

C. 6048

A-46/36
100Rs.



3207. 3207. ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

00AA 287735

Sold to K. Prabhakar Reddy & K. Padma Reddy, H.O.
for Rs. 100/-
M/s. Summit Builders, Sec'bad.

R. Venkatesh, 15

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

SALE DEED



This Sale Deed is made and executed on this the 4th 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.

A. Murali Krishna



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

00AA 287736

3208 21/05/2004 100/-

Sold to K. Prabhakar Reddy s/o. K. Padma Reddy, H/O:

M/S. Summit Builders, Sec'bad.

R. R. Reddy

Sub-Registrar
Ex-Officio Stamp Vender
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 340 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. Muruga Krishna



3209 ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

00AA 287737

K. Parbhakar Reddy to K. Padma Reddy
M/s. Summit Builders, Sec'bad, Hyd.

RMR

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

-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 340 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.

(Signature)

A. Morali Krishna



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్. ANDHRA PRADESH

00AA 287738

శ్రీ.నె. 3212, డేట్ 21.05.2004, రు. 100/-

Sold to S. Prabhakar Reddy & K. Padma Reddy H2.

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

R. R. Ramani 21/5

Sub-Registrar

Ex-Officio Stamp Vendor

S. R. O. Secunderabad,

-4-

G) The VENDORS have offered to sell the Scheduled Property to the PURCHASER free from all encumbrances for a consideration of Rs. 1,40,000/- (Rupees One Lakh and Forty 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. 1,40,000/- (Rupees One Lakh and Forty Thousand only) hereby convey, transfer and sell the agricultural land admeasuring 340 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. 670560, dated 21.05.2004, drawn on HDFC Bank, Secunderabad for Rs.70,000/- (Rupees Seventy Thousand only) in favour of Karipe Narasimha.
- ii. Ch. No. 670561, dated 21.05.2004, drawn on HDFC Bank, Secunderabad for Rs.70,000/- (Rupees Seventy Thousand only) in favour of Alla Murali Krishna Reddy.

(Signature)

A. Murali Krishna



3211 21.05.2004 100
ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

00AA 287739

Sold to S. Prabhakar Reddy & K. Padma Reddy H.O.
For whom M/s. Summit Builders Sec'bad.

[Handwritten Signature]

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

- 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.

[Handwritten Signature]

A. Murali Krishna



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

00AA 287740

3212 A.O.S. 2001.1001-
 Sold to K. Prabhakara Reddy Ho. 15, Padma Reddy, H.O.
 For whom M/s. Summit Builders, Sec'bad.

R. K. Ram Kumar
 Sub-Post Office
 Ex-Office Head Post Office
 B. R. O. Secunderabad.

- 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

A. Murali Krishna



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

00AA 287741

6.23.2004 3213 21.05.2004 100/-
 క. ప్రభాకర్ రెడ్డి గో.క. పద్మా రెడ్డి హిదా
 కి
 M/s. Summit Builders, Sec'bad.
 R. R. Ramakrishna 21/5
 Sub-Postmaster
 Ex-Office Secy. Order
 K. H. C. Secy. Order

-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



3214 ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

00AA 287742

Sold to K. Prabhakar Reddy S/o. K. Padma Reddy H/o. M. Ramakrishna
M/s. Saranmit Builders, Sec'bad.

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

-8-

SCHEDULE OF PROPERTY

The agricultural land admeasuring 340 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) belong to Purchaser
South	: Sy. No. 289
East	: Sy.No.290 (P) belonging to Purchaser
West	: Sy. No. 270/271

IN WITNESSES WHEREOF this deed of agreement of sale is made and executed on this the 24th day of May 2004 at Hyderabad by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1.

G. KANAKARAO

2.

(K. Prabhakar Reddy)

VENDORS

Karipe Narsimha

1. Karipe Narsimha,

A-Murali Krishna

2. Alla Muralikrishna Reddy

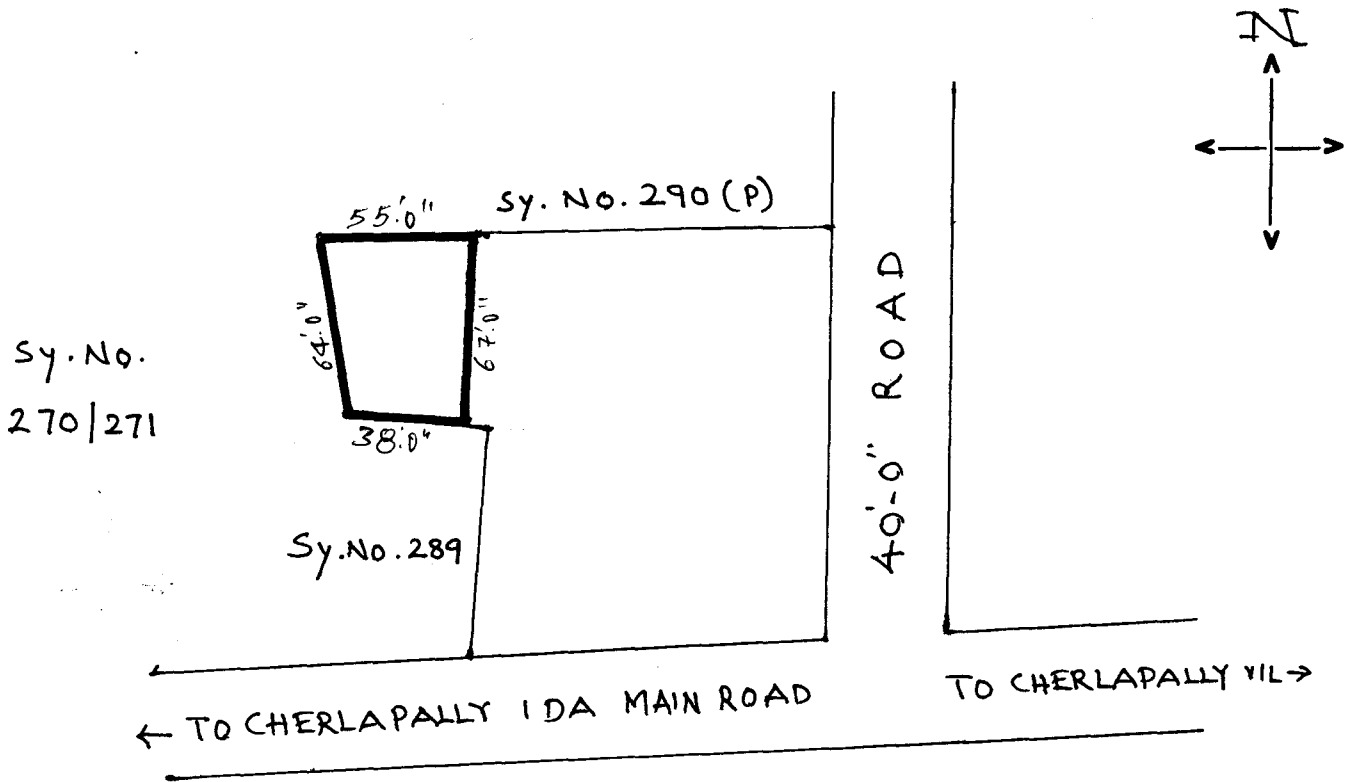
REGISTRATION PLAN SHOWING AGRICULTURAL LAND
IN SURVEY NOS. 290 **Situated at**

CHERLAPALLY(V) GHATKESAR Mandal, R.R. Dist.

VENDORS : 1) SRI. K. NARSIMHA S/O K. NARAYANA
2) SRI. A. MURALI KRISHNA REDDY 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 : 340.00 **SQ. YDS. OR 284.24 SQ. MTRS.**



A. Murali Krishna

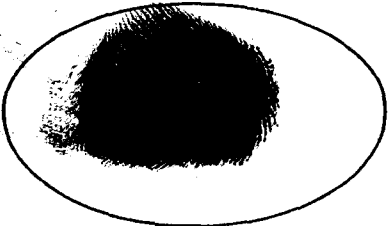
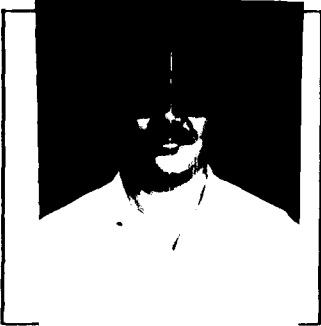
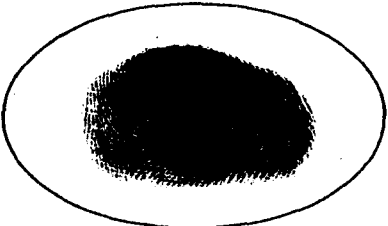
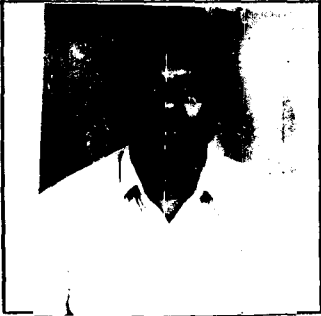
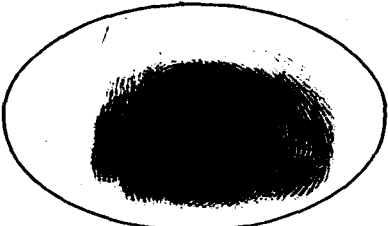

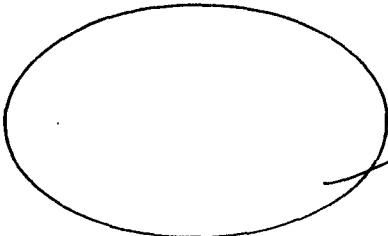
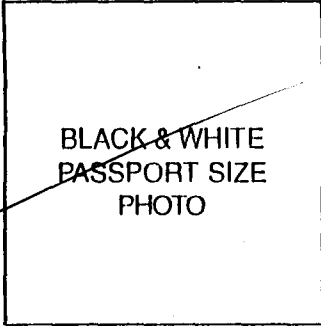
A. Murali Krishna

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
			<p>VENDOR: <u>MR. K. NARSIMHA</u> <u>R/O. H.NO: 5-14-78,</u> <u>INDIRANAGAR, MOULALI</u> <u>HYDERABAD - 040.</u></p>
			<p>(2) <u>MR. A. MURALIKRISHNA REDDY</u> <u>R/O. H.NO: 16-125, Flat No. 202</u> <u>Krishnakrupa Nilayam, Road No.</u> <u>Prashants Nagar, Wppl. Hyd.</u></p>
			<p>PURCHASER: <u>M/s. SUMMIT BUILDERS</u> <u>having its (O) 5-4-187/3 & 4,</u> <u>M.G. Road, Sec 13ad, Sep by its</u> <u>Partner Mr. GAURANG MODY</u></p>
			<p>BLACK & WHITE PASSPORT SIZE PHOTO</p>

SIGNATURE OF WITNESSES

- 
- 



A. Murali Krishna

SIGNATURE OF THE EXECUTANT'S

6021/04

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. 1,40,000/- (Rupees One Lakh and Forty Thousand only) as per the details given below, towards sale consideration against sale of 340 Sq. yards of land in survey No. 290, situated at Charlapally Village, Ghatkesar Mandal, Ranga Reddy District, Andhra Pradesh.

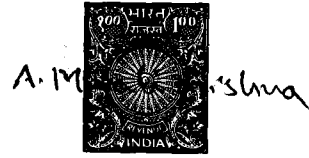
1. Rs. 70,000/- paid by Cheque No. 670560 dated 21.05.2004 drawn on HDFC Bank, Secunderabad in favour of Karipe Narasimha.
2. Rs. 70,000/- paid by Cheque No. 670561 dated 21.05.2004 drawn on HDFC Bank, Secunderabad in favour of Alla Murali Krishna Reddy.

Place: Secunderabad.

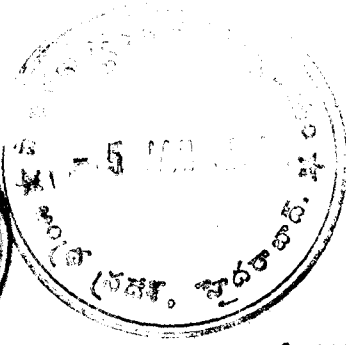
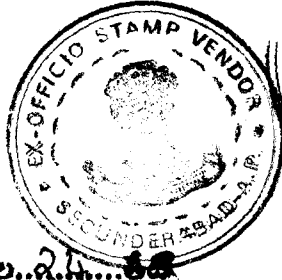
Date : 22.05.2004



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.

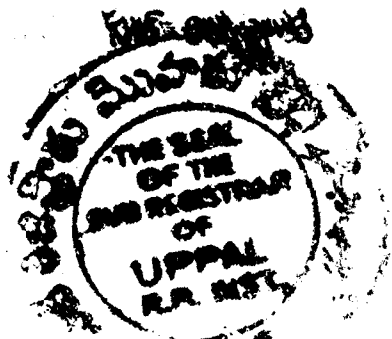


200 4 వ సం||...నెల...వ తేది
 192 6 వ.శ.శా...మాసము...వ తేది
 పగలు...మరియు...గంటల మధ్య
 ఉప్పుల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

1 వ పుస్తకము...నంబర్...
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య...కాగితపు వరుస
 సంఖ్య

శ్రీ...K. Narasimha
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పాబ్లికేషన్లు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి
 రుసుము రూ||...700/-...చెల్లించినారు.

Receipt No...457575...Dt...21/5/04...Vide
 SBH, Habsiguda Branch, Sec'bad.



ప్రాసెస్ యిచ్చినట్లు ఒప్పు కొన్నది
 ఎడమ బ్రౌటనవ్రేలు



ఎడమ బ్రౌటనవ్రేలు

4

Preserved

(M. K. Narasimha, S. K. Narayana
 Office Business - R/o. 5-14-78, Indiranagar,
 Madurai, Hyderabad

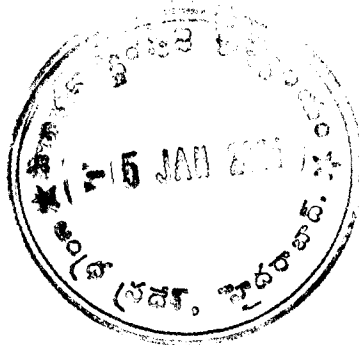
A. Murali Krishna
 (M. A. Murali Krishna Reddy, S/o. Lakshmi Reddy
 Office Business - R/o. 16-13, Flat No. 202, Krishna
 Krupa Nilayam, Road no. 2, Prasanna Nagar, Uppal.

(G. Kanaka Rao S/o. G. Subba Rao, Office, Service
 (O) 5-11-18/3 & 4, M.G. Road, Sec'bad.

(K. Prabhakar Reddy S/o. Padma Reddy, Office,
 Service (O) 5-11-18/3 & 4, M.G. Road, Sec'bad.

400

200 4 వ. సం||...నెల...వ తేది
 192 6 వ. శా.శా...మాసము...వ తేది. సబ్-రిజిస్ట్రారు



1 వ పుస్తకము గుండా 104 నంబర్
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య...10... ఈ కాగితపు వరుస
 సంఖ్య...2.....

[Signature]
 సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1897

No. 602 of 2004 Date 24/5/04

I hereby certify that the proper deficit stamp duty of Rs. 16,000/- Rupees (Sixteen thousand only) has been levied in respect of this instrument from Sri. K. Narasimha on the basis of the agreed Market Value consideration of Rs. 1,40,000/- being higher than the consideration agreed Market Value.

S.R.O. Uppal

[Signature]
 Sub Registrar
 and Collector U/S. 41&4
 INDIAN STAMP ACT

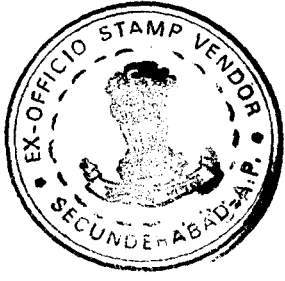
Dated: 24/5/04

Registration Endorsement

An amount of Rs. 16,000/- towards Stamp Duty including Transfer duty and Rs. 700/- towards Registration Fee was paid by the party through Challan Receipt Number 457575 Dated 24/5/04 at SBH Habsiguda Branch, Sec'bad.

S.B.H. Habsiguda
 A/c No. 01000060788
 of S.R.O. Uppal.





1 వ పుస్తకము 60౩1/04 నెంబరు
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య...10... ఈ కాగితపు వరుణ
 సంఖ్య...3.....

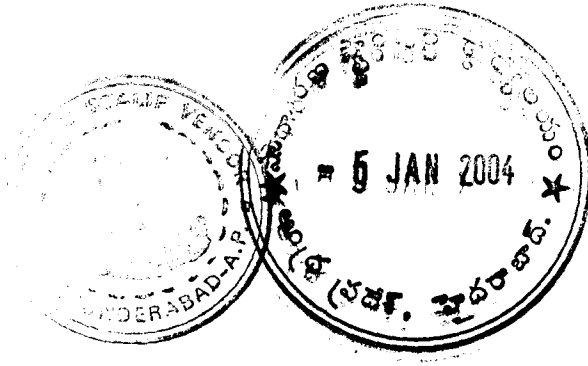
సహ-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (కా.క) పు... 60౩1/04
 నెంబరుగా రిజిస్ట్రారు పేరునాడి స్కానింగు నిమిత్తం
 గుర్తింపు నెంబరు 60౩1.....1-2004 ఇవ్వడమైన
 2004 సం॥ డి... నెం... 24..... పది

600

రిజిస్ట్రారు అధికారి





ప్రస్తుతము. ఇంకా. సకాశ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...10...ఈ కాగితపు తరుసు
సంఖ్య...4.....

నిజ-రజిస్టరు

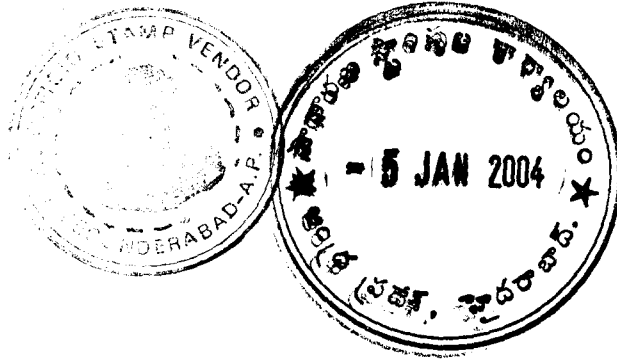




1వ పుస్తకము. గ్రామీణ... సంఖ్య
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... 10... ఈ కాగితపు పేరు
 సంఖ్య... 1...

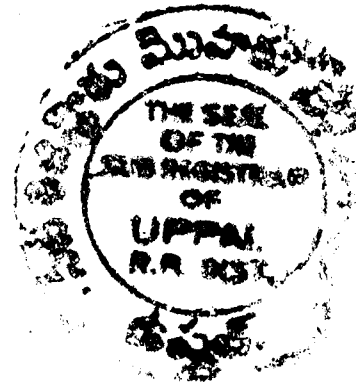
సబ్-రిజిస్ట్రారు

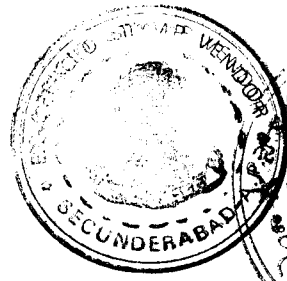




1 వ పుస్తకము గురించి/04 నెంబర్
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....10.....ఈ కాగితపు వరుస
సంఖ్య.....6.....

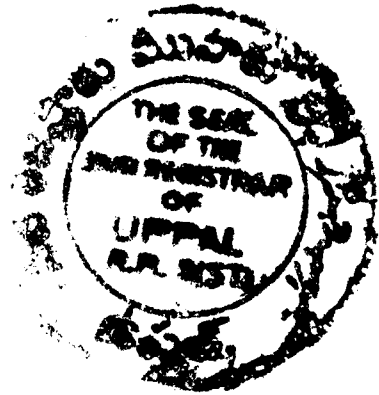
సబ్-రిజిస్ట్రారు

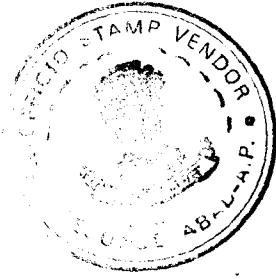




1 వ పుస్తకము. 6/10/04 నా
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య....10. ఈ కాగితపు పుస్తక
సంఖ్య....

సచి-రిజిస్ట్రారు





1 వ పుస్తకము.....^{6000/04}.....నంబు
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....10.....ఈ కాగితపు వరుస
సంఖ్య.....¹⁰.....

సబ్-రిజిస్ట్రారు




1వ పుస్తకము (1000) / 04 సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య....(0)....ఈ కాగితపు వరుస
సంఖ్య....9.....

సబ్-రిజిస్ట్రారు



1 వ పుస్తకమును 104
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...10..ఈ కాగితపు పరుస
సంఖ్య...10.....


సబ్-రెజిస్ట్రారు

