

ಆಂಧ್ರವದೆ§ आन्ध्र प्रदेश ANDHRA PRADESH

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19.01.07

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Marsing Rao See Silver Oak Estates, See B 130383

V L 87 1 2 2008 3386 NT 1 1 AR. SEC BAD-28.

SALE DEED

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

. Shri. Kasabu Satyanarayana, Son of Late Shri Rajaiah, aged about 64 years, Occupation: agriculture, resident of H. No. 6-6-448/C, Gandhi Nagar, Secunderabad, represented by Shri K. Bikshapathi, Son of Shri Ramaiah by virtue of Agreement of Sale cum General Power of Attorney with Possession vide doc. No. 14493/06, registered at SRO Uppal and Shri. K. Anjaiah Son of Late Shri Balaiah, by virtue of Agreement of Sale cum General Power of Attorney with possession vide doc. No. 14494/06, registered at SRO Uppal Dated 29.09.2006.

Shri. K. Anjaiah, Son of Late Shri K. Balaiah, aged about 60 years, Occupation: agriculture, resident of H. No. 3-2-27, China Cherlapally, Ghatkesar Mandal, R. R. District.

3. Shri. K. Bikshapathi, Son of Shri K. Ramaiah, aged about 35 years, Occupation: agriculture, resident of H. No. 2-3-27, China Cherlapally, Ghatkesar Mandal, R. R. District.

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



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Narsing Rao, See
Silver Oak Estates See

B 130384

3/3/2005

IN FAVOUR OF

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

WHEREAS:

- Late Shri. Kasabu Rajaiah, was the original pattedar of agricultural land admeasuring about Ac. 0-23 Gts., in survey no. 144, of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District.
- B) After the death of the original pattedar, VENDOR No. 1, Namely Shri. K. Satyanarayana being the only legal heir of the original pattedar became the lawful owner and possessor of land admeasuring Ac.0-23 Gts., in survey no. 144, of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District.



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As per the proceedings of the MRO bearing no. ROR/injunction /15/90/97 dated **(**C) 22-1-1997, the name of VENDOR No. 1 was mutated in the revenue records. Pahanis for the year 2002-03 reflect the name of VENDOR No. 1 as owner and possessor of land admeasuring Ac. 0-23 Ots., in survey no. 144, of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District. Patta Passbooks and title books have been issued in favour of VENDOR No. 1 by the Mandal Revenue Office, Ghateksar Mandal, R.R. Dist, as per the Details

Name of Pattedar	Patta & Passbook no. Titlebook no. I		Extent of land
			Sy. No. 144
Kasabu Satyanarayana	85 / 114679	276278	Ac. 0-23 Gts.,

- VENDORS No.1 herein sold Ac. 0-11.5 Gts., ., in survey no. 144, of Cherlapally **P**) Village each to Shri K. Anjaiah and Shri. K. Bikshapathi (being VENDORS No.2 and VENDORS No.3) for a consideration and in turn executed Agreement of Sale cum General Power of Attorney with Possession for VENDORS No.2 & VENDOR No.2 separately which has been registered with the SRO, Uppal on 29.09.2006 bearing doc nos. 14494/06 and 14493/06 respectively.
- 1 By virtue of the above referred documents, recitals and records, the VENDORS NOS. 1 to 3 are the absolute owners and possessors of about Ac. 0-23 Gts., in survey no. 144, of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, hereinafter referred to as the Scheduled Property, which is more fully described in the schedule given herein.



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Silver Oak Estates , Sa

F) THE VENDORS approached the PURCHASERS to sell the Scheduled Property and the PURCHASER have agreed to purchase the Scheduled Property for a total consideration of Rs. 17,25,000/- (Rupees Seventeen Lakhs Twenty Five Thousand Only) on the terms and conditions given hereunder.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:-

- 1. The PURCHASER have paid the aforesaid total consideration of Rs.17,25,000/-(Rupees Seventeen Lakhs Twenty Five Thousand Only) in a mode and manner given below and the receipt of which is hereby admitted and acknowledged by the VENDORS.
 - a. The sum of Rs. 8,62,500/- paid to VENDOR NO. 2, by way of cash on this day.
 - b. The sum of Rs. 8,62,500/- paid to VENDOR NO. 3, by way of cash on this day.
- 2. For the total sale consideration as mentioned above the VENDORS do hereby grant, convey, transfer and sell all that land admeasuring Ac. 0-23 Gts., in survey no. 144, of Cherlapally Village, Ghatkesar Mandal, R. R. District, which is hereinafter referred to as the Scheduled Property and more particularly described in the schedule given herein, unto and in favour of the PURCHASER by way of absolute sale.



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The VENDORS further covenant that Scheduled Property is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the VENDORS hereby give warranty of title. The VENDOR hereby declare that they have not entered into any agreement or executed any deed prior to this deed with respect to the Scheduled Property. If any claim is made by and person either claiming through the VENDORS or otherwise in respect of Scheduled Property it shall be the responsibility of the VENDORS alone to satisfy such claims. In the event of PURCHASER is put to any loss on account of defective title or on account of any claims on the Scheduled Property, the VENDORS shall indemnify the PURCHASER fully for such losses.

The VENDORS have on this day delivered vacant peaceful possession of the Scheduled Property to the PURCHASER and the PURCHASER shall be entitled to hold, and enjoy the same as absolute owner thereof from this day.

The VENDORS hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Property unto and in favour of the PURCHASER in the concerned departments.



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The VENDORS hereby further covenant that there are no rights of any third party relating to any easements, right of way, etc. in respect of Scheduled Property.

10. The VENDORS hereby covenant that the VENDORS have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Property payable as on the date of this deed of sale. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the VENDORS to clear the same.

11. The VENDORS further declare that the Scheduled Property is not attracted by the provisions of A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1 of 1973.

12. The VENDORS further covenants that Scheduled Property is not assigned land within the meaning of A.P. assigned land (Prohibition of Transfers) Act 9 of 1977.



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43. The VENDORS hereby further declare that there are no mango trees/coconut trees/betel leaf gardens/orange groves or any such other gardens; that there are no mines or quarries of granites or such other valuable stones; that there are no machinery, no fish ponds etc. in the lands now being transferred; that if any suppressions of facts is noticed at a future date, the VENDORS will be liable for payment of deficit duty.

Stamp duty and Registration amount of Rs. 163470 paid by way of Challan No. dated 19.01.2007 drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

SCHEDULE OF PROPERTY

All that part and parcel of agricultural land admeasuring about Ac. 0-23 Gts., in survey po. 144, of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, under S. R. O. Uppal and bounded by:

North

: Sy. No. 129

South

: Sy. No. 143

East

: Sy. No. 132

West

: Sy. No. 145



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

WITNESSES:

1. PC 2503 g

K. Satyanarayana Represented by GPA Holders



K. ANJAIAH

2. K. Dashy

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K. BIKSHAPATHI



K. ANJAIAH Through GPA

K295,000

K. BIKSHAPATHI Through GPA

For SILVER OAK ESTATES

SOHAM MODI

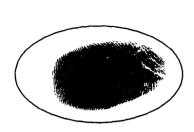
MĚHUL V. MEHTA

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





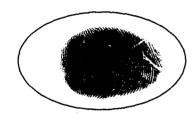


- 1. MR. K. SATYANARAYANA REP. BY GPA HOLDER K. BIKSHAPATHI S/O MR. RAMAIAH R/O. H. NO. 3-2-27 **CHINNA CHERLAPALLY GHATKESAR MANDAL** R. R. DISTRICT.
- 2. MR. K. SATYANARAYANA REP. BY GPA HOLDER MR. K. ANJAIAH S/O. LATE MR. BALAIAH R/O. H. NO. 2-3-27 **CHINNA CHERLAPALLY GHATKESAR MANDAL** R. R. DISTRICT.





3. MR. K. ANJAIAH S/O. LATE MR. BALAIAH R/O. H. NO. 2-3-27 CHINNA CHERLAPALLY **GHATKESAR MANDAL** R. R. DISTRICT.





4. K. BIKSHAPATHI S/O MR. RAMAIAH R/O. H. NO. 3-2-27 CHINNA CHERLAPALLY **GHATKESAR MANDAL** R. R. DISTRICT.

SIGNATURE OF WITNESSES:

1. Pco 2556 69) 2. K Dary hy

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SIGNATURE OF EXECUTANTS

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

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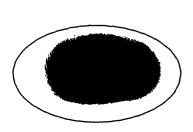
PASSPORT SIZE **PHOTOGRAPH BLACK & WHITE**

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER













PURCHASER:

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

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

REPRESENTATIVE:

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

SIGNATURE OF WITNESSES:

K20540508



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

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

Hurakant

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)

INDIAN UNION DRIVING LICENCE AND EST



न्यारं तथा रास्या

PERMANENT ACCOUNT NUMBER

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ABMPM6725H

SOHAM SATISH MODI

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SATISH MANILAL MODI THE WITH THE THE NAME

STATES /SIGNATURE

16-10-1969 STE BIRTH

Child Marchander গ্ৰেক্ত ক্লুক, ক্লক

Commissioner et Indome-lax, Andhrit Pradesh

DRIVING LICENCE DLDAP011193822002 2-3-6-M 2-3-6-M JAISHAE AMBERTES HYDERAERD

30/07/2002 DUPLICATE

Licencing Authorny RTA-HYDERABAD-EZ



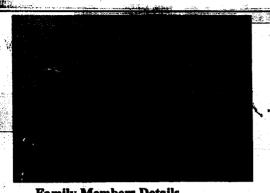
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इसके द्वारा, अहत गणताम् के रम्पूर्णी के नाम पर, उन तम हे जिनका

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Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Yadamma	Wife	03/09/65	41
3	Raju	Son	05/04/89	17

Issuing Officer Centre, Pedda Cherlapally

07/01/2006

కార్డుచారువి సంతకం/వేలిము్మద

జారీచేయు తేది ఎమ్.ఆర్ .ఒ / ఎ .ఎవ్ .ఒ

HOUSEHOLD, CARD

Card No

WAP1587388E0193

F.P Shop No

: 388

పేరు

: కోకోంద . అంజయ్య

Name of Head of Household

· Kokonda Aujajah

తండి/భర్త పేరు

బాలయ్య **లేప్**

Father/ Husband Name

Balaiah Late

పుట్టినతేది/Date of Birth

09-Dec-45

వయస్సు/Age

61

ವೃತ್ತ /Occupation

: Daily wage earner

ಇಂಟಿ.ನಿಂ./House No.

వధి /Street

: 2-3-13/1

: PEDDA CHERLAPALLY

Colony

: CHINNA CHERLAPALL

Ward No.

Municipality

వర్డ్ 4/ Ward-4

క్రహ్ / Kapra

ಜಿಲ್ಲ್ /District

రంగా రెడ్డి / Ranga Reddy

Annual Income (Rs.)

20,000

LPG Consumer No.

/(No Cylinder)

LPG Dealer Name



Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Bikshapathi	Husband	15/08/70	36
3	Kavitha	Daughter	01/01/90	16
4	Kalpana	Daughter 2	02/02/93	13
5	Mounika	Daughter	03/03/96	10
6	Saibaba	Son	04/04/99	7

Centre, Pedda Cherlapar 08/01/2006

ఆారీచేయు తేది ఎమ్.ఆర్ .ఒ / ఎ .ఎవ్ .ఒ

HOUSEHOLD CARD

Card No

WAP1587388E0374

F.P Shop No.

కుక్కుంద . మానంమా

Name of Head of Household

Kukkunda . Manamus

తండి/భర్త పేరు

ಬಿಕ್ಷಪಡಿ ___

Father/ Husband Name

Bikshapathi

పుట్టనలేది/Date of Birth

26-Jan-75

వయస్సు/Age

31

వృత్త /Occupation

House Wife

ಇಂಟಿ.ನಂ./House No.

వీథి /Street

: 2-3-27/W1

CHERLAPALLY

Colony

CHERLAPALLY

Ward No.

వర్డ్ 4/ Ward-4

Municipality

ಜಿಲ್ಲ್ /District

క్షహీ / Kapra

Annual Income (Rs.)

రంగా ಕಿಕ್ಷೆ / Ranga Reddy

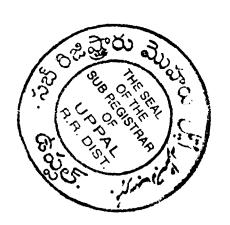
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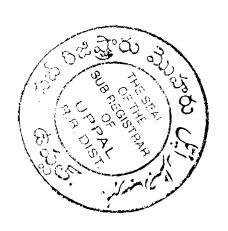
LPG Consumer No.

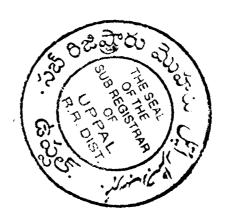
/(No Cylinder)

LPG Dealer Name

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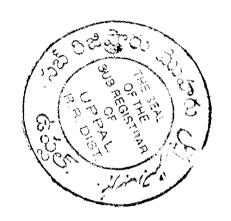




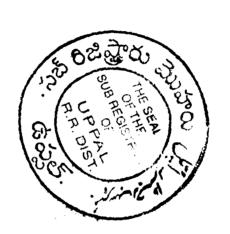


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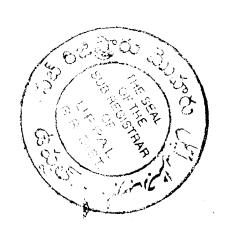
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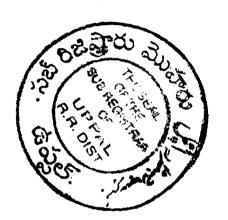


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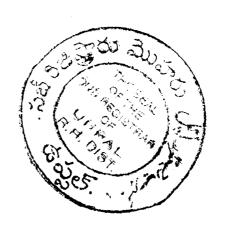


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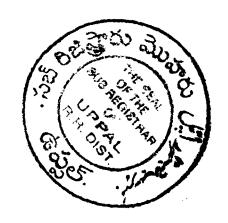


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డప్పాపేజుల మొత్తం కాగితముల సంఖ్య...కు కాగితపు వరుస



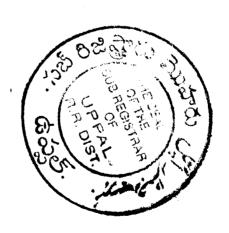
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దస్తావేజుల మొత్తం కాగితముల సంఖ్య......ఈ కాగితపు వరువ సంఖ్య........

_assally



SOURCE OF STREET, STRE

No. 867 of 2004 Date 30 1 14

I hereby certify that the proper deficit stamp duty of ks. 15435 Rupees. And Save has been levied in respect of this instrument from Sri. And Color Market Value consideration of Rs. 125000 being higher than the consideration agreed Market Value.

SR.O. Uppai Sub Panifus

and Collector U/6. 41&4

INDIAN STAMP ACT

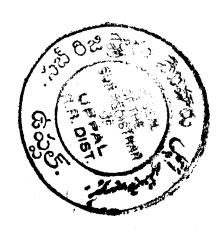
Registration Endorsement

NOTE: D.S.D. Rs. 150 & D.R.F.Rs. — Total

Rs. 150 has been collected as

agreed M.V of Rs. 1725081 221, (a)

5.B.H. Habsiguda A/c No. 01000050794 of S.R.O. Uppal



_ ລ ຈາຈູຮວນ. ນີ້. ດີ... ໄດ້... దస్తావేజుల పెుత్తం కాగితముల సంఖ్య........ఈ కాగితపు వరుస సబ్-రిజిజ్ఞారు ాగలు...శ్రీ కామ్మాయు....2.........గంటల మధ్య ఉప్పత్ ఇవ -రోజిజ్జ్రాప్ అఫీసులో semancy Kertugarah కట్ట్ స్టాషన్ పట్ట్రమ్, 1908 లోని సెక్షన్ 32 ఎ-ను అనుగు**రించి** సుమర్పించిప**లసిన పోటోగ్రాఫులు** ಶುತಿಯು ಪೆಶಿಮು<mark>ದಲತ್ ಸಭಾ ದಾಖಲುವೆಸಿ</mark> Receipt No. 1085720 Dr. 2011071de 98H. Habelouda Branch, Sec'bad బ్రానీ యిచ్చినట్లు ఒప్పుకొన్నట (x more of K. Anjoins) ఎద్దమ బ్రోజన్మనేలు Slo, late K. Barlaras, Oce: Agricultura. P/a. H-NO: H-NO: 3-2-27, China charlopally Ghetkeson mordel, R.R. Dist ఎడమ బొటనబ్రేలు 1228 లో లో 5/0. G. Ramaiob oce: Agriculture RIO. H-NO: 2-3-27, Chira Cherlapally Gletkegar (m), R. E. M. W. నిరూపించినది. S/a. Marstime Reddy ore: Business PW 40. 22, soineger wany 0 PC 255 686 GLOTKERON (M), P.E.Dit Chinna Cherlepally, S/a. 9- Denarab bei. Employee 1 K. Dassher RIA. 5-52/11A, BLEVETS regar colony Redde Cheneraly, Q. L 2782 200 5. NOII SOLAD ... 30 5 3 38 192, \$5.8.8.09.10.1.20.20.3 \$6.