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C 134026

C.H. Rameth
C. Marsingh
Sri Sai Builders

K. S. Narayanan
O.V.L. No. 26/98, L.R. No. 39/2006
City Civil Court,
SECUNDERABAD

AGREEMENT OF SALE

This Agreement of Sale is made and executed on this 6th day of October 2006 at Secunderabad by and between

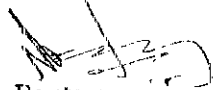
M/S. SRI SAI BUILDERS, a registered partnership firm having its office at 25, A & B Electronic Complex, Kushaiguda, Hyderabad – 500 062 represented by its partner Sri Sri Nareddy Kiran Kumar, S/o. Mr. Madhusudhan Reddy, aged 32 years, hereinafter called the "Vendor" (which expression where the context so permits shall mean and include its successors in interest, nominee, assignee).

AND

MRS. KRISHNA VENI, WIFE OF MR. K. S. NARAYANAN, aged 34 years, residing at 31, Saket Layout Phase-I, Kapra, Hyderabad - 62, hereinafter called the "Buyer" (which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.).

For Sri Sai Builders

A-501.agr.sale


Partner



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 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 Scheduled Land, more fully described in Schedule 'A' annexed to this Agreement.
- 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, 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			

- 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 Vendor and the Developer 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.
- 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 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 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 & 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 an apartment no. 501 on the fifth floor in block no. 'A' in the proposed building Gulmohar Gardens and has approached the Vendor. Such apartment 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. 11,00,000/- (Rupees Eleven Lakhs Only) and the Buyer has agreed to purchase the same.
- N. The Buyer has made a provisional booking vide booking form no. 148 dated 05.04.2006 for the above referred apartment and has paid a booking amount of Rs. 10,000/- to the Vendor.
- O. The parties hereto after discussions and negotiations have agreed to certain terms and conditions of sale and are desirous of reducing the same into writing.

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. That the Vendor agrees to sell for a consideration and the Buyer agrees to purchase a Deluxe Apartment together with proportionate undivided share in land and a parking space, as a package, as detailed here below in the residential apartment named as Gulmohar Gardens, being constructed on the Scheduled Land (such apartment hereinafter is referred to as Scheduled Apartment) which is more fully described in Schedule 'B' annexed to this agreement. The construction of the Scheduled Apartment will be as per the specifications given in Schedule 'C'.
- Schedule of Apartment
- a) Deluxe Apartment No. 501 on the fifth floor in block no. 'A' admeasuring 975 sft of super built up area.
- b) An undivided share in the Schedule Land to the extent of 59.96 Sq. Yds.
- c) A reserved parking space for two wheeler and car on the stilt floor bearing nos. 61 and 18, admeasuring about 15 and 100 sft. respectively.

For Sri Sai Builders


Partner

A-501.agr.sale


Vendor

Page 3 of 10

2. That the total sale consideration for the above shall be Rs. 11,00,000/- (Rupees Eleven Lakhs only). The break-up of such sale consideration is as under:
 - (a) Towards undivided share of land Rs. 3,74,050/-.
 - (b) Towards cost of construction, parking, amenities, etc. Rs. 7,25,950/-.
3. That the Buyer has paid an amount of Rs. 10,000/- to the Vendor, the receipt of which is admitted and acknowledged by the Vendor.
4. The Buyer agrees to pay the balance sale consideration amount of Rs. 10,90,000/- to the Vendor in installments as stated below:

Installment	Amount	Due Date of Payment
Installment I	50,000/-	5 th May 2006
Installment II	1,73,333/-	1 st July 2006
Installment III	1,73,333/-	1 st October 2006
Installment IV	1,73,333/-	1 st January 2007
Installment V	1,73,333/-	1 st April 2007
Installment VI	1,73,333/-	1 st July 2007
Installment VII	1,73,333/-	1 st October 2007

The installments received will be appropriated first towards the consideration for sale of undivided share in land.

5. That the Buyer shall pay the installments as mentioned in clause 4 above regularly in favour of the Vendor either by demand draft / pay-order / cheque / cash and obtain receipt for the same and the Buyer shall pay such installments on the due dates. In the event the installment payments are delayed by more than 15 days after they become due, the Buyer shall be liable to pay the overdue installments with interest calculated @1.5% p.m. Under no circumstances the Buyer shall delay the payment of installments for more than 3 months from the due date.
6. That in case of delay in payment of installments for more than 3 months from the due date, this agreement shall stand cancelled and the Vendor shall be entitled to charge cancellation charges @ 15% of the agreed total sale consideration. In the event of the Buyer proposing for a housing loan and the Buyer fails to obtain housing loan within 30 days of the provisional booking, the cancellation charges will be nil provided necessary intimation to this effect is given to the Vendor in writing along with necessary proof of non-sanction of the loan. In case of such non intimation the cancellation charges shall be Rs. 5,000/-, Rs. 10,000/- & Rs. 15,000/- for single, double & three bedroom apartments respectively. Further if on the request of the Buyer the booking is cancelled within 60 days of the provisional booking the cancellation charges shall be Rs. 15,000/-, Rs. 20,000/- & Rs. 30,000/- for single, double and three bedroom apartments respectively.
7. The Vendor shall be entitled to re-allot / sell the said apartment thus cancelled in favour of any other person. No notice from the Vendor shall be necessary to the defaulting Buyer to take action as stated herein, and such action shall be the sole prerogative and discretion of the Vendor and the defaulting Buyer shall have no say in or to object to the same.
8. That the Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanction within 30 days from the date of provisional booking. The Vendor 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 Vendor by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.
9. That for the purposes of creating a charge in favour of the bank / financial institutions on the apartment being constructed so as to enable the Buyer to avail housing loan, the Vendor will execute a sale deed in favour of the Buyer for sale of apartment in a semi-finished state. In the event of execution of sale deed before the apartment is fully completed, the Buyer shall be required to enter into a separate construction contract with the Vendor for completing the unfinished apartment and the Buyer shall not raise any objection for execution of such an agreement.

10. That in the event the Buyer is arranging/has arranged finance under Housing Finance scheme/or any other scheme for the purchase of schedule apartment and payment of sale consideration under this Agreement, it shall be the sole responsibility of the Buyer for timely payments from such financier to the Vendor. Any default in payment by such financier to the Vendor shall be deemed to be the default by the Buyer and the consequence as regards default in payments as contained under this Agreement shall become operative.
11. That any time given to the Buyer for fulfillment of his obligations hereunder by the Vendor or the nominee of the Vendor shall not be considered to be a waiver of any term or condition of this agreement nor shall it give any rights to the Buyer other than the time so granted. Such granting of the time etc., shall not prejudice the rights of the Vendor in any manner whatsoever.
12. That on payment of the full consideration amount as mentioned above and on completion of construction of the said apartments, the Vendor shall deliver the possession of the schedule apartment to the Buyer with all amenities and facilities as agreed to between the parties and the Buyer shall enter into possession of the schedule apartment and enjoy the same with all the rights and privileges of an owner.
13. That the Buyer has examined the title deeds, plans, permissions and other documents and is fully satisfied with regard to the title of the Vendor and the authority of Vendor to transfer the rights hereunder and the Buyer shall not hereafter, raise any objection on this account.
14. That it is hereby agreed and understood explicitly between the parties hereto that the Buyer shall be solely responsible for payment of VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the apartments under this agreement, or the sale deed, and/or the agreement of construction.
15. That the Vendor shall build the apartment, etc. in the proposed building according to the plans and designs made out and according to the specifications mentioned in Schedule 'C' hereto with such modifications and alterations as may be required or are deemed necessary by the Vendor under the circumstances from time to time. The cost of any additions and alterations made over and above the specifications at the request of the Buyer shall be charged extra.
16. That it is specifically understood and agreed by the Buyer that the Sale Deed executed in favour of the Buyer and the Agreement for Construction entered into, if any, between the parties hereto in pursuance of this agreement are interdependent, mutually co-existing and are inseparable.
17. 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.
18. That the residential apartment shall always be called 'Gulmohar Gardens' and the name thereof shall not be changed.
19. That the Vendor agrees to deliver the schedule apartment to the Buyer on or before 1st July 2007, with a further grace period of 6 months.

For Sri Sai Builders

Partner



20. That in event of any delay in the completion of the construction of the scheduled apartment and delivery of possession of the said tenement by reason of non-availability of essential inputs like cement, steel etc. or by reason of war, civil commotion, etc. or due to any act of God or due to any difficulty arising from any Government ordinances, legislation or notification by the Government or local authority etc., the Vendor shall not be held responsible. The Buyer shall not have any right to claim any interest, loss or damage etc. or shall not insist for the refund of any amount till the final work is completed.
21. That upon completion of construction of the apartment the Vendor shall intimate to the Buyer the same at his last known address and the Buyer shall be obliged to take possession thereof, subject to the condition that he has fulfilled all his obligations including payment of the entire consideration hereunder according to the terms hereof strictly. After such intimation, the Vendor shall not be liable or responsible for any loss, theft, breakage, damages, trespass and the like and the Buyer shall also be obliged to pay for maintenance thereof to the Vendor or the respective society.
22. That the Buyer shall not cause any obstruction or hindrance, to the Vendor and shall give reasonable access, permission, assistance to him or his nominated contractors or their agents, nominees etc., or body that may be set up by Vendor to construct, repair, examine, survey the building or make such additions, alterations, etc., that may be necessary and such other acts and things that may be necessary.
23. That the Buyer shall not cut, maim, injure, tamper or damage any part of the structure or any part of the building nor shall he/she/they make any additions or alterations in the building without the written permission of the Vendor or from the Gulmohar Gardens Owners Association, the body that has been / shall be formed for the maintenance of the Apartments.
24. That the Buyer shall keep and maintain the building 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, disturbances or difficulty to the occupiers of the other apartments 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.
25. That from the intimation as to possession of the Scheduled Apartment or date of receipt of possession of the apartment, whichever is earlier the Buyer shall be responsible for payment of all taxes, levies, rates, dues, duties charges, expenses etc that may be payable with respect to the Schedule apartment including Municipal taxes, water and electricity charges either assessed/charged individually or collectively and such other taxes, etc. payable to state or Central Government or other local bodies or any other concerned body or authority, etc.
26. That the Buyer shall not have the right to let, sublet, alienate, charge, encumber or otherwise deal with apartment before it is fully constructed and possession delivered unless he/she/they have made full payments including other charges such as for electricity, water and other connections etc., under and strictly according to this agreement.

For Sri Sai Builders

Partner

Vendor

Vendor

27. That the Buyer shall become a member of the Gulmohar Gardens Owners Association, the body that has been / shall be formed for the maintenance of the building. As a member, the Buyer shall abide by the rules and by-laws framed by the said association, which shall be the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other services and property of common enjoyment) and shall pay such amount or amounts as decided by the said 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.
28. That the Buyer shall impose all the conditions laid down in the agreement upon the transferee, tenant, occupiers or user of each apartment. However, even if such conditions are not laid down explicitly such transfers etc., shall be bound by them because these conditions are attached to the apartment and the transfer of all or any rights therein shall only be subject to such conditions.
29. That the Buyer shall be bound to execute such other papers and documents and to do all such acts and things as may be required from time to time to safeguard the interest of the Vendor which impose reasonable restrictions with regard to the ownership of such share in the land and/or the apartment etc., on account of joint ownership of the same by a number of persons.
30. That any disputes or differences between the parties hereto shall be subject to Hyderabad/Secunderabad Jurisdiction only.
31. That the Vendor shall cause this Agreement of sale to be registered in favour of the Buyer as and when the Buyer intimates in writing to the Vendor his/her/their preparedness with the amount payable towards stamp duty, registration charges and other expenses related to the registration of this Agreement.
32. That the Vendor shall, in due course, cause sale deed/s or other conveyance to be executed and registered in favour of the Buyer for transfer of the apartment, etc. and the undivided share in the land, subject to the Buyer paying all dues payable under or in pursuance of this Agreement.
33. That the stamp duty, registration charges and other expenses related to the execution and registration of this agreement of sale and other deeds, or conveyances and agreements shall be borne by the Buyer only.

For Sri Sai Builders


Partner



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, Uppai 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 apartment no. 501 on the fifth floor in block no. 'A', admeasuring 975 sq. ft. of super built up area together with proportionate undivided share of land to the extent of 59.96 sq. yds. and a reserved parking space for two wheeler and car on the stilt floor bearing nos. 61 and 18, admeasuring about 15 and 100 sq. ft. respectively, 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	6' wide corridor & Open to sky
East By	6' wide corridor
West By	Open to sky

For Sri Sai Builders


Partner



SCHEDULE 'C'

SPECIFICATION OF CONSTRUCTION

Item	Standard Apartment	Semi-deluxe Apartment	Deluxe Apartment
Structure	RCC	RCC	RCC
Walls	4 1/2" solid cement bloc	4 1/2" solid cement bloc	4 1/2" solid cement bloc
External painting	Exterior emulsion	Exterior emulsion	Exterior emulsion
Internal painting	Sponge finish with OI	Smooth finish with OB	Smooth finish with OI
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, of flush doors	All doors - moulded
Electrical	Copper wiring with standard switches	Copper wiring with modular switches	Copper wiring with modular switches
Windows	Powder coated alumin sliding windows with grills	Powder coated alumin sliding windows with grills	Powder coated alumin 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 cerar tiles dado, SS sink.	Granite tiles, 2 ft cerar tiles dado, SS sink.	Granite slab, 2 ft cerar 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 WITNESS WHEREOF the parties hereto have signed this agreement in token of their acceptance after understanding the contents with free will and without any influence or coercion in presence of the witness:

WITNESSES:

1.

2.

For Sri Sai Builders


Partner

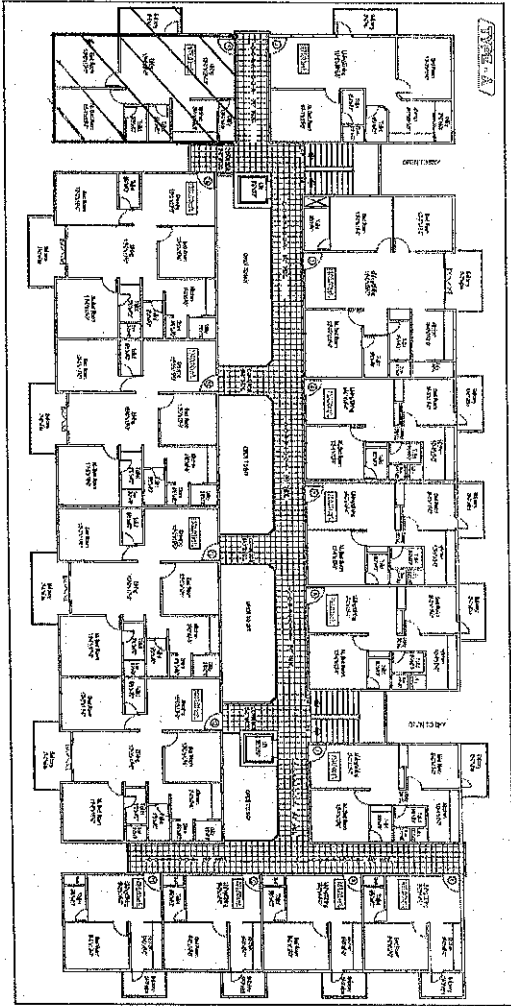
VENDOR


BUYER

Plan showing Apartment No. 501 on the fifth floor in block no. 'A' of Gulmohar Gardens at Survey Nos. 93 to 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District.

Vendor: M/s. Sri Sai Builders
Buyer: Mrs. Krishna Veni
Flat area: 975 sft.
Undivided share of land: 59.96 sq. yds.

Boundaries:
North By Open to sky
South By 6' wide corridor & Open to sky
East By 6' wide corridor
West By Open to sky



WITNESSES:

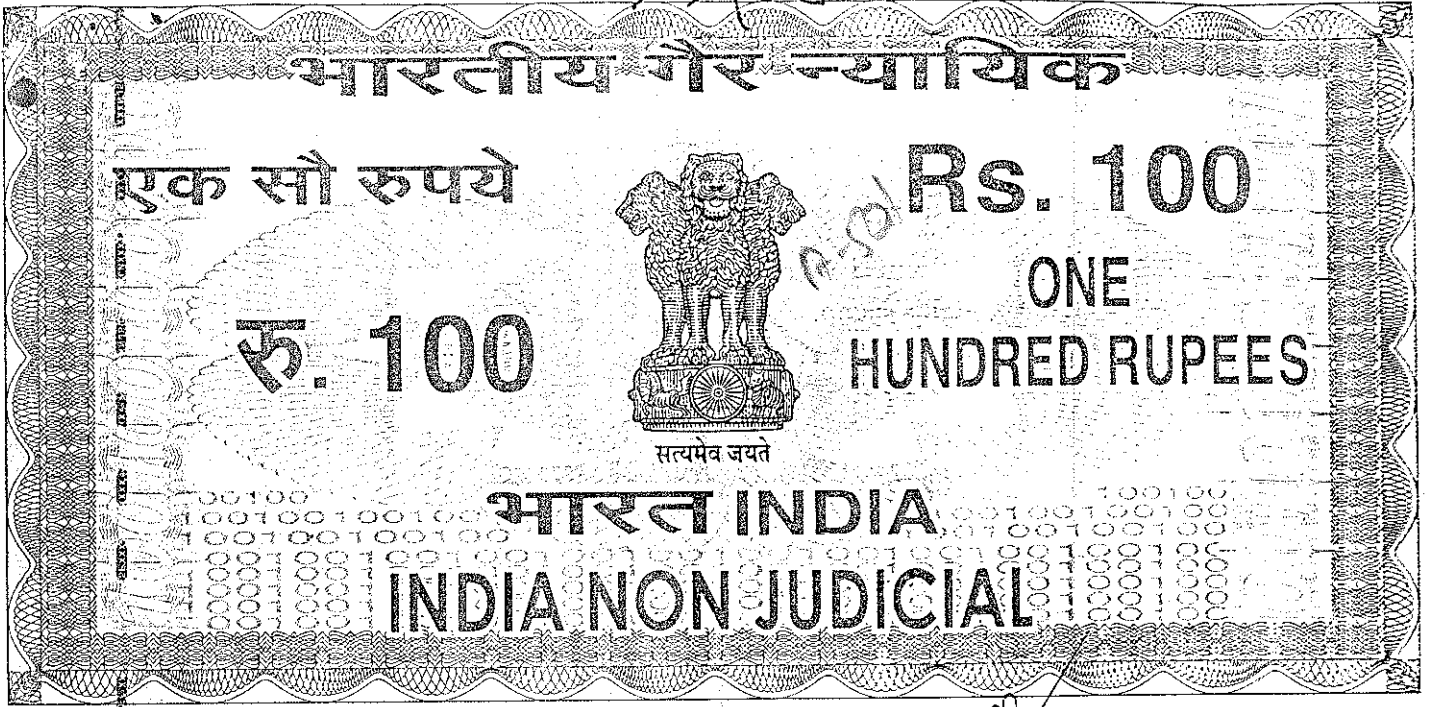
- 1.
- 2.

For Sri Sai Builders

[Handwritten Signature]
Partner
VENDOR

[Handwritten Signature]
BUYER

2203/08



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

E 640402

5613 29/01/2007
 Name: P. Phani Kumar
 S/o, D/o: P. V. Murthy
 For Whom: M/S - Sri Sai Builders

R. Srinivas
 SVL No. 26/98, R.No. 11/2007
 City Civil Court
 SECUNDERABAD.

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 29th day of February 2007 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 31, 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. KRISHNA VENI, WIFE OF MR. K. S. NARAYANAN, aged about 34 years, residing at 31, Saket Layout Phase-I, Kapra, Hyderabad - 500 062, 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

[Signature]
 Partner

Venug

Certified that the stamp duty borne by this document is denoted u/s 16 of I.S. Act of the subsequent Sale deed registered as No. 2203 of 2007 at S.R.O. Uppal and no refund of stamp duty can be claimed on this stamp.

SUB-REGISTRAR

Instrument Under Section 42 of Act II of 1880

No. 2203 of 2007 Date 15/2/07

I hereby certify that the proper deficit stamp duty of Rs. 2100 Rupees Two thousand

and hundred Rupees only has been levied in respect of this instrument

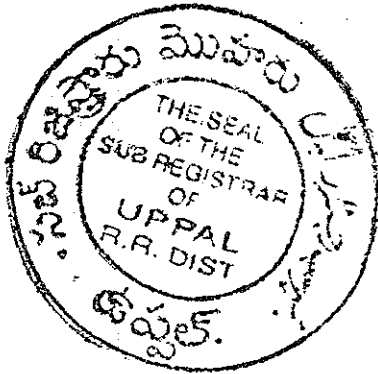
from Sri N. Kiran Kumar on the basis of the agreed Market Value

consideration of Rs. 220000 being higher than the consideration agreed Market Value.

S.R.O. Uppal

Dated 15/2/07

M. K.
Sub Registrar
and Collector U.S. 11&4
INDIAN STAMP ACT



WHEREAS:

- A. The Buyer under a Sale Deed dated 15.02.2007 has purchased a semi-finished Deluxe apartment bearing no. 501, on the fifth floor in block no. 'A', admeasuring 975 sft. of super built up area in residential apartments styled as Gulmohar Gardens together with
- Proportionate undivided share of land to the extent of 59.96 sq. yds.
 - A reserved two wheeler parking bearing no. 61 admeasuring 15 sft.
 - Car parking space bearing no.18, admeasuring 100 sft.
- This Sale Deed is registered as document no. 2303/07 in the office of the Sub-Registrar, Uppal. 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 semi-finished Deluxe apartment bearing no.501 on fifth 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.

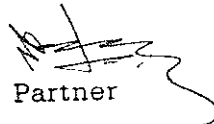
NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:

- The Builder shall complete the construction for the Buyer a Deluxe apartment bearing no.501 on the fifth floor in block 'A' admeasuring 975 sft. of super built up area and a reserved two wheeler parking space bearing no. 61 admeasuring about 15 sft. & car parking space bearing no.18, admeasuring about 100 sft. as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 2,20,000/- (Rupees Two Lakhs Twenty Thousand Only).
- The Buyer shall pay to the Builder the balance consideration of Rs. 2,20,000/- (Rupees Two Lakhs Twenty Thousand Only). in the following manner:

Installment	Amount (Rs.)	Due date of payment
I	46,665/-	1 st July 2007
II	1,73,335/-	1 st October 2007

- 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 3 months from the due date.

For Sri Sai Builders


Partner



Certified that the stamp duty on this document is deemed to have been paid on the subsequent S.R.O. registration as No. 2903 of 2008 at S.R.O. Uppal and no refund of stamp duty can be claimed on this stamp.


SUB-REGISTRAR


4. 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.
5. The Buyer has handed over the vacant and peaceful possession of the semi-finished standard apartment bearing no. 501 on fifth 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 1st October 2007 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.

For Sri Sai Builders


Partner



Certified that the stamp duty amount on this document is denoted as Rs 16/- and is not payable on the subsequent Sale Deed registered as No. 2203 of 2008. The stamp duty is not payable at S.R.O. Uppal and no refund of stamp duty can be claimed on this stamp.


SUB-REGISTRAR


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.
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 or 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.

For Sri Sai Builders


Partner



Certified that the stamp duty borne by this document is denoted u/s 16 of I.S. Act on the subsequent Sale deed registered as No. 2803 of 2000 at S.R.O. Uppal and no refund of stamp duty can be claimed on this stamp.


SUB-REGISTRAR


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.
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.

For Sri Sai Builders


Partner



Certified that the stamp duty borne by this document is denoted u/s 13 of I.S. Act on the subsequent Sale deed registered as No. 2203 of 2007 at S.R.O. Uppal and no refund of stamp duty can be claimed on this stamp.


SUB-REGISTRAR

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


BUYER

Certified that the stamp duty borne by this document is denoted u/s 16 of I.S. Act on the subsequent Sale deed registered as No. 2203 of 2008 at S.R.O. Uppal and no refund of stamp duty can be claimed on this stamp.


SUB-REGISTRAR

REGISTRATION PLAN SHOWING

SEMI-FINISHED FLAT NO. 501 IN BLOCK NO. 'A'

ON THE FIFTH FLOOR IN 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 MADHUSUDHAN REDDY

BUYER:

MRS. KRISHNA VENI, WIFE OF MR. K. S. NARAYANAN

REFERENCE:

AREA:

59.96

SCALE:

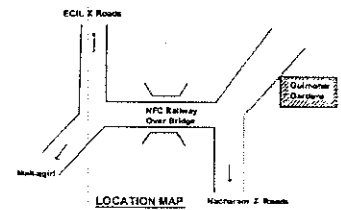
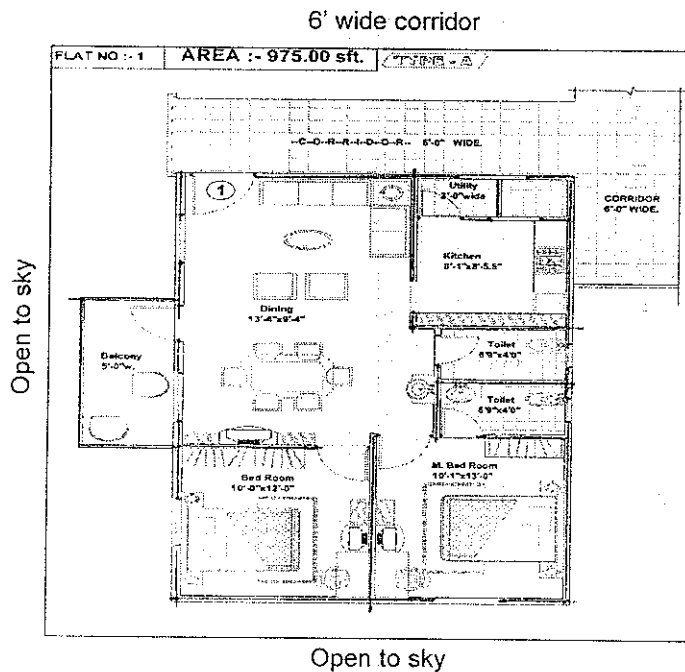
SQ. YDS. OR

INCL:

SQ. MTRS.

EXCL:

Total Built-up Area = 975 sqft.
Out of U/S of Land = Ac. 4-00 Gts.



For Sri Sai Builders

[Signature]
Partner


SIG. OF THE BUILDER

WITNESSES:

- [Signature]*
- [Signature]*

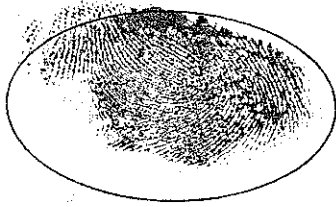
[Signature]
SIG. OF THE BUYER

Certified that the stamp duty levied by this document is deemed to be 16 of 15. 100% of the subsequent sale deed registered as No. 2203 of 2008 at S.R.O. Uppal and no refund of stamp duty can be claimed on this stamp.


~~SUB-REGISTRAR~~

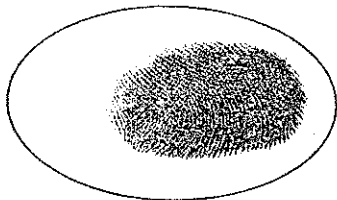
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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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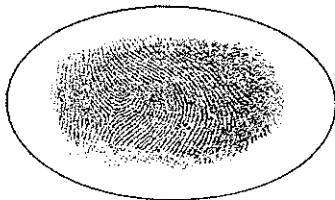
BUILDER:

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
5-4187/3 & 4, 3RD FLOOR
SOHAM MANSION
M. G. ROAD
SECUNDERABAD - 500 003.



BUYER:

MRS. KRISHNA VENI
W/O. MR. K. S. NARAYANAN
R/O. 31, SAKET LAYOUT PHASE-I
KAPRA
HYDERABAD - 500 062.

SIGNATURE OF WITNESSES:

- 1.
- 2.

For Sri Sai Builders

Partner

SIGNATURE OF BUILDER

SIGNATURE OF BUYER

Certified that the stamp duty borne by this document is denoted u/s 16 of I.S. Act on the subsequent Sale deed registered as No. 2303 of 2007 at S.R.O. Uppal and no refund of stamp duty can be claimed on this stamp.

~~SUB-REGISTER~~

C. 2280

D. No: 2303/07

Acc 2346

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

E 640401

S.No. 5612 Date 29/01/2007
Name P. Phanikumar
S/o. P. V. Suresh
For Whom M/S - Sri Sai Builders

K. Srinivas
SVL No. 25/93, R.No.11/2007
City Civil Court
SECUNDERABAD.

SALE DEED

This Sale Deed is made and executed on this the 15th day of February 2007 at Secunderabad 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 partner Sri K. V. Chalapathi Rao, son of Sri K. Nagabhushanam, aged about 52 years, hereinafter called the "Vendor" (which expression where the context so permits shall mean and include its successors in interest, nominee, assignee).

IN FAVOUR OF

MRS. KRISHNA VENI, WIFE OF MR. K. S. NARAYANAN, aged about 34 years, residing at 31, Saket Layout Phase-I, Kapra, Hyderabad - 500 062, 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

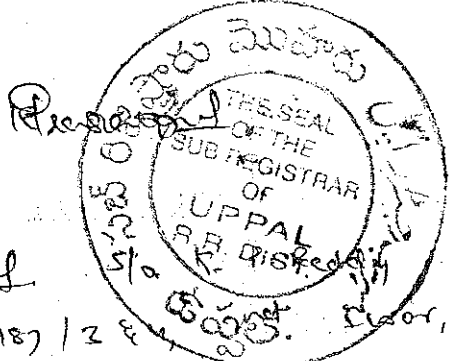
వ పుస్తకము... సం॥ పు
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... 12... ఈ కాగితపు వరుస
 సంఖ్య... 1...

సబ్-రిజిస్ట్రారు

200 ఫ్ర. సం॥... దీని... 15... తది
 192 ఫ్ర. వ.శ.శా... మాసము... 26... తది
 పగలు... 1... హరియ... 2... గంటల మధ్య
 ఉన్నట్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎక్కు
 అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 రుసుము రూ॥... చెల్లించినారు.

Receipt No. 102192... Dt. 11.12.10...
 SBH, Hatsiguda Branch, Sec'bad.



ద్రాసి యిచ్చినట్లు ఒప్పుకొన్నద
 ఎడమ బ్రౌటనదేలు



శ్రీ...
 177/BK IV/06 at SRD Uppal.
 11-9 Road, Sec'bad, through
 for Presentation of documents.

... Sec'bad
 ... attested GPA
 vide GPA NO.

నిరూపించినది.

1)

KIRAN REDDY s/o LAKSHMI REDDY
 112 - Flat 100, 101, Sri Sai App, NAGOLE, Hyd.

2)

J. Pradeep Kumar s/o. J. Dhanraj ex-Servant
 No. 1-10-263, New Bommarayally, Sec'bad - 4

...

200 ఫ్ర. సం॥... దీని... 15... తది
 192 ఫ్ర. వ.శ.శా... మాసము... 26... తది

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 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. 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/P1g/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 పుస్తకము. 27.02.10
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... ఈ కాగితపు వరుస
 సంఖ్య.....

[Signature]

సబ్-రిజిస్ట్రారు

Statement Under Section 42 of Act 1 of 1884
 No. 2007 of 2007 Date 15/2/10
 I hereby certify that the proper deficit
 stamp duty of Rs. 61,000 Rupees Sixty one thousand
 Six hundred Rupees only
 has been levied in respect of this instrument
 for Sri. K. R. Reddy on the basis of the agreed Market Value
 on the basis of the agreed Market Value
 consideration of Rs. 2,00,000 being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
 Sub Registrar
 and Collector U.S. 41&4
 INDIAN STAMP ACT
 Dated 15/2/10

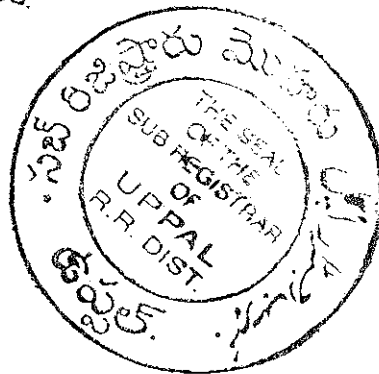
Registration Endorsement

An amount of Rs. 63600 towards Stamp Duty
 Including Transfer duty and Rs. 11000
 towards Registration Fee was paid by the party
 through Challan Receipt Number 103193
 dated 11/2/10 at Habsiguda Branch, Sec'bad.

G.B.H. Habsiguda
 A/c No. 01300050700
 of S.R.O. Uppal

NOTE: Construction Agreement filed
 along with this sale deed for
 Rs. 220000/- and Stamp duty
 Paid Rs. 22000/- Dt. 15/2/10

[Signature]
 SUB REGISTRAR




- 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 semi-finished Deluxe apartment bearing flat no. 501 on fifth floor, in block no. 'A' having a super built-up area of 975 sq. yds. and a reserved two wheeler parking space bearing no.61 admeasuring about 15^{sq} & a car parking space bearing no.18 admeasuring about 100 sq. ft. 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. 8,80,000/- (Rupees Eight Lakhs Eighty Thousand Only) and the Buyer has agreed to purchase the same.
- N. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

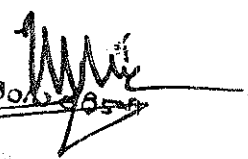
For Sri Sai Builders

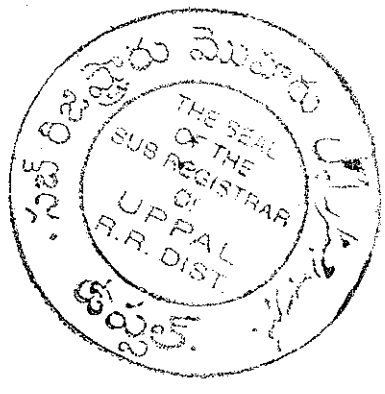

Partner

1 వ పుస్తకము 2303/07
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 2... ఈ కాగితపు వరుస
సంఖ్య... 3.....


సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (కా.క) పు... 2303/07
నంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నంబరు 2303-1-200 కావ్యకమేస
200 సం॥ ధీమ్రావతి 1 క... 38


రిజిస్ట్రారు




NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

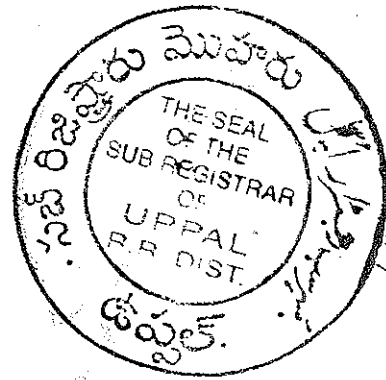
1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished Deluxe apartment bearing flat no. 501 on fifth floor in block no. 'A', having a super built-up area of 975 sft in building known as Gulmohar Gardens together with
 - a. undivided share in scheduled land to the extent of 59.96 sq. yds.
 - b. a reserved two wheeler parking space bearing no.61 admeasuring about 15 sft.
 - c. a car parking space bearing no.18 admeasuring about 100 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. 8,80,000/- (Rupees Eight Lakhs Eighty Thousand Only). The total consideration is towards:
 - (a) Sale of undivided share of land is Rs. 3,74,050/-
 - (b) Cost of construction, parking and amenities etc is Rs. 5,05,950/-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


1 వ పుస్తకము.....
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... (2) ఈ కాగితపు వరుస
సంఖ్య... 4.....


పబ్-రిజిస్ట్రారు



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

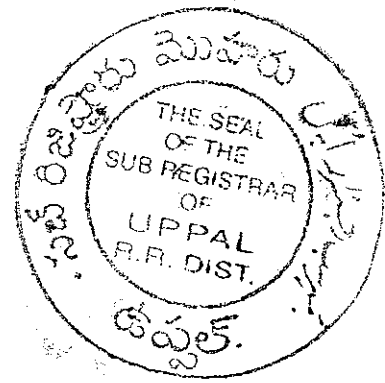
1వ పుస్తకము... 2303/07

దస్తవీజాల మొత్తం కాగితముల

సంఖ్య..12... ఈ కాగితపు వరుస

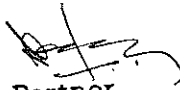
సంఖ్య..క.....

పబ్లికేషన్-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. 68,095/- is paid by way of challan No. B103193, dated 14.02.07, drawn on SBH Habsiguda Branch, Hyderabad.

For Sri Sai Builders



Partner

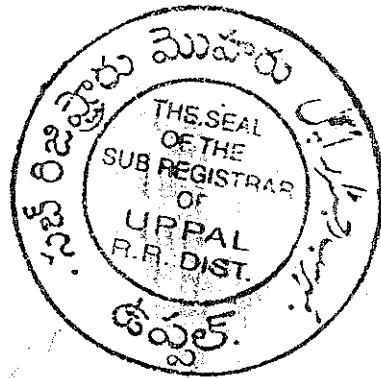
1 వ పుస్తకము 2003 నంబర్

దస్తావేజుల మొత్తం కాగితములు

సంఖ్య: 12 ఈ కాగితపు వరుస

సంఖ్య: 6


సబ్-రిజిస్ట్రారు



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 apartment no. 501 on the fifth floor in block no. 'A', admeasuring 975sft. of super built up area together with proportionate undivided share of land to the extent of 59.96 sq. yds. and a reserved two wheeler parking space bearing no.61 and car parking space bearing no.18, 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	6' wide corridor & Open to sky
East By	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:

WITNESS:

1. 
2. 

For Sri Sai Builders


Partner

VENDOR



VENDEE

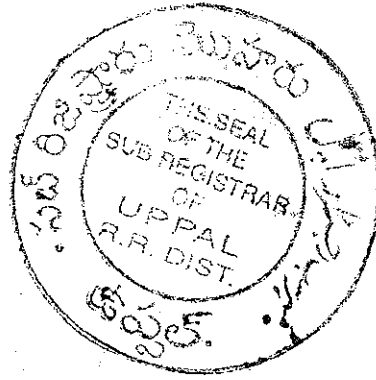
1 వ పుస్తకము 2021/07

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య. (2) ఈ కాగితపు వరుస

సంఖ్య. 7


సబ్-రిజిస్ట్రారు



ANNEXTURE-1-A

1. Description of the Building : Semi-finished, deluxe flat bearing no. 501 on the fifth 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
2. Age of the Building : New
3. Total Extent of Site : 59.96 sq. yds., U/S Out of Ac. 4-00 Gts.
4. Built up area particulars :
- (a) Cellar, Parking Area :
- (b) In the Ground Floor : 115 sft. - Parking space for two wheeler and car
- (c) In the First Floor :
- (d) In the Second Floor :
- (e) In the Third Floor :
- (f) In the Fourth Floor :
- (g) In the Fifth Floor : 975 sft.
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 8,80,000/-

For Sri Sai Builders


Partner

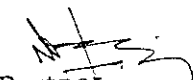
Signature of the Executants

Date: 15.02.2007

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: 15.02.2007

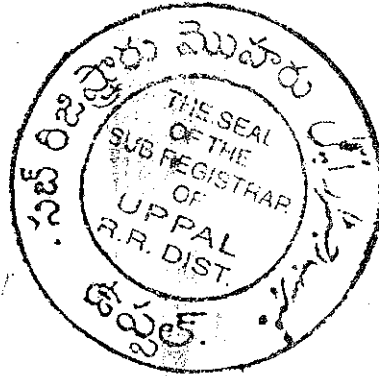
1 వ పుస్తకము 2022/2023 నంబర్

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య 12 ఈ కాగితపు వరుస

సంఖ్య 8

1
సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

SEMI-FINISHED FLAT NO. 501 IN BLOCK NO. 'A'

ON THE FIFTH FLOOR IN 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 MADHUSUDHAN REDDY

BUYER:

MRS. KRISHNA VENI, WIFE OF MR. K. S. NARAYANAN

REFERENCE:

AREA:

59.96

SCALE:

SQ. YDS. OR

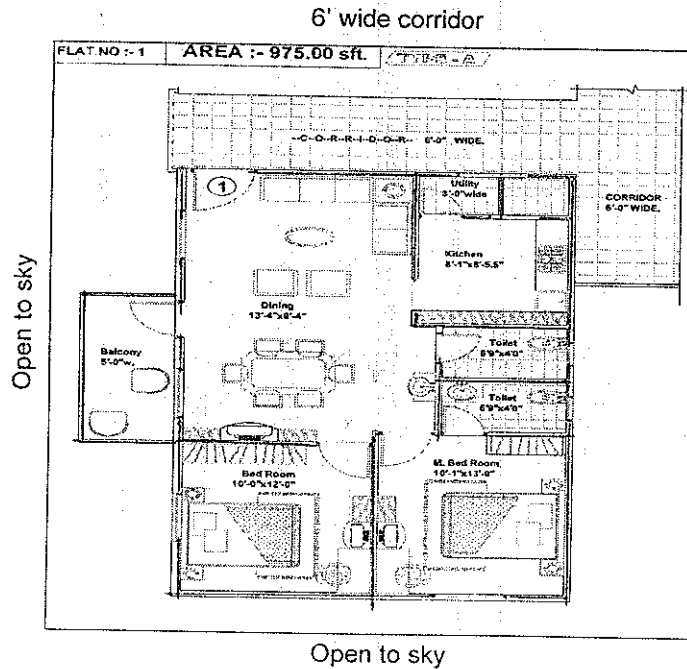
INCL:

SQ. MTRS.

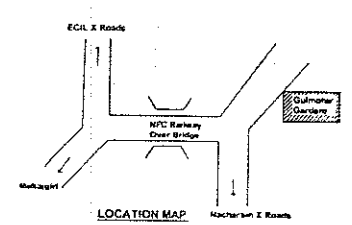
EXCL:

Total Built-up Area = 975 sqft.

Out of U/S of Land = Ac. 4-00 Gts.



6' wide corridor & Open to sky



For Sri Sai Builders

[Signature]
Partner

SIG. OF THE VENDOR

[Signature]

SIG. OF THE BUYER

WITNESSES:

1. *[Signature]*
2. *[Signature]*

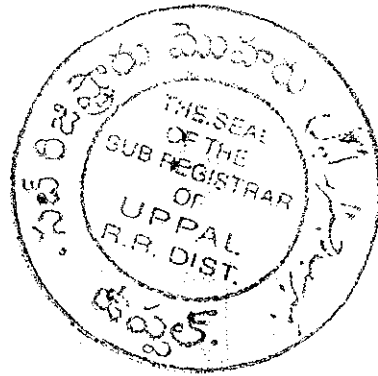
1 వ పుస్తకము 2003 సం. 10/7

దస్తావేజాల మొత్తం కాగితముల

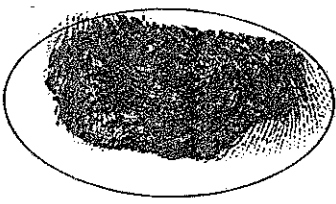

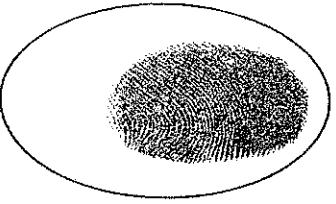

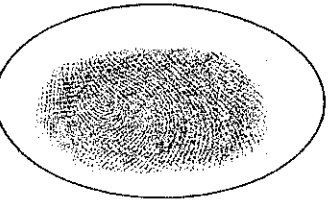

సంఖ్య 12 ఈ కాగితపు వరుస

సంఖ్య 9

~~సబ్-రెజిస్ట్రార్~~



**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 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.</p>
			<p><u>GPA FOR PRESENTING DOCUMENTS:</u></p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY 5-4187/3 & 4, 3RD FLOOR SOHAM MANSION M. G. ROAD SECUNDERABAD – 500 003.</p>
			<p><u>BUYER:</u></p> <p>MRS. KRISHNA VENI W/O. MR. K. S. NARAYANAN R/O. 31, SAKET LAYOUT PHASE-I KAPRA HYDERABAD – 500 062.</p>

SIGNATURE OF WITNESSES:

1. 
2. 

For Sri Sai Builders


Partner

SIGNATURE OF EXECUTANTS


SIGNATURE OF BUYER

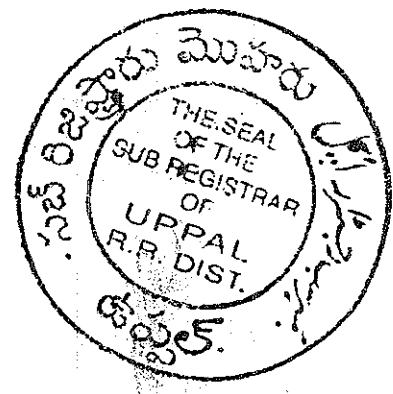
1వ పుస్తకము 2003లో

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య 12 ఈ కాగితపు వరుస

సంఖ్య 10


~~సబ్-రెజిస్ట్రార్~~



ABVPM1278M

MR. NAME
KIRAN KUMAR NAREDDY

MR. MR. NAME / FATHER'S NAME
MADHUSUDHAN REDDY NAREDDY

MR. MR. / DATE OF BIRTH
06-04-1973

CHIEF COMMISSIONER OF INCOME-TAX, ANDHRA PRADESH

CHIEF COMMISSIONER OF INCOME-TAX, Andhra Pradesh

ఈ కార్డును కోల్పోయినట్లయితే / ఈ కార్డును కోల్పోయినట్లయితే
 దీనిని పునరుద్ధరించడానికి ప్రభుత్వం / దీనిని పునరుద్ధరించడానికి ప్రభుత్వం
 క్రింది విధంగా ప్రక్రియను అనుసరించాలి.

ఫోన్ నంబర్ - 500 004.

In case this card is lost/found kindly Inform/return to
 the Issuing authority :
 Chief Commissioner of Income-tax,
 Ayyalur Bhavan,
 Basheerbagh,
 Hyderabad - 500 004.

INDIAN UNION DRIVING LICENCE
 ANDHRA PRADESH

DRIVING LICENCE
 OLDAPG11193822002

PRABHAKAR REDDY K
 K PADMA REDDY
 2-3-64/18724
 JAISHAL GARDEN
 AMBERPET
 HYDERABAD

2002 DPLICATE

ISSUING AUTHORITY
 STA. HYDERABAD, E.

For Sri Sai Builders

Partner

(Handwritten signature)

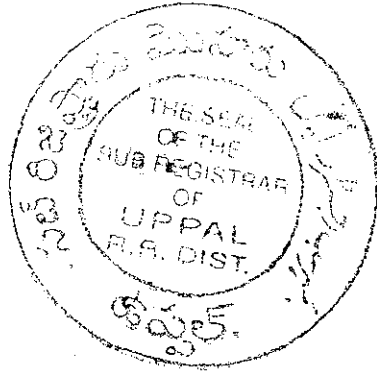
1 వ పుస్తకము 2007/107

దస్తావేజుల మొత్తం కాకితముల

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సంఖ్య 11

సబ్-రెజిస్ట్రారు

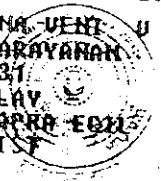


**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**



DRIVING LICENCE
DLFAP029138732005

KRISHNA VENKATESH
K S NARAYANAN
PINO 3/1
SAKETRAY
OUT KAPPA EAST
R R DIST



Issued on 23-02-2005

Licensing Authority
RTA-RANGA REDDY EAST

<u>0259753/05</u>	<u>Class Of Vehicle</u>	<u>Validity</u>
<u>Non-Transport</u>	LMV,MCWG	28-08-2023
<u>Transport</u>		
<u>Hazardous Validity</u>		
<u>Badge No.</u>		
<u>Reference No.</u>	DLFAP029138732005	
<u>Original LA.</u>	RTA RANGAREDDY EAST	
<u>DOB</u>	29-08-1973	
<u>Blood Gr.</u>		
<u>Date of 1st Issue</u>	23-02-2005	


Vams

1వ పుస్తకము 2302/105 నంబరు

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... (2) ఈ కాగితపు వరుస

సంఖ్య... (2)


సబ్-రిజిస్ట్రార్

