

12.6050

6/5/04

A-66138
100Rs.



Date: 05-05-2004 Serial No: 11,697 Denomination: 100 01AA 649869

Purchased By :
S. PRABHAKAR REDDY,
S/O K. PADMA REDDY,
HYDERABAD.

[Signature]
Sub-Registrar
Ex. Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :
M/S SUMMIT BUILDERS, SEC' BAD.

SALE DEED

This Sale Deed is made and executed on this the 24 day of May 2004 at Secunderabad by:

1. **Sri Karipe Narsimha**, S/o. Sri K. Narayana, aged about 53 years, occupation: Business, resident of H. No.5-14-78, Indira Nagar, Moulali, Hyderabad - 500 040
2. **Sri Alla Muralikrishna Reddy**, S/o. Sri Lakshma Reddy, aged about 27 years, occupation: Business, resident of H. No. 16-125, Flat 202, Krishnakrupa Nilayam, Road No. 2, Prashant Nagar, Uppal village & Mandal, Hyderabad.

Hereinafter jointly referred to as the 'VENDORS', which term shall mean and include their heirs, legal representatives, administrators, executors, successor in interest, assignee, etc.

IN FAVOUR OF

M/s. Summit Builders, a partnership firm having its registered office at 5-4-187/3 & 4, III floor, Soham Mansion, M. G. Road, Secunderabad - 500 003, rep. by its partner Shri Gaurang Modi, S/o. Shri. Jayantilal Modi, aged 34 years, Occupation: Business.

Hereinafter referred to as the PURCHASER which term shall mean and include its successors in office, administrators, executors/nominees/assignee etc.

[Signature]

A. Murali Krishna

[Signature]
Channarayana
21/3

SCANNED

100Rs.



Date : 21-05-2004 Serial No : 11,698 Denomination : 100

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

01AA 649870

Purchased By :
K. PRABHAKAR REDDY,
S/O K. PADMA REDDY,
HYDERABAD.

[Signature]
Sub-Registrar
Ex. Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :
M/S SUMMIT BUILDERS, SEC 'BAD.

-2-

WHEREAS:

- A) The VENDORS are the absolute owner and possessor of the agriculture land admeasuring about 4840 sq. yards (equivalent to Ac. 1-00 guntas), forming a part of Sy. No. 290 of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, hereinafter referred to as the SCHEDULE LAND. Out of this Schedule Land, the VENDORS have offered to sell land admeasuring about 1,815 sq. yards which is more fully described in the schedule and the plan enclosed herewith and is herein after referred to as the SCHEDULE PROPERTY.
- B) The VENDORS have purchased the Schedule Land admeasuring 4,840 sq. yards (Equivalent to Acre 1-00 guntas) from Kandadi Sudarshan Reddy, S/o. late Gopi Reddy, under a registered sale deed bearing document No. 1370/2003 dated 05.11.2003 registered at the office of the Sub-Registrar, Uppal, Ranga Reddy district.
- C) Sri Kandani Sudarshan Reddy has purchased the Schedule Land from Sri P. Sanjeeva Reddy. The said P. Sanjeeva Reddy inherited the Schedule Land from his father late Sri P. Sai Reddy as being the only son and the legal heir. The name of Sri P. Sanjeeva Reddy was mutated as Pattedar and possessor in the revenue records and Patta pass books and ownership book bearing Nos. Z. N. 177900, Patta No. 20 was issued by the Revenue Divisional Officer, Hyderabad East, Ranga Reddy District and his name has been mentioned in all the revenue records.

[Signature]

A. Murali Krishna

Attested
[Signature]
8/3



Date: 21-05-2004 Serial No: 11,699 Denomination: 100

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

01AA 649871

Purchased By :
K. PRABHAKAR REDDY,
S/O K. PADMA REDDY,
HYDERABAD.

Sub-Registrar
Ex-Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :
M/S SUMMIT BUILDERS, SEC 'BAD.

-3-

- D) The said late Sri P. Sai Reddy and his legal heir Sri Sanjeeva Reddy sold portions of Survey No. 290 to several intending purchasers. The Schedule Land forming a part of Survey No. 290, adjacent to Survey No. 289 was not sold and continued to be owned by Sri P. Sanjeeva Reddy. The Schedule Property which is the subject matter of this Sale Deed, admeasuring 1,815 sq. yards forms part of the Schedule Land admeasuring 4,840 sq. yards.
- E) The said late Sri P. Sai Reddy with an intention to alienate the Schedule Land appointed Sri D. S. Chandra Mohan Reddy as his Lawful Attorney under General Power of Attorney, dated 13.05.1996, registered as document No. 74 of 1996 at the office of the Sub-Registrar, Uppal, Ranga Reddy district, giving him powers to sell and receive sale consideration in respect of Schedule Land.
- F) The said General Power of Attorney got revoked and lapsed automatically on the death of Sri P. Sai Reddy on 27.05.1998. However, the GPA Holder D. S. Chandra Mohan Reddy has requested Sri P. Sanjeeva Reddy, the only legal heir of late Sri Sai Reddy, to register the Schedule Land in favour of the above said Sri K. Sudarshan Reddy. Accordingly, Sri P. Sanjeeva Reddy has executed a Sale Deed in favour of Sri Kandadi Sudarshan Reddy in respect of the Scheduled Property vide registered document No. 5114/2000, dated 21.06.2000, registered at the office of the Sub-Registrar, Uppal, Ranga Reddy district.

[Signature]

A. Murali Krishna

A Hested
Chavara
20/3

100Rs.



Date: 16/04/2004 आंध्र प्रदेश ANDHRA PRADESH Denomination : 100 01AA 649872

Purchased By :
K. PRABHAKAR REDDY,
S/O K. PADMA REDDY,
HYDERABAD.

AB
Ex. Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :
M/S SUMMIT BUILDERS, SEC' BAD.

-4-

G) The VENDORS have offered to sell the Scheduled Property to the PURCHASER free from all encumbrances for a consideration of Rs. 7,50,000/- (Rupees Seven Lakhs Fifty Thousand only) and the PURCHASER have agreed to purchase the same for the said consideration.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The VENDORS in pursuance of the said agreement and in consideration of the sum of Rs. 7,50,000/- (Rupees Seven Lakhs Fifty Thousand only) hereby convey, transfer and sell the agricultural land admeasuring 1,815 sq. yards out of the total Land, admeasuring 4,840 sq. yards (Acre 1-00 guntas) forming a part of Sy. No. 290 of Charlapally village, Ghatkesar Mandal, R. R. district, which is herein after referred to as the SCHEDULE PROPERTY and more particularly described in the schedule and the plan annexed hereto, in favour of the PURCHASER. The VENDORS hereby acknowledge receipt of the said consideration having received the same as per the details given below:

- AUSA of
Chenaravally
3/12*
- i. Ch. No. 670552 dated 16.04.2004, drawn on HDFC Bank, Secunderabad for Rs. 3,00,000/- (Rupees Three Lakhs only) in favour of Alla Murali Krishna Reddy..
 - ii. Ch. No. 670558 dated 21.05.2004, drawn on HDFC Bank, Secunderabad for Rs. 75,000/- (Rupees Seventy Five Thousand only) in favour of Alla Murali Krishna Reddy.

ASO

A. Murali Krishna

100Rs.



Date 20/05/2004 ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH Serial Number : 100 01AA 649873

Purchased By :
K. PRABHAKAR REDDY,
S/O K. PADMA REDDY,
HYDERABAD.

Abhis
Sub Registrar
Ex. Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :
M/S SUMMIT BUILDERS, SEC' BAD.

-5-

- iii. Ch. No. 670559 dated 21.05.2004, drawn on HDFC Bank, Secunderabad for Rs. 3,75,000/- (Rupees Three Lakhs and Seventy Five Thousand only) in favour of Karipe Narasimha.
2. The VENDORS hereby covenant that the SCHEDULE PROPERTY is the absolute property belonging to them and has been acquired by virtue of registered sale deeds and events of transactions that are recorded in the preamble herein above. The VENDORS further covenant that they alone are the absolute owners of the same and no other person other than the VENDORS have any right, title or interest in respect of SCHEDULE PROPERTY or any portion thereof. There are no protected tenants in respect of the SCHEDULE PROPERTY and as such there is no encumbrance or any impediment on the ownership and enjoyment of the SCHEDULE PROPERTY by the VENDORS herein above mentioned.
3. The VENDORS further covenant that the SCHEDULE 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. If any person makes any claim either claiming through the VENDORS or otherwise in respect of the Schedule Land & Schedule Property, it shall be the responsibility of the VENDORS alone to satisfy such claims. In the event the PURCHASER is put to any loss on account of any claims on Schedule Property, the VENDORS shall indemnify the PURCHASER fully for such losses.

SSOH

A. Murali Krishna

Abhis
Chenonover
30/5



Date : 21-05-2004 Serial No : 11702 Denomination : 100

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

01AA 649874

Purchased By :
K. PRABHAKAR REDDY,
S/O K. PADMA REDDY,
HYDERABAD.

Sub Registrar
Ex. Office Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :
M/S SUMMIT BUILDERS, SEC' BAD.

-6-

4. The VENDORS have this day delivered vacant peaceful possession of the SCHEDULE PROPERTY to the PURCHASER and the PURCHASER shall be entitled to hold, and enjoy the same as absolute owner thereof from this day.
5. The VENDORS hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the SCHEDULE PROPERTY unto and in favour of the PURCHASER in the concerned departments.
6. 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 the SCHEDULE PROPERTY.
7. The VENDORS hereby covenant that they have paid all taxes, cess, charges to the concerned authorities relating to the SCHEDULE PROPERTY 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 VENDORS to clear the same.

SSB

A. Murali Krishna

Attested
Chawandani
31/3



Date: 21-05-2004 Serial No. 111/04 Denomination: 100 01AA 649876

Purchased By :
K. PRABHAKAR REDDY,
S/O K. PADMA REDDY,
HYDERABAD.

[Signature]
Sub Registrar
Ex. Officio Stationer
G.S.O., C&IG Office, Hyd

For Whom :
M/S SUMMIT BUILDERS, SEC' BAD.

-8-

SCHEDULE OF PROPERTY

The agricultural land admeasuring 1815 sq. yards out of total land admeasuring 4840 sq. yards (equivalent to Acre 1-00 guntas), forming part of Sy. No. 290 of Cherlapally village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	: Sy. No. 290 (P)
South	: Main Road
East	: 40' road in Sy. No. 288
West	: Sy. No. 289 & Sy.No.290 (P)

IN WITNESSES WHEREOF this deed of agreement of sale is made and executed on this the 21st day of May 2004 at Hyderabad by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1.

[Signature]
G. KANAKARAO

2.

[Signature]
C. Prabhakar Reddy
[Signature]

VENDORS

1. Karipe Narsimha,

[Signature]
A. Murali Krishna

2. Alla Muralikrishna Reddy

REGISTRATION PLAN SHOWING

AGRICULTURAL LAND

IN SURVEY NOS. 290

Situated at

CHERLAPALLY (V)

GHATKESAR Mandal, R.R. Dist.

VENDORS : 1) SRI. K. NARSIMHA S/O K. NARAYANA

2) SRI. A. MURALIKRISHNAREDDY S/O LAKSHMA REDDY

VENDEE: M/S. SUMMIT BUILDERS, Rep. By its PARTNERS

SRI. GAURANG MODY S/O SRI. JAYANTILAL MODY

REFERENCE :

SCALE: 1" = 64' 0"

INCL:

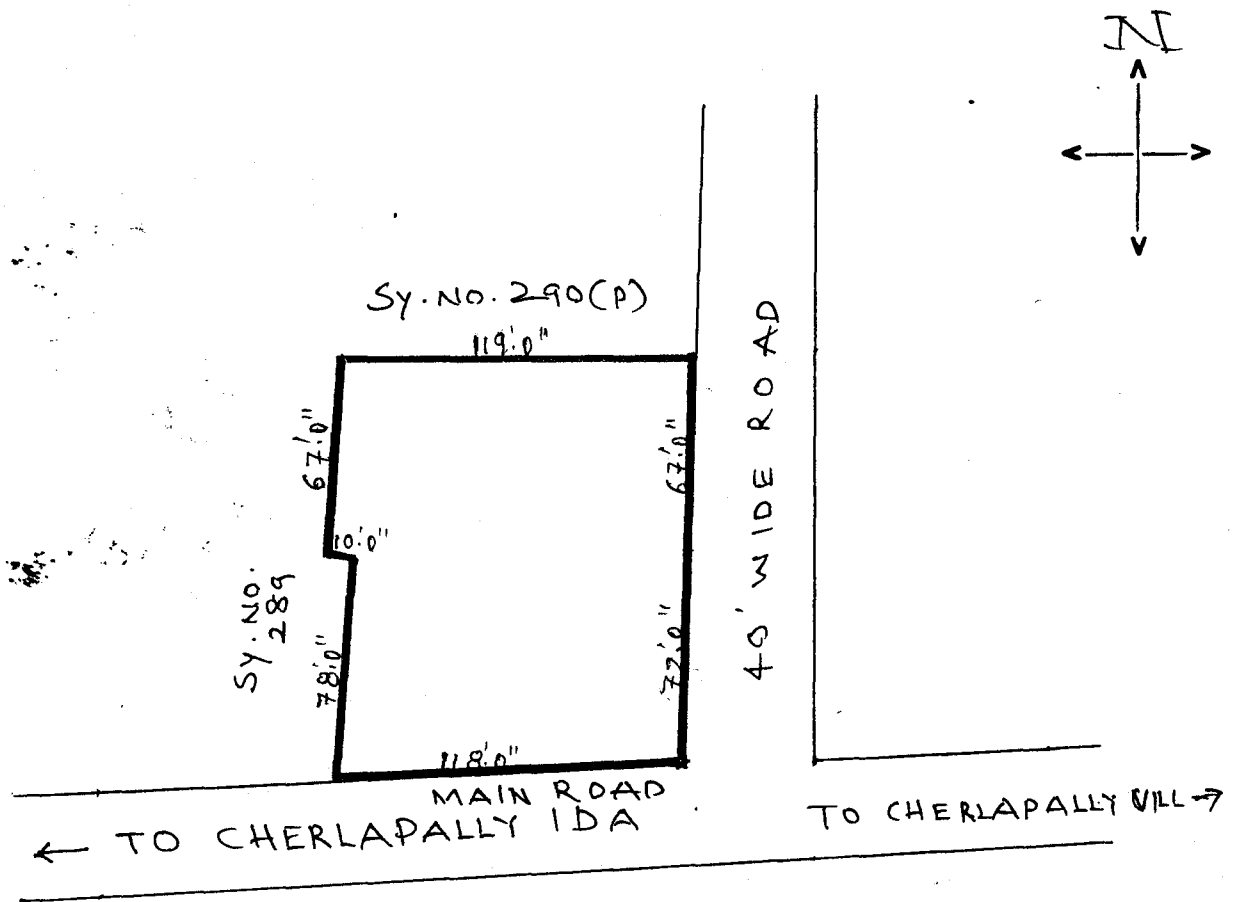
EXCL:

AREA :

1815.00

SQ. YDS. OR

SQ. MTRS.



(Signature)

A. Murali Krishna

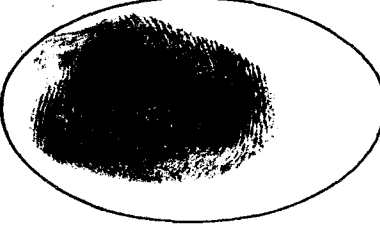
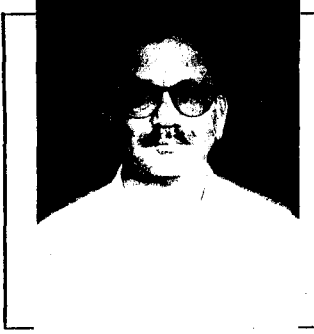
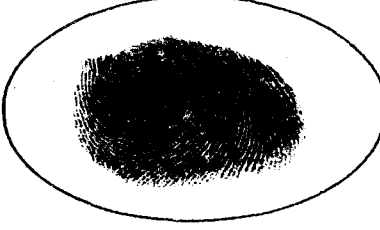
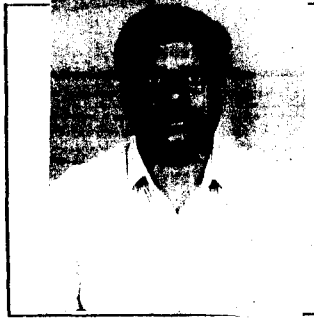
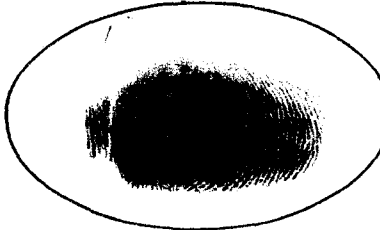
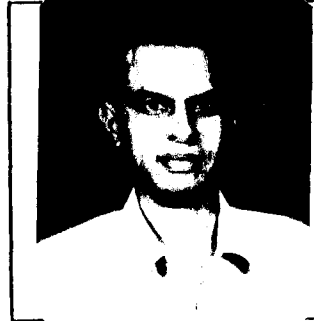
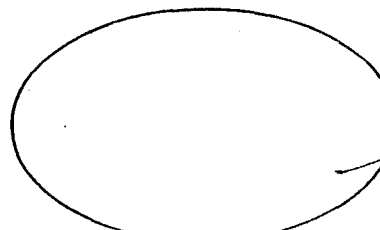
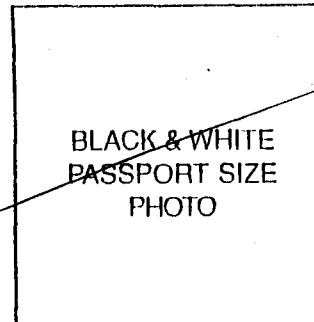
SIG. OF THE VENDOR

WITNESSES

1. *(Signature)*
2. *(Signature)*


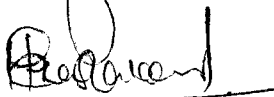
Attest of
(Signature)
5/7

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

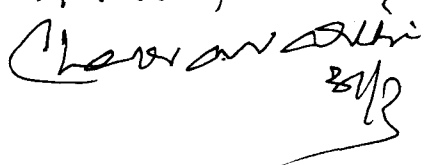
Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			<p>VENDOR:- <u>MR. K. NARSIMHA</u></p> <p><u>R/o. H.No:- 5-14-78,</u></p> <p><u>INDIRA NAGAR, MOULALI</u></p> <p><u>HYDERABAD - 040.</u></p>
			<p>(2) <u>MR. A. MURALIKRISHNA REDDY</u></p> <p><u>R/o. H.No:- 16-125, Flat No. 202,</u></p> <p><u>Krishnakrupa Nilayam, Road No. 2</u></p> <p><u>Prasanth Nagar, Uppal, HYD.</u></p>
			<p>PURCHASER:-</p> <p><u>M/s. SUMMIT BUILDERS</u></p> <p><u>having HS (O) 5-6-187/3 & 4,</u></p> <p><u>M.G. Road, Sec Bod, rep by its</u></p> <p><u>Partner Mr. GAURANG MODY</u></p>
			<p>BLACK & WHITE PASSPORT SIZE PHOTO</p>

SIGNATURE OF WITNESSES

1.

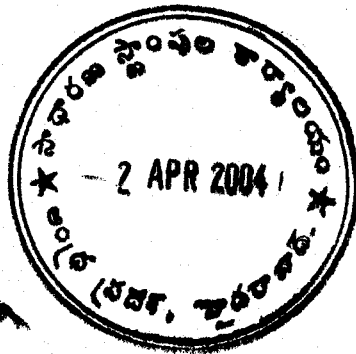
2.

Attended




A. Muralikrishna

SIGNATURE OF THE EXECUTANT'S

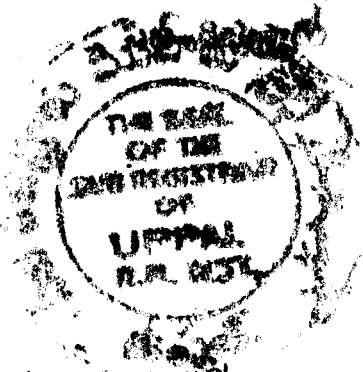


2004- వ సం॥ మే 24 తేది
1926- వ.శ.శా. 3 తేది
పగలు... 1... మరియు 2... గంటల మధ్య
ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

1వ పుస్తకము... 6020/04
దస్తావేజాల మొత్తంకాగితముల
సంఖ్య... 10
సంఖ్య...

శ్రీ... K. Narasimha
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన పాట్ గ్రాఫులు
మరియు వెలిముద్రలతో సహా దాఖలుచేసి
రుసుము రూ॥ 2750/- చెల్లించినారు.

Receipt No. 457573 Dt. 21/4/04. Vide
SBH, Habsiguda Branch, Sec'bad.



ప్రాసెస్ యిచ్చినట్లు ఒప్పు కొన్నది.
ఎడమ బ్రావనవ్రేలు



ఎడమ బ్రావనవ్రేలు

(Mr. K. Narasimha S/o. K. Narayana
Office Business - R/o. 16-125, flat no. 202,
Krishna Krupa Nilayam, Road no. 2, Uppal.

A. Murali Krishna

(Mr. A. Murali Krishna Reddy S/o. Lakshma Reddy
Office Business - R/o. 5-14-78, Andiranagat,
Moulali, Hyderabad.

నిరూపించినది.

G. K. ANAKARAO S/o. G. SUBBARAO, office. service
5-u-187/344, m-g. Road, Sec'bad.

(K. Prasanna Reddy S/o. Padma Reddy
Office. Service (o) 5-u-187/344, Sec'bad.

lms

2004వ. సం॥ మే 24వ తేది
1926వ. శా.శా. 3వ తేది సబ్-రిజిస్ట్రారు



6020/04
శుభ్రము
శుభ్రము మొదల కాగితము
10
2
శుభ్రము

Endorsement Under Section 42 of Act 11 of 1894
No.....6020.....of 2004 Date...24/5/04

I hereby certify that the proper deficit
stamp duty of Rs. 89,200/- Rupees...eighty
two hundred only
has been levied in respect of this instrument
from Sri...K. Nar Simha
on the basis of the agreed Market Value
consideration of Rs. 7,50,000/- being
higher than the consideration agreed Market
Value.

Nine thousand -

S.R.O. Uppal
Dated: 24/5/04

Sub Registrar
and Collector U/S, 41 & 4
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 89,200/- towards Stamp Duty
including Transfer duty and Rs. 3750/-
towards Registration Fee was paid by the party
through Chalan Receipt Number...457573
Dated...21/5/04...at SBH Habsiguda Branch, Sec'bad.

S.B.H. Habsiguda
A/c No. 01000050786
of S.R.O. Uppal.





1 వ పుస్తకము సంఖ్య (కా.ని) పు..... 6020/04
 దస్తావేజుల మొత్తం కాపీల సంఖ్య..... 10
 సంఖ్య..... 3

[Signature]
 సబ్-రిజిస్ట్రారు

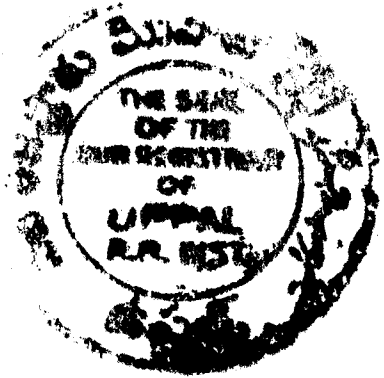
1 వ పుస్తకము సంఖ్య (కా.ని) పు..... 6020/04
 నింబరుగా రిజిస్ట్రారు కేసులోకి స్వామింకు నిమిత్తం
 గుర్తింపు నింబరు..... 6020..... 1-2004 జన్మించిన
 200 కు సంఖ్య..... 24

[Signature]
 రిజిస్ట్రారు అధికారి





1 త పుస్తకము 6020/04 సంఖ్య
ఉస్మానేజుల మొత్తం కాగితము
సంఖ్య.....10.....ఈ కాగితపు తయారీ
సంఖ్య.....4.....
చిట్-తినిచ్చుట





1 వ పుస్తకము 6020/04 నెంబర్
దస్తావేజుల వెబ్సైట్ కౌగిటిముఠి
సంఖ్య... 10 ఈ కౌగిటిముఠి కు
సంఖ్య... 5

సచి-రిజిస్ట్రారు

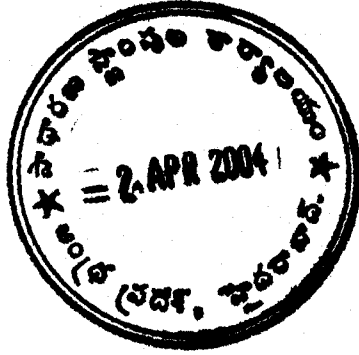




1 వ పుస్తకము... 6020/04 సంగ్రహం
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 10... ఈ కాగితపు పరుస
సంఖ్య... 6.....

సచి-రిజిస్ట్రారు





1 వ పుస్తకము.....6020/04 నింక
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....10 ఈ కాగితపు విలువ
సంఖ్య.....7

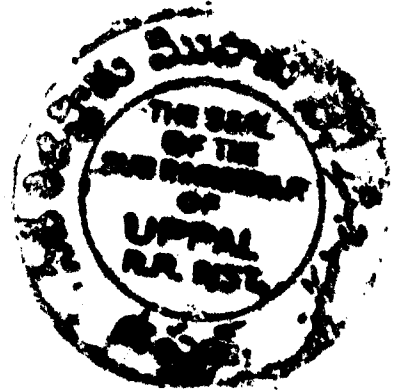
సబ్-రిజిస్ట్రారు





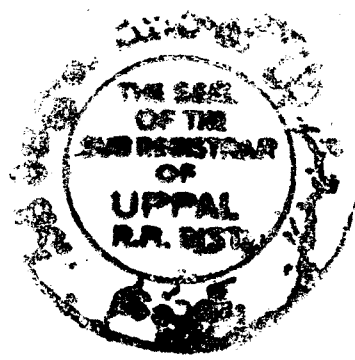
1వ పుస్తకము...6020/04 సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
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1వ పుస్తకము 6020/04 సంఖ్య
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సంఖ్య 10 ఈ కాగితపు వరుస
సంఖ్య 9

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1 వ పుస్తకము. 6020/04

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...10...ఈ కాగితపు వరుస

సంఖ్య...10.....



సుబ్-రిజిస్ట్రారు

