

U.6049

6019/00

APR 6/37
100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

00AA 287743

3215 21.05.2004 K.100/-

R. M. R. 21/5

K. Prabhakar Reddy S/o. K. Padma Reddy,
M/s. Summit Builders, Sec'bad. Hyd.

Sub-Registrar
Ex-Officio Stamp Vendor
S. R. O. Secunderabad.

SALE DEED



This Sale Deed is made and executed on this the 4 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



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

00AA 287744

3216 21/05/2004 Rs. 100/-

Sold to K. Prabhakar Reddy & K. Padma Reddy H/o. R. R. Reddy


For whom M/s. Summit Builders, Sec'bad.

Sub-Registrar
Ex-Officio Stamp Vendor
S. R. O. Secunderabad.

-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 125 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.

 A. Moragi Krishna

100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
Date : 21-05-2004 Serial No : 5,481 Denomination : 100

01AA 653148

Purchased By :
K. PRABHAKAR REDDY

For Whom :
M/S. SUMMIT BUILDERS

S/O. K. PADMA REDDY
HYD

SEC-BAD

Sub Registrar
Ex.Officio Stamp Vendor
S.R.O. CHIKKADPALLY

-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 125 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. Sanjeev 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.

98014

A. Murali Krishna



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Date : 21-05-2004 Serial No : 5,482 Denomination : 100

Purchased By :

K. PRABHAKAR REDDY

For Whom :

M/S. SUMMIT BUILDERS

S/O. K. PADMA REDDY

HYD

SEC-BAD

01AA 653149

Sub Registrar
Ex.Officio Stamp Vendor
S.R.O. CHIKKADPALLY

-4-

G) The VENDORS have offered to sell the Scheduled Property to the PURCHASER free from all encumbrances for a consideration of Rs. 52,150/- (Rupees Fifty Two Thousand One Hundred and Fifty 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. 52,150/- (Rupees Fifty Two Thousand One Hundred and Fifty only) hereby convey, transfer and sell the agricultural land admeasuring 125 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:

- i. Ch. No. 670562, dated 21.05.2004, drawn on HDFC Bank, Secunderabad for Rs. 26,075/- (Rupees Twenty Six Thousand and Seventy Five only) in favour of Karipe Narasimha.
- ii. Ch. No. 670563 dated 21.05.2004, drawn on HDFC Bank, Secunderabad for Rs. 26,075/- (Rupees Twenty Six Thousand and Seventy Five only) in favour of Alla Murali Krishna Reddy.

(Signature)

A. Murali Krishna



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Date : 21-05-2004 Serial No : 5,483

Denomination : 100

01AA 653150

Purchased By : .

K. PRABHAKAR REDDY

For Whom :

M/S. SUMMIT BUILDERS

S/O. K. PADMA REDDY
HYD

SEC-BAD

Sub Registrar
Ex.Officio Stamp Vendor
S.R.O. CHIKKADPALLY

-5-

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.

(Signature)

A. Murali Krishna



Date : 21-05-2004. Serial No : 11,705. Denomination : 100

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

01AA 649877

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.

-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.

A. Murali Krishna

100Rs.



Date : 21-05-2004 Serial No : 11,706 Denomination : 100

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

01AA 649878

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.

-7-

8. The VENDORS further declare that the schedule land is not attracted by the provisions of A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1 of 1973.
9. The VENDORS further covenants that 'The Property' is not assigned land within the meaning of A.P. assigned land (Prohibition of Transfers) Act 9 of 1977.
10. 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 suppression of facts is noticed at a future date, the VENDORS will be liable for payment of deficit duty.

[Signature]

A. Murali Krishna



Date 20/05/2004 आंध्र प्रदेश NANDHRA PRADESH nation : 100 01AA 649879

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.

-8-

SCHEDULE OF PROPERTY

The agricultural land admeasuring 125 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) belonging to Purchaser
South	: Main Road
East	: Sy.No. 290 (P), belonging to Purchaser
West	: Sy. No. 289

IN WITNESSES WHEREOF this deed of agreement of sale is made and executed on this the 20th day of May 2004 at Hyderabad by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1.

[Signature]
Sri K. Prabhakar Reddy

2.

[Signature]
(K. Prabhakar Reddy)

VENDORS

[Signature]

1. Karipe Narsimha,

A. Murali Krishna

2. Alla Mural Krishna Reddy

REGISTRATION PLAN SHOWING AGRICULTURAL LAND

IN SURVEY NOS. 290

Situated at

CHERLAPALLY (V)

GHATKESAR Mandal, R.R. Dist.

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

2) A. MURALIKRISHNAREDDY S/O LAKSHMA REDDY

VENDEE : M/s. SUMMIT BUILDERS, Rep. By its PARTNER

SRI. GAURANG MODY S/O SRI. JAYANTILAL MODY

REFERENCE :

SCALE: 1" = 64'0"

INCL:

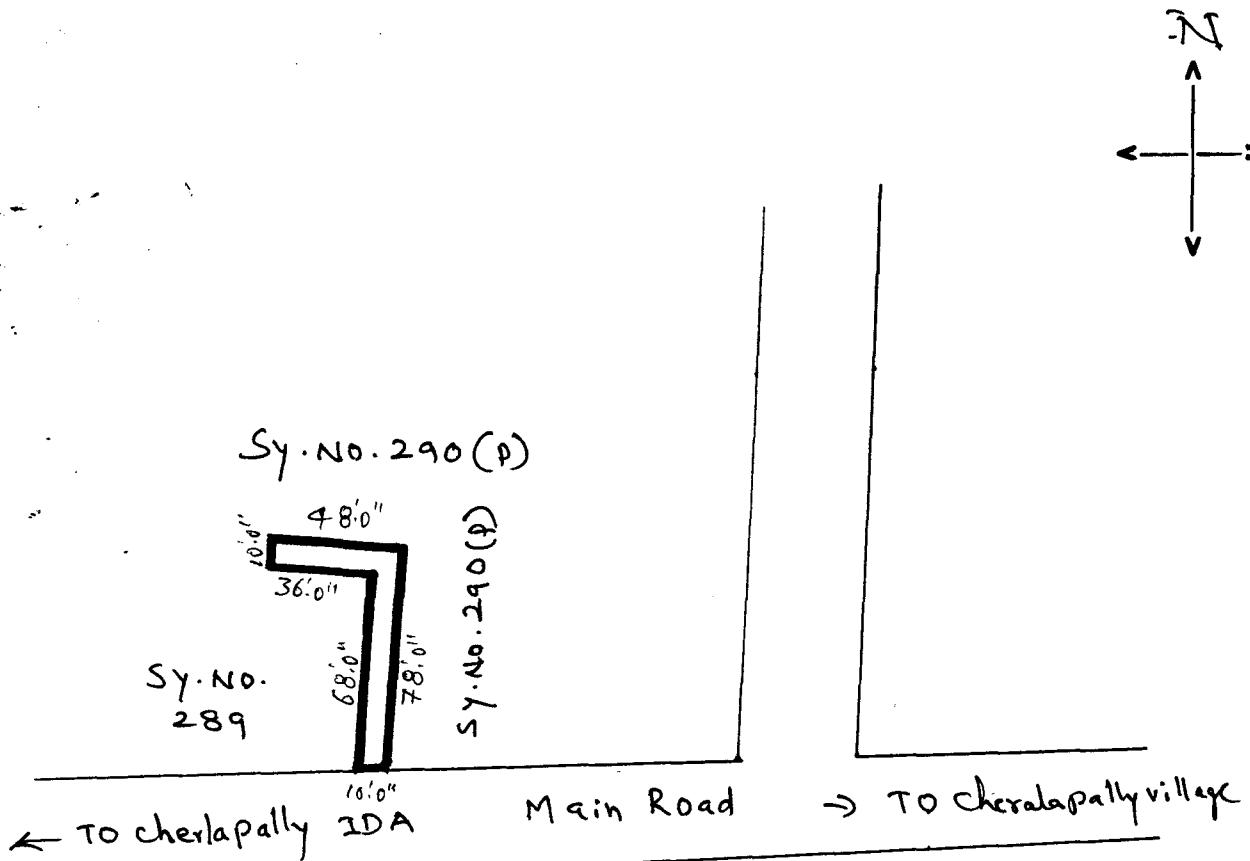
EXCL:

AREA :

125

SQ. YDS. OR 104.5

SQ. MTRS.



(Signature)

A. Murali Krishna

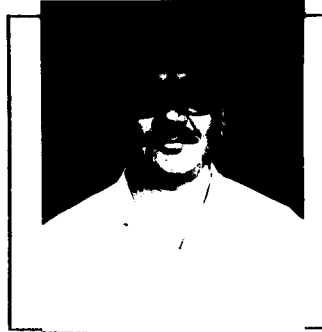
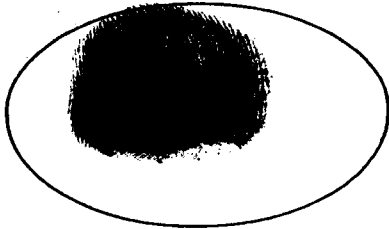
SIG. OF THE VENDOR

WITNESSES :

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

**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
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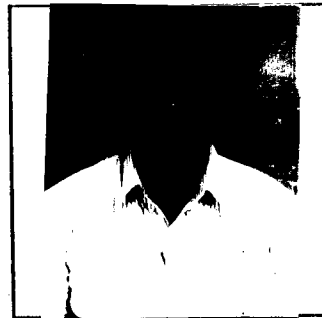
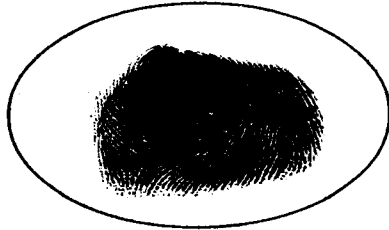
VENDOR:-

Mr. K. NARSIMHA

R/o. H.No. 5-14-78,

INDIRA NAGAR, MOULALI

HYDERABAD - 500 040.



Mr. A. MURALIKRISHNA REDDY

R/o. H.No. 16-125, Flat No. 202,

Krishnakrupa Nilayam, Road No. 2,

Prashanth Nagar, Uppal, HYD.

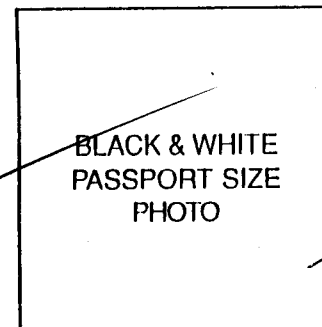
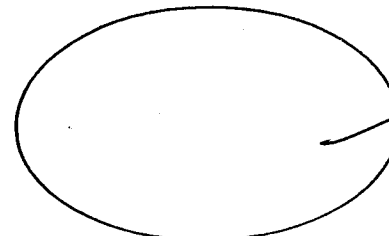
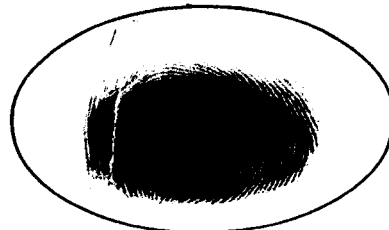
PURCHASER:-

M/s. SUMMIT BUILDERS

having its (o) 5-4-187/3 & 4,

M.G. Road, Sec'bad, Rep by its

Partner Mr. GAURANG MODY



BLACK & WHITE
PASSPORT SIZE
PHOTO

SIGNATURE OF WITNESSES

1.

2.

[Handwritten signatures of witnesses]

[Handwritten signature of executant]

A. Murali Krishna

SIGNATURE OF THE EXECUTANT'S

6019/04

RECEIPT

Received with thanks from M/s. Summit Builders a partnership firm having its registered office at 5-4-187/3&4, III Floor, Secunderabad – 500 003 represented by its Managing Partner Mr. Soham Modi S/o. Shri. Satish Modi aged 34 years, resident of Plot No.280, Road No.25, Jubilee Hills, Hyderabad – 500 034 a sum of Rs. 52,150/- (Rupees Fifty Two Thousand One Hundred and Fifty only) as per the details given below, towards sale consideration against sale of 125 Sq. yards of land in survey No. 290, situated at Charlapally Village, Ghatkesar Mandal, Ranga Reddy District, Andhra Pradesh.

1. Rs. 26,075/- paid by Cheque No. 670562 dated 21.05.2004 drawn on HDFC Bank, Secunderabad in favour of Karipe Narasimha.
2. Rs. 26,075/- paid by Cheque No. 670563 dated 21.05.2004 drawn on HDFC Bank, Secunderabad in favour of Alla Murali Krishna Reddy.

Place: Secunderabad.

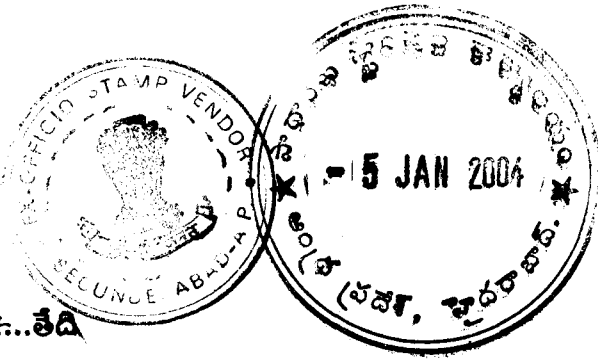
Date : 22.05.2004



Karipe Narasimha
S/o.Sri. K. Narayana
H. No. 5-4-178
Indra Nagar, Moula- Ali,
Hyderabad –500 040.



Alla Murali Krishna Reddy
S/o. Sri. Laxmi Reddy,
Flat No. 202, 16-125
Krishna Krupa Nilayam,
Road No. 2, Prasanti Nagar,
Uppal, Hyderabad – 500 039.

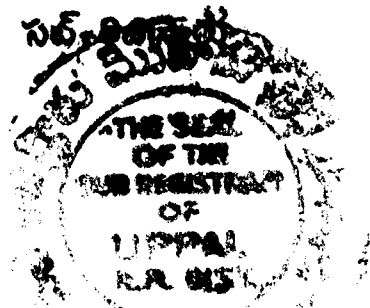


200 4 వ సం॥...మే...నెల...24...తేది
 192 6 వ.శ.శా...శ్రీశ్రీ...మాసము...3...తేది
 పగలు...../.....మరియు.....గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

1 వ పుస్తకము...6019/04
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య.....1000 కాగితపు వరుస
 సంఖ్య.....

శ్రీ.....K. Narayana K. Narayana
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోట్ గ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి
 రుసుము రూ॥.....260/-.....చెల్పించినారు.

Receipt No. 457572.....Dt. 21/1/04. Vide
 SBH, Habsiguda Branch, Sec'bad.



వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నాడి.
 ఎడమ బ్రౌటనవ్రేలు



ఎడమ బ్రౌటనవ్రేలు



నిరూపించినది

Handwritten signature and number '4'.

Handwritten signature and number '3'.

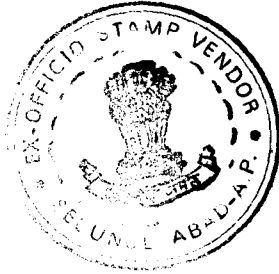
(Mr. K. Narayana K. Narayana
 H No: 5-14-78, Indiranagar, moulali,
 Hyderabad

A. Murali Krishna
 (Mr. A. murali Krishna Reddy S/o Lakshmi Reddy
 occ: Business - Rlv. 16-12, flat no. 202,
 Krishna Krupa Nilayam, Road no. 2, Prasanna Nagar
 Uppal.

(G. Kanaka Rao S/o. G. Subba Rao, occ:
 Service (0) 5-11-19/344, M.G. Road Sec'bad

(K. Padmalay Reddy S/o. Padma Reddy, occ:
 Service (0) 5-11-19/344, M.G. Road, Sec'bad

2004 వ. సం॥...మే...నెల...24 వ తేది
 192 6 వ. శా. శా...శ్రీశ్రీ...మాసం...3...వ తేది.
 ఉప్పల్-రిజిస్ట్రారు



1 వ పుస్తకము... 6019/04 నంబర్
 దస్తావేజుల మొత్తం కారితముం
 సంఖ్య... 1.R. ఈ కారితపు పనున
 సంఖ్య... 2.....

సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1897

No. 6019 of 2004, Date 24/1/04

I hereby certify that the proper deficit stamp duty of Rs. 5460/- Rupees five thousand four hundred & sixty only has been levied in respect of this instrument from Sri. K. Narasimha on the basis of the agreed Market Value consideration of Rs. 52,150/- being higher than the consideration agreed Market Value.

S.R.O. Uppal
 Dated: 24/1/04
 Sub Registrar and Collector U/S. 41&47 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 5460/- towards Stamp Duty including Transfer duty and Rs. 260/- towards Registration Fee was paid by the party through Challan Receipt Number 457572 Dated 21/1/04 at SBH Habsiguda Branch, Sec'bad.

S.B.H. Habsiguda
 A/c No. 01000050788
 of S.R. O. Uppal.

NOTE: D.S.D. Rs. 40/- & D.R.F. Rs. 5/- Total Rs. 45/- has been collected as agreed M.V of Rs. 52,150/- Dt. 24/1/04

SUB-REGISTRAR





1 వ పుస్తకము 60/9/04 నాణ్య
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య.....10 ఈ కాగితపు వరుస
 సంఖ్య.....3

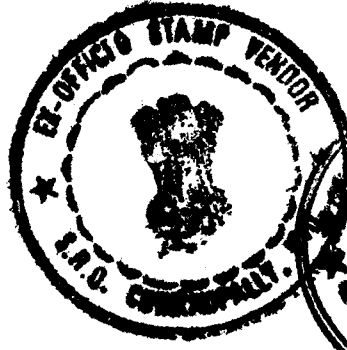
నిర్-రిజిస్టరు

1 వ పుస్తకము సంఖ్య (కా.క) పు...60/9/04...
 నింబరుగా రిజిస్టరు చేయబడి స్వామింగు నిమిత్తం
 గుర్తింపు నింబరు...60/9/04...1-2004 ఇవ్వబడిన
 200 4 సంఖ్య...నింబరు...విల...విల...విల


(Handwritten signature)

రిజిస్ట్రారు అధికారి





1 వ పుస్తకము 609/04
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....!0...ఈ కాగితపు వలస
సంఖ్య.....4.....

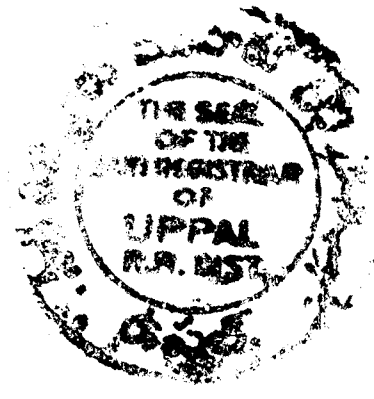

సచి-అధికారి

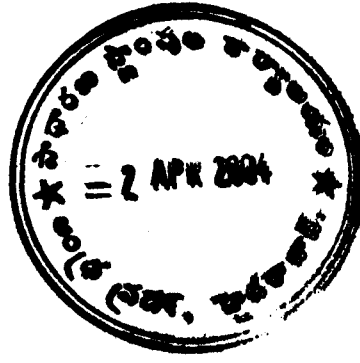




1 వ పుస్తకము 6019/04 నెంబర్
దస్తావేజాల మొత్తం కాగితములు
సంఖ్య.....10.....ఈ కాగితపు పేరును
పంఖ్య.....5.....

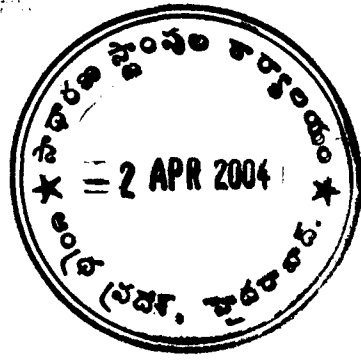
గుర్-తినిస్తాను





1 వ పుస్తకము 60/9/04 నెంబ్రా
దస్తావేజాల మొదల కారితముల
సంఖ్య...10...ఈ కారితపు పుస్తక
సంఖ్య...10...
నంద-అధికారులు





1 వ పుస్తకము... 60/9/2004
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 10... ఈ కాగితపు పదునె
పంఖ్య... 7

సచి-రిజిస్ట్రారు





1 వ పుస్తకము. 60/19/2004
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....10. ఈ కాగితపు వతును
సంఖ్య.....2

సన్-08/04/04



1 వ పుస్తకము.....6019/04
దస్తావేజాల మొత్తం కాగితముం
సంఖ్య.....10...ఈ కాగితపు వరుస
సంఖ్య.....9.....

సబ్-రిజిస్ట్రారు



1 వ పుస్తకము (1919) / 104
కుస్తావేజాల మొత్తం కాగితముల
సంఖ్య...!... ఈ కాగితపు వరుస
సంఖ్య...!...


సబ్-రిజిస్ట్రారు

