

LEELA G CHIMALG! STAMP VENDOR

N. 12/236-5-4-76/A, (Gilar Ranigung SECUNDERABAD-500 003

SCANNER

SALE DEED

This Sale Deed is made and executed on this the 31 day of March 2008 at Secunderabad by:

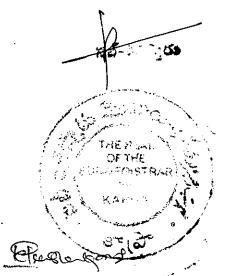
M/S. SRI SAI BUILDERS, a registered partnership firm having its office at 25, A & B Electronic Complex, Kushaiguda, Hyderabad - 500 062 represented by its partner Sri Nareddy Kiran Kumar, Son of Sri Mr. Madhusudhan Reddy, aged about 34 years, Occupation: Business, hereinafter called the "Vendor" (which expression where the context so permits shall mean and include its successors in interest, nominee, assignee).

IN FAVOUR OF

MRS. M. UMA NAGALAKSHMI, DAUGHTER OF MR. M. SAMBASIVA RAO, aged about 33 years, residing at H. No. 1-1-336/85. Shubhamastu Apartments, Flat No. 201, Viveknagar, Chikkadpally, Hyderabad - 500 020., hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest,

For Sri Sai Builders





డానీ ఇచ్చినట్లు ఒప్పకొన్నది ఎడమ బొటన వ్రేలు

Electroport for K. P. Leday occi. Service (6) 5-4-187 | 7 ey, end floor, Solom marsion, M. G. Road, Becard, through attested GRA for Presentation of downerts, viole GRA NO 177/2/06 Ct SRO, Upparl, R. R. Dist.

నిరూపించినది

01/17:

figneder Ho. S. Dhonning our Senie R10. 1-10-263, new Bonepaly, Sechel

m Co

Gran So Conactondrovas

ect. Busicies Montali, Hyderatod.

200 8 : <u>Okoel) 30 3/ 56</u>8 2000

#### 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 10<sup>th</sup> July, 2003 bearing document no. 8184/03 and sale deed dated 5<sup>th</sup> 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			73706	
94	0-29	K. Mogulaiah	179141		
95	2-14			.5700	
93	0-27	K. Jangaiah	179115	73738	
94	0-30				
95	2-14				
93	0-27	K. Narsimhulu			
94	0-30		176051	73741	
95	2-13			75741	

- 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/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.

For Sri Sai Builders

	iz the work with the standard of the second
,	మొత్తము కాగితముం సంస్థా
	ఈ కాగిశవు పరున సంకృ
Eliconomical	<b>お</b> む-0歳(かな)
Commet they me following or	and the second in respect of this document:
1. In Comment of State of the	
*	THE SEAL OF THE SEAL OF THE SUBBLE COSTRAR
S. Li Corre	SUBBREGISTRAR
A. Edition of the continue	Es. KAPAN AS.
• •	Rs. As.
1. in shape of challan	C.C. Sold
2. in the shape of cash	Rs. 6060
III. Registration foes:	Rs
1. in the shape of challan	Res. 1515/
2. In the shape of creb	
IV. User Change,	Rs
2. In the samp	Rs. 1001
	· · · · · · · · · · · · · · · · · · ·
	11. 22828/
	SUR REGISTRAD
St. American	KAPRA
•	
	30 8 80 80 80 80 80 1929x
	December 1 Jan 300000 Banks Borns
	3006 Sanger of the 100 100 - 100 300 300 300 300 300 300 300 300 300
	2008 to Super 3/ Super S
	and so alog ) 3/ (eugo Time )

- 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 Standard apartment bearing flat no. 411 on fourth floor, in block no. 'A' having a super built-up area of 485 sft together with undivided share in the scheduled land to the extent of 29.83 sq. yds. and a reserved two wheeler parking space bearing no.56 admeasuring about 15 sft. respectively. 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. 3,03,000/- (Rupees Three Lakhs Three Thousand Only) and the Buyer has agreed to purchase the same.

For Sri Sai Builders

13 Highton 20083	సం స్ట్రామ్ (దస్తావేకాలు
మొత్తము రాగితముల సంభ్య	
ఈ కాగితపు వరున స <sub>ాగ్ర</sub>	

ర్జ్-రిజిస్తారు



N. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

## NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:

- 1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the Standard apartment bearing flat no. 411 on fourth floor in block no. 'A', aving a super built-up area of 485 sft in building known as Gulmohar Gardens together with a. undivided share in scheduled land to the extent of 29.83 sq. yds.
  - b. a reserved two wheeler parking space bearing no.56 admeasuring about 15 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. 3,03,000/- (Rupees Three Lakhs Three Thousand Only) and 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

Selson Karaa

- 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

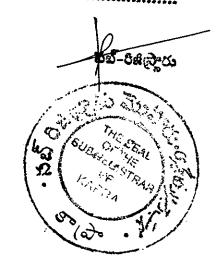
13 Higher 2008a	No \$89 H 3000
మొక్తము కాగికముం సంఖ్య	13
ఈ కాగిశవు వరువ సంఖ్య	

THE STAL OF THE KAPRA

- 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. 22,74/- is paid by way of challan No. 758/49, dated 31.03.08 and VAT paid an amount of Rs. 2930= /- by way of Payorder No. 196540 dated 31.03.08, both drawn on State Bank of Hyderabad, Kushaiguda Branch, R. R. District.

For Sri Sai Builders

13 Nigsan 2008 No	589H3300
మొత్తము కాగికకులు సంఖ్య	13
కం కాగిశవు వరున సంస్కా	



#### **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 semi-finished standard apartment no. 411 on the fourth floor in block no. A, admeasuring 485 sft. of super built up area together with proportionate undivided share of land to the extent of 29.83 sq. yds. and a reserved two wheeler parking space bearing no.56 admeasuring about 15 sft. 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	6' wide corridor & Open to sky
South By	Open to sky
East By	Flat no. 410
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

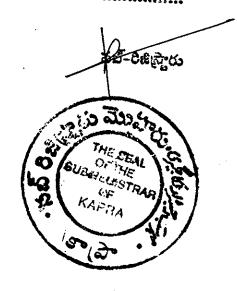
2. of. 1996

For Sri Sai Builders

**w** 

VENDEE

12	శృష్ట్రక్రము	2007	న సం క	,89)	. ස්මූත්ෂන
					**********
<b>ර</b> ේ	కాగిశివు చ	గుస్ సంస్థ		7	



## ANNEXTURE-1-A

1. Description of the Building : standard flat bearing no. 411 on the fourth 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 (semi-finished)

2. Age of the Building : New

3. Total Extent of Site : 29.83 sq. yds., U/S Out of Ac. 4-00 Gts.

4. Built up area particulars :

(a) Cellar, Parking Area

(b) In the Ground Floor : 15 sft. Parking space for Two wheeler

(c) In the First Floor

(d) In the Second Floor

(e) In the Third Floor

(f) In the Fourth Floor : 485 sft.

(g) In the Fifth Floor

5. Annual Rental Value

Date: 31. 03.2008

6. Municipal Taxes per Annum

7. Executant's Estimate of the MV

of the Building : Rs. 3,03,000/-

For Sri Sai Builders

Date: 31.03.2008 Signature of the Executants

### CERTIFICATE

I do hereby declare that what is stated above is true to the best of my knowledge and belief.

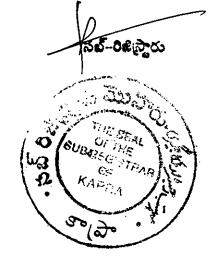
For Sri Sai Builders

Signature of the Executants

× M. una

1వ పుస్తకనుు	<i>200</i> 83	80 <b>5</b> 8 9 4 3 3	ణాలు
మొర్హను కాగి	<b>క</b> వంణ చంట్నా	13	••••
ఈ కాగితపు ప	<b>రు</b> జ జ <sub>ాగ్ర</sub>	<u> </u>	•••••

一の東京の大学の一



REGISTRATION P	LAN SHOWING FLAT NO	. 411 IN BLOCK NO. 'A'	
		ROJECT KNOWN AS "GULMO	OLIAD CARDENON
IN SURVEY NOS.	93, 94 & 95	OCLAN	
	MALLAPUR VILLAGE,	LIDDAL	SITUATED A
VENDOR:		UPPAL  PRESENTED BY ITS PARTN	MANDAL, R.R. DIS
		IAR, SON OF SRI MADHUSU	
BUYER:		HMI, DAUGHTER OF MR. M.	
REFERENCE: AREA: 29.1	SCALF:	INCL: SQ. MTRS.	EXCL:
Total Built-up Area = Out of U/S of Land =	485 sft. Ac. 4-00 Gts.		
	Flat No. 4	410	<b>A</b>
6' wide corridor & Open to sky		Kitchen 5-0"wide 5-0"	Open to sky
<u>;                                    </u>	Open to	sky	Not Raham Des Bracks  LOCATION MAD Nachward & Roads  For Sri Sai Builders
•			Danielois

WITNESSES:

SIG. OF THE VENDOR

× M. Uma

SIG. OF THE BUYER

<u>ا</u> ئة	స్పేస్టకము	2008:	క సం పు. 89	
మొ	త్తము రాగ	త <b>ముల</b> సంఖ్య.	13	
రం	కాగితపు :	కరున వ <i>్యా</i>	7	

నే చిత్రస్టారు



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

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

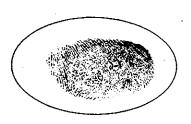
PASSPORT SIZE PHOTOGRAPH BLACK & WHITE NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER





#### **VENDOR:**

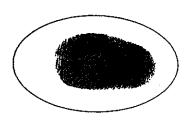
M/S. SRI SAI BUILDERS
HAVING ITS OFFICE AT 25
A & B ELECTRONIC COMPLEX
KUSHAIGUDA
HYDERABAD – 500 062.
REPRESENTED BY ITS PARTNER
MR. NAREDDY KIRAN KUMAR
S/O. MR. MADHUSUDHAN REDDY.





## **GPA FOR PRESENTING DOCUMENTS:**

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





#### **BUYER:**

MRS. M. UMA NAGALAKSHMI D/O. MR. M. SAMBASIVA RAO R/O. H. NO. 1-1-336/85 SHUBHAMASTU APARTMENTS FLAT NO. 201, VIVEKNAGAR CHIKKADPALLY HYDERABAD - 500 020.

SIGNATURE OF WITNESSES:

1.

1. 1. 3.

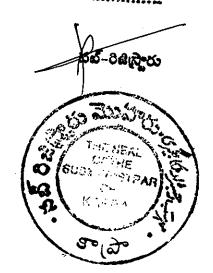
For Sri Sai Builders

Partner

SIGNATURE OF EXECUTANTS

x M. ma

13	<b>HORSTON</b>	2608	మి నుంపు	894	్రైవేణలు
ಮೀ	త్తను రాగ్రి	తముల సంభ	g	13	
		నున కం <sub>స్త్రి</sub> .			



वाले प्राविकारी को सुवित / वापना कर दें आयकर भवन, इस कार्ड के छो / मिल जाने पर कृष्या जारी करने मुख्य आयकर जायुक्त,

Hyderabad - 500 004 Bathcerbagh, Asynkar Bhavan,

Chief Commissioner of Incomedax,

the issuing authority :

In case this card is lost/found,kindly inform/return to

बशीर बाग,

हेदराबाद - 500 004.

ABVPN1278M
MIT NAME
KIRAN KUMAR NAREDDY বিল কা পাদ FATHER'S NAME
MADHUSCIOHAN REDDY NAREDDY 06-04-1973 जन तिथि /OATE OF BIRTH Chief Commissioner of Income-tex. And the Prodest-मुख्य आध्या अध्या अध्या प्रतेष

**(**)

DRIVING LICENCE
DLDAPOT 193822002
PRABHAKIR BEDDY K
R PADA BEDDY
2-3-6-719724
JAISWAL DIRECT
AMBERREY
HVDERABRO

STANDERANDER

For Sri Sai Builders

Partner

THANK DUPLICATE

i.	చ్చుడు <b>2008వ</b> న	0 589H 3000
మొ	త్తము కాగిశముల సంఖ్య	13
	<b>కాగిశ</b> పు వరుస సంఖ్య	

28 (3° C)

BILEG SURFIGURE TO SURFIGURE TO



हास्त्री द्वारा, भारत भागत मान्यता के सम्बद्धात का वर्ष । या वार्ष तति हार इस तक वारतीया की तत्व प्रदेशकाय आधार की वार्ष के कार्यवाटक राज्य एक कि वार्ष आधारी वार्ष्यों कार्य हैं, वीर इस इस सक वी रहें। प्रशासन की साथा प्रदेश गर विभावी असे कार्यप्रदात हों है

THER ADVISORAGE VARIABLES AND THE LIGHT FOR PRODUCT OF PRESENTING OF THE PRODUCT OF THE PRODUCT

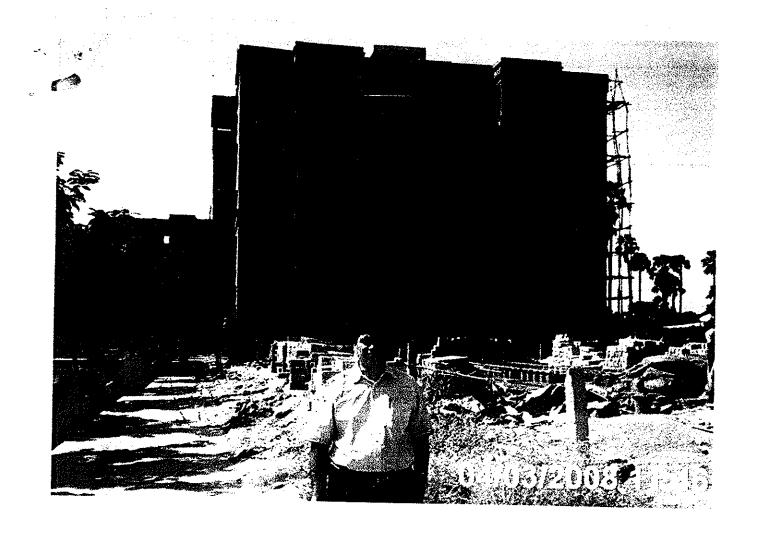
स्थानामात्र क्ष्मित्रम् । १९८ क्षम्याः - १०० क्ष्मित्रम् १८० क्षम् १०० १९८ क्षम्

> eq. त्रामण्याच्य राष M Samacrabbakara Reo कृते पामपोर्ट आंच्यारी For Fangourt Cificer

For Passport Cificor

1వ పుస్తకము	200.S	సం పు
మొత్తము తాగి	కడుుల సంస్క	13
ా ఈ కాగికపు	వరున సంఖ్య	12

CE-OBING CONTROL OF HE GUBBRADS TRAR



S. Parker