitary	Raasi or similar make	Raasi or similar make	Raasi or similar make
C P fittings	Standard fittings	Standard fittings	Branded CP fittings
Kitchen platform	Granite tiles, 2 ft ceramic tiles dado, SS sink.	Granite tiles, 2 ft ceramic tiles dado, SS sink.	Granite slab, 2 ft ceramic tiles dado, SS sink.
Plumbing	GI & PVC pipes	GI & PVC pipes	GI & PVC pipes
Lofts	Loft in each bedroom & kitchen	Loft in each bedroom & kitchen	Loft in each bedroom & kitchen

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

WITNESS:

1.

2.

For Sri Sai Builders

  
Partner

BUILDER

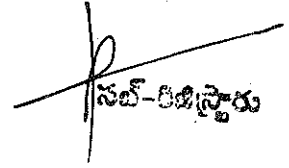
X M. Uma

BUYER.

1వ పుస్తకము 2008.....వ సం పు 895 వస్త్రవేజాలు

మొత్తము కారితముల సంఖ్య..... 11

ఈ కారితపు పటాల సంఖ్య..... 7

  
సబ్-రెజిస్ట్రారు



**REGISTRATION PLAN SHOWING**

FLAT NO. 411 IN BLOCK NO. 'A'

ON FOURTH FLOOR IN PROJECT KNOWN AS "GULMOHAR GARDENS"

**IN SURVEY NOS.**

93, 94 & 95

**SITUATED AT**

MALLAPUR VILLAGE, UPPAL

**MANDAL, R.R. DIST.**

**BUILDER:**

M/S. SRI SAI BUILDERS REPRESENTED BY ITS PARTNER

SRI NAREDDY KIRAN KUMAR, SON OF SRI MADHUSUDAN REDDY

**BUYER:**

MRS. M. UMA NAGALAKSHMI, DAUGHTER OF MR. M. SAMBASIVA RAO

**REFERENCE:**

AREA: 29.83

**SCALE:**

SQ. YDS. OR

**INCL:**

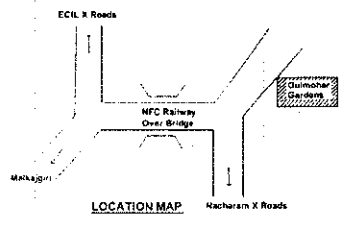
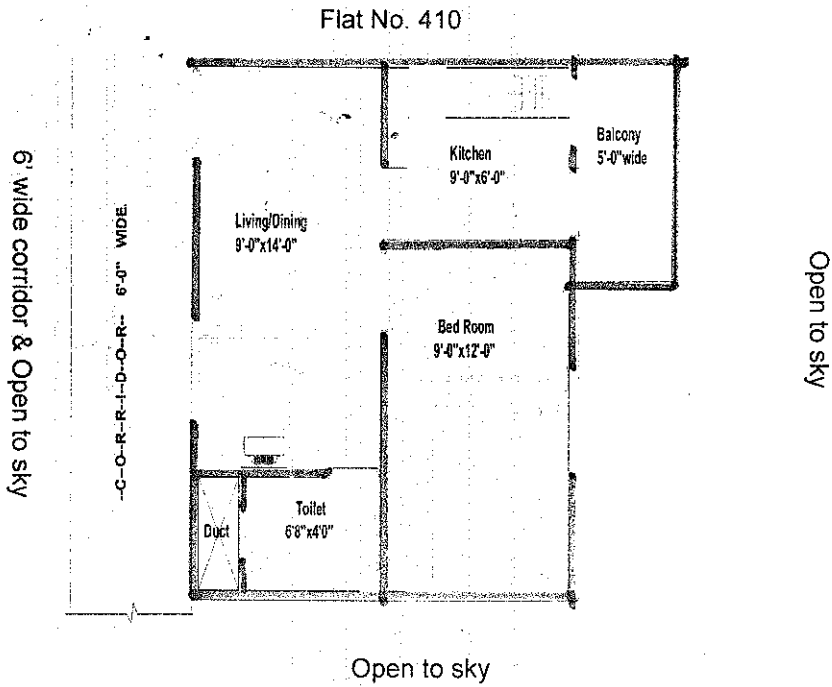
SQ. MTRS.



**EXCL:**



Total Built-up Area = 485 sft.  
Out of U/S of Land = Ac. 4-00 Gts.



**WITNESSES:**

- 1.
- 2.

For Sri Sai Builders

Partner

SIG. OF THE BUILDER

SIG. OF THE BUYER

1వ వుత్తరము 2018.....ద సం పు 895.....దస్త్రపాత్రలు

మొత్తము కారితముల సంఖ్య.....11.....


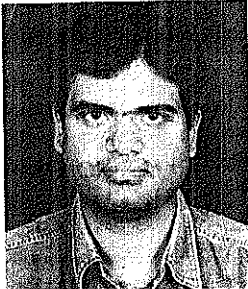
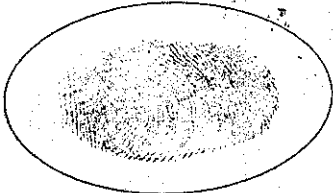

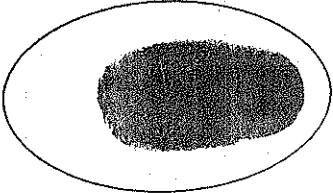

ఈ కారితపు పరాస సంఖ్య.....8.....

~~సచి-06/11/2018~~





**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>BUILDER:</u></p> <p>M/S. SRI SAI BUILDERS HAVING ITS OFFICE AT 25 A &amp; B ELECTRONIC COMPLEX KUSHAIGUDA HYDERABAD - 500 062. REPRESENTED BY ITS PARTNER MR. NAREDDY KIRAN KUMAR S/O. MR. MADHUSUDHAN REDDY.</p>
			<p><u>GPA FOR PRESENTING DOCUMENTS:</u></p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 &amp; 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003.</p>
			<p><u>BUYER:</u></p> <p>MRS. M. UMA NAGALAKSHMI D/O. MR. M. SAMBASIVA RAO R/O. H. NO. 1-1-336/85 SHUBHAMASTU APARTMENTS FLAT NO. 201, VIVEKNAGAR CHIKKADPALLY HYDERABAD - 500 020.</p>

SIGNATURE OF WITNESSES:

1.



2.



For Sri Sai Builders

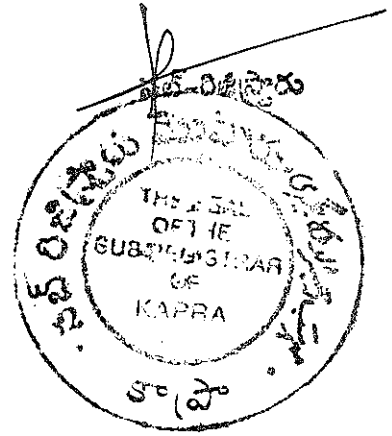


Partner

SIGNATURE OF EXECUTANTS

x M. Uma

1వ ప్రకరణం 5008.....వ సం పు 895 దస్తావేజులు  
మొత్తము కానిపేజులు సంఖ్య.....11.....  
ఈ కానితపు పేజుల సంఖ్య.....92.....





1వ అర్జీనామె నెంబర్ 8.....వ తం పు 895.....దస్తావేజాలు  
మొత్తము కాగితముల సంఖ్య..... 11  
ఈ కాగితపు వరుస సంఖ్య..... 10

~~సహ-రిజిస్ట్రారు~~





1వ పుస్తకము 2008.....వ సం వ 895 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 11

ఈ కాగితపు వరుస సంఖ్య..... 11

~~సబ్-రిజిస్ట్రారు~~



ORIGINAL

దస్తావేజులు మరియు రుసుము రశీదు

నెం. 2913

శ్రీమతి / శ్రీ

D. Kiran Kumar SPT & Pralshobha Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale	rat 2930	C.A.	rat
దస్తావేజు విలువ	303000	196540	435000	435000/-
స్టాంపు విలువ రూ.	100		100	196541
దస్తావేజు నెంబరు	894/08	ch-10	895/08	ch-10
రిజిస్ట్రేషన్ రుసుము	1515	758149	7000	758150
లోటు స్టాంపు	15050	3/3	6250	3/3
యూజర్ ఛార్జీలు	100		100	
అధనపు షీట్లు	5 X.....			
	6060			
	/			
మొత్తం	22725		5350	

అక్షరాల

Nil

రూపాయలు మాత్రమే)

తేది

31/3/08

వాపసు తేది

సా. 4 గంటలకు

సబ్ రిజిస్ట్రారు

[Signature]

Note : Document will be returned at 3.30 p.m. to 5.00 p.m.

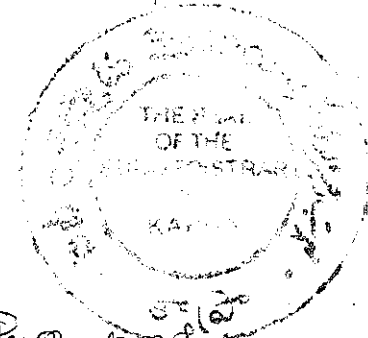
If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof if in excess of 10 days subject to maximum of Rs. 500/- will be levied.



1వ పుస్తకము 2008.....వ సం పు 894  
 మొత్తము కాగితముల సంఖ్య.....13  
 ఈ కాగితపు పుస్తక సంఖ్య.....1

2008 వ సం. డిసెంబర్ 3/.....వ తేది  
 19 వ సం. డిసెంబర్ 1/.....వ తేది  
 పంపించిన పుస్తకము.....2.....గుంటల  
 ముద్రా కార్యదానము.....  
 శ్రీ K. Prebhaleen Reddy  
 రిజిస్ట్రేషన్ నెంబర్ 177/19/06 కె.ఎస్.ఎస్.ను  
 అనుసరించి నిజామాబాద్ లోని రిజిస్ట్రేషన్ కార్యాలయము  
 వారి వద్ద నుండి పుస్తకమును పొందాము. దీనిని  
 ఈ కింద వివరాలలో పేర్కొన్న ప్రకారము పంపించాము.  
 ఈ కింద వివరాలు.....15/12/.....వ తేదీన

*[Signature]*



*[Signature]*

ద్రాసి ఇచ్చినట్లు ఒప్పకొన్నది  
 ఎడమ బొటన వ్రేలు

*[Signature]* for K.P. Reddy occ. Service  
 (b) S-6-187/2 & 4, 2nd floor, Solam mansion,  
 M. G. Road, Seciad, through attested GRA for  
 Presentation of documents, vide GRA No 177/19/06  
 at SRO, Uppal, R. R. Dist.



పూరించినది

*[Signature]*

*[Signature]* H.O. S. Dhanraj occ. Service  
 R/o. 1-10-263, New Bommalay, Seciad

*[Signature]*

*[Signature]* H.O. Rama Chandrasaiah  
 R/o. 1-10-54, HB Colony,

occ. Services  
 Mantak, Hyderabad.

2008 వ సం. డిసెంబర్ 3/.....వ తేది  
 1929 వ సం. డిసెంబర్ 1/.....వ తేది  
*[Signature]*



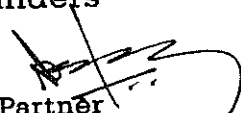
**WHEREAS:**

- 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 are 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. 4-0 Gts. by virtue of registered sale deed dated 10<sup>th</sup> July, 2003 bearing document no. 8184/03 and sale deed dated 5<sup>th</sup> February 2004 bearing document no. 1311/04 which are both registered at the office of the Sub-Registrar, Uppal, R. R. District. The said land hereinafter is referred to as The Scheduled Land, which is more fully described at the foot of this sale deed.
- B. The Vendor has purchased the Scheduled 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).
- C. 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, Ranga Reddy 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			

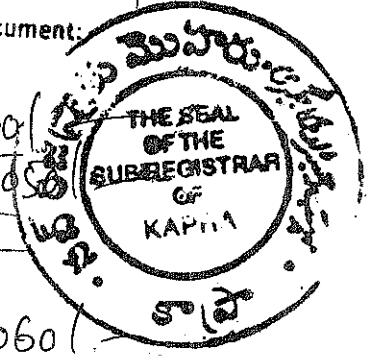
- D. The Vendor invited M/s. Modi Ventures a registered partnership firm having its office at 5-4-187/3&4, III Floor, M. G. Road, Secunderabad 500 003, hereafter referred as the Developer to develop the Scheduled Land into residential apartments in a group housing scheme named and styled as 'GULMOHAR GARDENS' and both of them have agreed to do so jointly.
- E. The Developer and the Vendor hereto have applied to the Urban Development Authority and Local Municipality for obtaining necessary building construction and other permissions. The permissions have been 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 aggregating to about 2,83,825 sft., along with parking on the stilt floor and other amenities are proposed and agreed to be constructed.

**For Sri Sai Builders**

  
Partner

1వ ప్రకటన 2008 సం. నం. 894  
 మొదటగా పాఠశాల నంబరు 13  
 ఈ కారితప్ప వరకు నంబరు 2

*[Signature]*  
 సబ్-రెజిస్ట్రారు



ENCLOSURE  
 I enclose the following amount in respect of this document:

I. Stamp Duty:  
 1. in the shape of challan ..... Rs. 100  
 2. in the shape of cash ..... Rs. 150  
 3. in the shape of cash ..... Rs. 150  
 4. in the shape of cash ..... Rs. 150

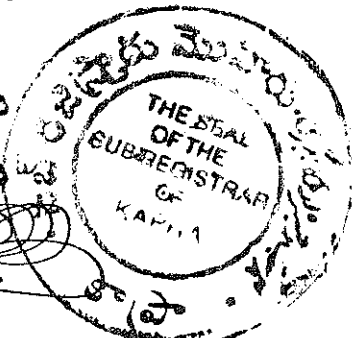
M. Transfer Duty:  
 1. in shape of challan ..... Rs. 6060  
 2. in the shape of cash ..... Rs. —

III. Registration fees:  
 1. in the shape of challan ..... Rs. 1515  
 2. in the shape of cash ..... Rs. —

IV. User Fee:  
 1. in the shape of challan ..... Rs. 100  
 2. in the shape of cash ..... Rs. 22828

*[Signature]*  
 SUB REGISTRAR  
 KAPRA

1వ ప్రకటన 2008 సం. / కా.న. 1929వ  
 నం. 894 ..... రెండవగా రిజిస్ట్రారు చేయించి  
 స్వాధీనం చేసుకున్న తేదీ 1526  
 1 - 894 / 2008 ..... దాని ద్వారా  
 2008 సం. 2007 ..... 3/



*[Signature]*  
 సబ్-రెజిస్ట్రారు

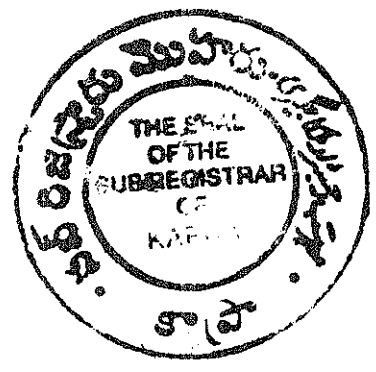
- F. The Developer and the Vendor for the purposes of joint development of the scheduled land have reached into an understanding whereby the Developer agreed to purchase certain area of land out of the total land area of 4.00 acres and the balance land to be retained by the Vendor. To give effect to this broad understanding, the Developer and the Developers have 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.
- G. By virtue of above two referred documents, the Developer and the Vendor hereto have 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' together with their respective proportionate undivided share in the Scheduled Land.
- H. 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.
- I. By virtue of the above referred agreements and deeds the Vendor is absolutely entitled to develop and sell its share of flats to any intending buyer.
- J. The Buyer is desirous of purchasing a Standard apartment bearing flat no. 411 on fourth floor, in block no. 'A' having a super built-up area of 485 sft together with undivided share in the scheduled land to the extent of 29.83 sq. yds. and a reserved two wheeler parking space bearing no.56 admeasuring about 15 sft. respectively. in the building known as Gulmohar Gardens and has approached the Vendor, such apartment is hereinafter referred to as Scheduled Apartment.
- K. 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 two agreements dated 20.10.2005
- L. The Buyer has inspected all the documents of the title of the Vendor in respect of the Scheduled 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.
- M. 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. 3,03,000/- (Rupees Three Lakhs Three Thousand Only) and the Buyer has agreed to purchase the same.

**For Sri Sai Builders**

  
**Partner**

1వ పుస్తకము 2008.....వ సం పు 894 దస్తావేజులు  
మొత్తము బాగిశముల సంఖ్య..... 13  
ఈ బాగిశపు వరుస సంఖ్య..... 3

  
సబ్-రిజిస్ట్రారు

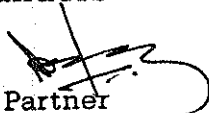


N. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the Standard apartment bearing flat no. 411 on fourth floor in block no. 'A', aving a super built-up area of 485 sft in building known as Gulmohar Gardens together with
  - a. undivided share in scheduled land to the extent of 29.83 sq. yds.
  - b. a reserved two wheeler parking space bearing no.56 admeasuring about 15 sft. situated at Sy. No. Sy. No. 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. 3,03,000/- (Rupees Three Lakhs Three Thousand Only) and the Vendor hereby admit and acknowledge the receipt of the said consideration.
2. The Vendor hereby covenant that the undivided share in Scheduled 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 Vendor 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.
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.

**For Sri Sai Builders**

  
Partner

1వ పుస్తకము 2008.....న సంఖ్య 89.....

మొత్తము కార్యముల సంఖ్య.....13.....

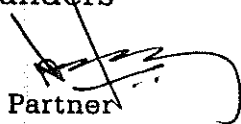
ఈ కార్యముల వరుస సంఖ్య.....4.....

~~సీ-001~~



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 Land. 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.
  - 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.

**For Sri Sai Builders**

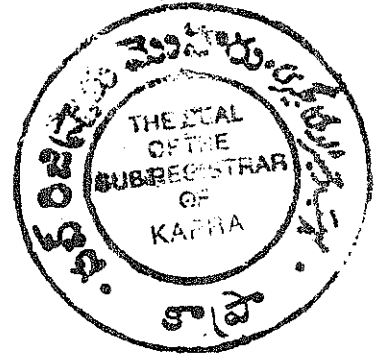
  
**Partner**

1వ దృశ్యరూపము 2008.....వ సం. పు. 89H.....వేజులు

మొత్తము తాగితముల సంఖ్య..... 13.....

ఈ తాగితపు వరుస సంఖ్య..... 5.....

  
సబ్-రిజిస్ట్రారు





- 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. 32,727/- is paid by way of challan No. 758/69, dated 31.03.08 and VAT paid an amount of Rs. 2930 = /- by way of Payorder No. 196540 dated 31.03.08, both drawn on State Bank of Hyderabad, Kushaiguda Branch, R. R. District.

For Sri Sai Builders

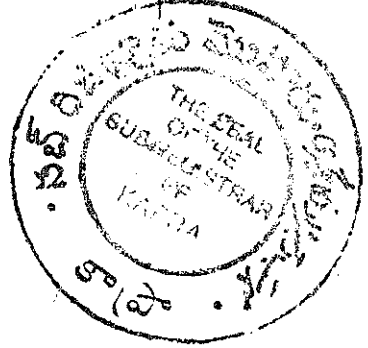
  
Partner

1వ వ్యవస్థాపకము 2008.....వ సం.పు. 89H.....

మొత్తము కాగితముల సంఖ్య..... 13.....

ఈ లాగితువు వరుస పంపు..... 6.....

~~సచి-రెజిస్ట్రారు~~



### SCHEDULE OF LAND

All that piece of land admeasuring Ac. 4-0 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	Shakti Sai Nagar Colony
West By	Sy. No. 92



### SCHEDULE OF APARTMENT

All that portion forming semi-finished standard apartment no. 411 on the fourth floor in block no. A, admeasuring 485 sft. of super built up area together with proportionate undivided share of land to the extent of 29.83 sq. yds. and a reserved two wheeler parking space bearing no.56 admeasuring about 15 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	6' wide corridor & Open to sky
South By	Open to sky
East By	Flat no. 410
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:

WITNESS:

1. 
2. 

For Sri Sai Builders

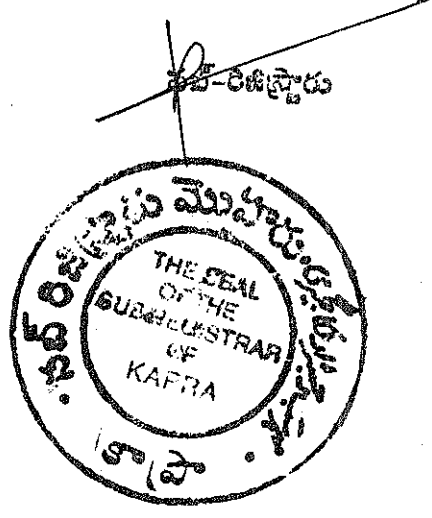
  
Partner  
VENDOR

x  
M. Uma  
VENDEE

1వ పుస్తకము 2008.....వ సం పు 894.....

మొత్తము కాగితముల సంఖ్య..... 13.....

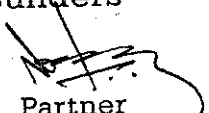
ఈ కాగితపు వసుల సంఖ్య..... 7.....



ANNEXTURE-1-A

1. Description of the Building : standard flat bearing no. 411 on the fourth floor, in block A 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 (semi-finished)
2. Age of the Building : New
3. Total Extent of Site : 29.83 sq. yds., U/S Out of Ac. 4-00 Gts.
4. Built up area particulars :
- (a) Cellar, Parking Area :
- (b) In the Ground Floor : 15 sft. Parking space for Two wheeler
- (c) In the First Floor :
- (d) In the Second Floor :
- (e) In the Third Floor :
- (f) In the Fourth Floor : 485 sft.
- (g) In the Fifth Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 3,03,000/-

For Sri Sai Builders

  
Partner

Signature of the Executants

Date: 31.03.2008

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

  
Partner

Signature of the Executants

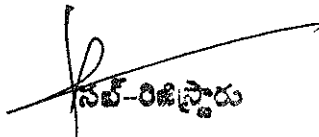
Date: 31.03.2008

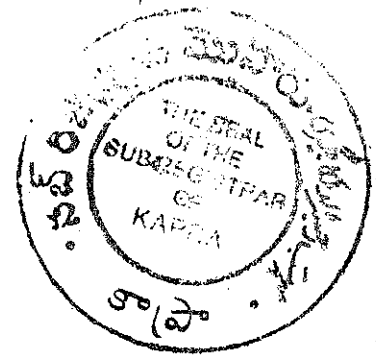
x M. Uma

1వ పుస్తకము 2008.....న పంపు 894.....వేటలు

మొత్తము కాగితములు సంఖ్య.....13.....

ఈ కాగితపు పనుల సంఖ్య.....8.....

  
నవ-రిజిస్ట్రారు



**REGISTRATION PLAN SHOWING** FLAT NO. 411 IN BLOCK NO. 'A'

ON FOURTH 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 PARTNER

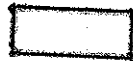
SRI NAREDDY KIRAN KUMAR, SON OF SRI MADHUSUDAN REDDY

**BUYER:** MRS. M. UMA NAGALAKSHMI, DAUGHTER OF MR. M. SAMBASIVA RAO

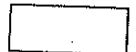
**REFERENCE:**  
**AREA:** 29.83

**SCALE:**  
SQ. YDS. OR

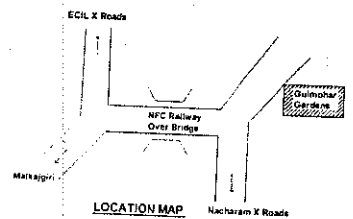
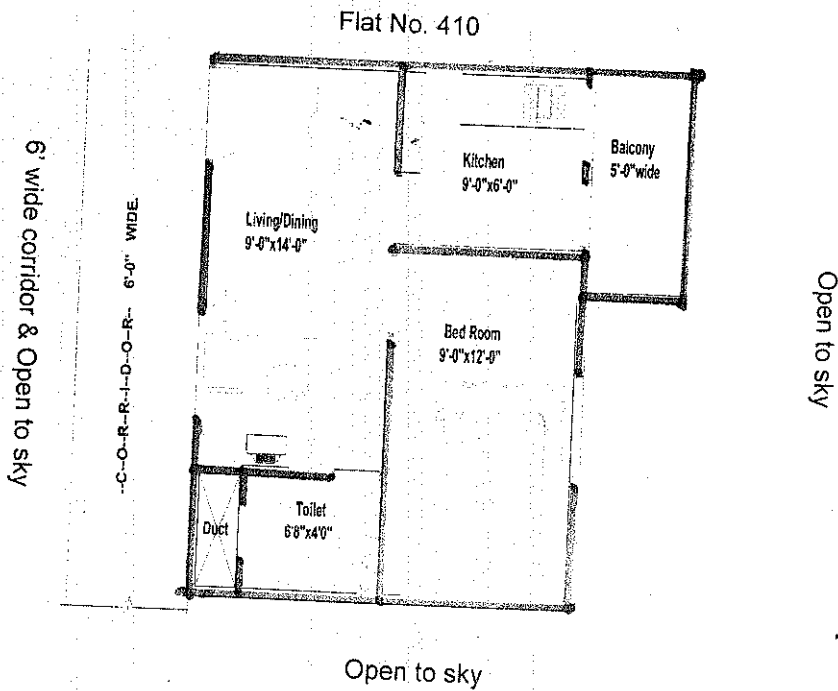
**INCL:**  
SQ. MTRS.



**EXCL:**



Total Built-up Area = 485 sft.  
Out of U/S of Land = Ac. 4-00 Gts.



**WITNESSES:**

- 1.
- 2.

For Sri Sai Builders

Partner

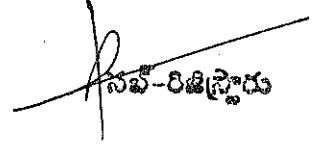
SIG. OF THE VENDOR

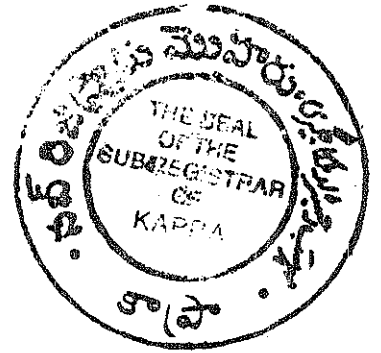
SIG. OF THE BUYER

1వ ప్రస్తావన 2008.....వ సం. పు. 894.....వ.సం.వే.సం.

మొత్తము కారితముల సంఖ్య..... 13.....

ఈ కారితపు పనుల సంఖ్య..... 9.....

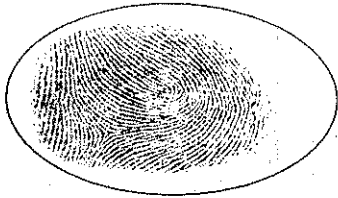
  
సబ్-రిజిస్ట్రారు





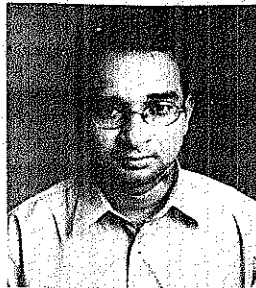
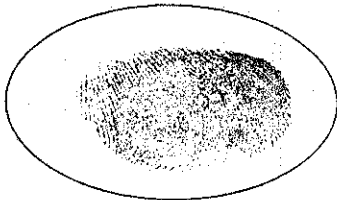
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

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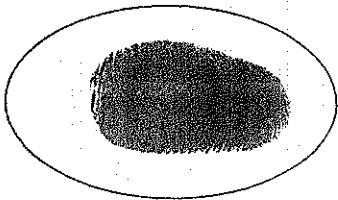
VENDOR:

M/S. SRI SAI BUILDERS  
HAVING ITS OFFICE AT 25  
A & B ELECTRONIC COMPLEX  
KUSHAIGUDA  
HYDERABAD - 500 062.  
REPRESENTED BY ITS PARTNER  
MR. NAREDDY KIRAN KUMAR  
S/O. MR. MADHUSUDHAN REDDY.



GPA FOR PRESENTING DOCUMENTS:

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.



BUYER:

MRS. M. UMA NAGALAKSHMI  
D/O. MR. M. SAMBASIVA RAO  
R/O. H. NO. 1-1-336/85  
SHUBHAMASTU APARTMENTS  
FLAT NO. 201, VIVEKNAGAR  
CHIKKADPALLY  
HYDERABAD - 500 020.

SIGNATURE OF WITNESSES:

- 
- 

For Sri Sai Builders

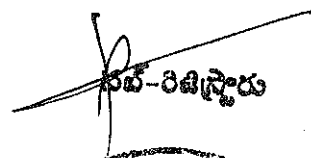
Partner

SIGNATURE OF EXECUTANTS

1వ ప్రార్థనలు 2008.....వ సం. ప్ర. 89H.....వై.సీ.లు

మొత్తము కాగితముల సంఖ్య..... 13.....

ఈ కాగితపు వలస సంఖ్య..... 10.....

  
సహ-రిజిస్ట్రారు

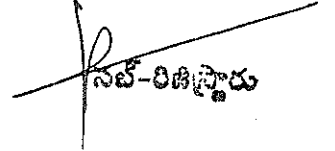


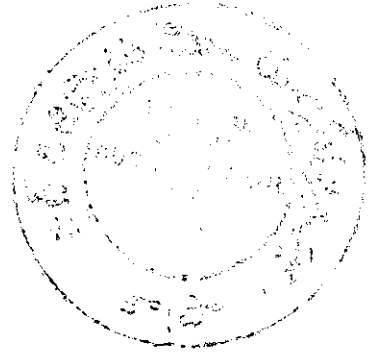


1వ భాగము 2008.....వ సం వు. 89H.....వేదాలు

మొత్తము కాగితముల సంఖ్య.....13.....

ఈ కాగితపు వరుస సంఖ్య.....11.....

 సబ్-డివిజన్

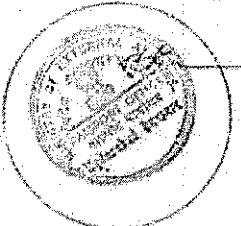




भारत गणराज्य, भारत सरकार, नई दिल्ली।  
यह पासपोर्ट केवल भारत के अन्तर्गत प्रयोग के लिए है।  
यह भारत के विदेशी क्षेत्रों में प्रयोग के लिए नहीं है।

भारत गणराज्य के नागरिकों को भारत के अन्तर्गत प्रयोग के लिए जारी किया गया है।  
यह भारत के विदेशी क्षेत्रों में प्रयोग के लिए नहीं है।

म. रामसुब्रह्मण्य राय  
M. Ramasubrahmanyam Ray  
For Passport Officer  
हैदराबाद/Hyderabad



भारत गणराज्य REPUBLIC OF INDIA



B. Uma

नागरिकता: IND  
पासपोर्ट नं.: 21238652

राज्य: KARNATAKA

नाम: UMA LAKSHMI

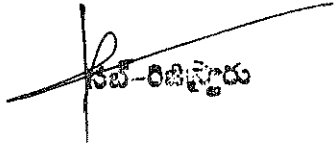
पते: 25-3-RTD

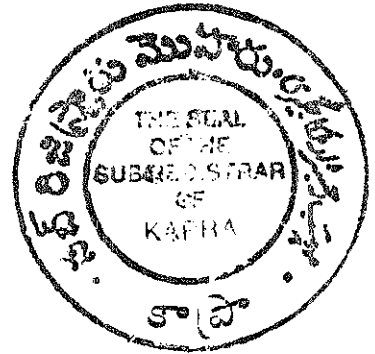
स्थान: HYDERABAD

दिनांक: 01-10-2001

8-10-2001

1వ పుస్తకము సంఖ్య.....వ సంపు 894.....  
మొత్తము కాగితముల సంఖ్య.....13.....  
ఈ కాగితపు వరుస సంఖ్య.....12.....

  
సబ్-రిజిస్ట్రారు





1వ పుస్తకము 2008.....వ సంపు. 894.....దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....13.....

ఈ కాగితపు వరుస పంఖ్య.....13.....

~~సబ్-రిజిస్ట్రారు~~

