

DIAA 544684

LEEL O. O. IALGI
ST. AP VENDOR
L No. J. R. 1/2003
6-4-76/A C-Harmanigunj
SECUNDERABAD - 500 003.

AGREEMENT OF SALE

This Agreement of Sale is made and executed on this 01^{st} day of April 2004 at Secunderabad by and between

SMT. A. SHANTHA KUMARI, wife of Shri A. Chinnaiah, aged about 42, Occupation: House Wife, resident of H.No. 368/2, Railway Quarters, Chilkalguda, Secunderabad, hereinafter called the "OWNER".

AND

M/s. SAI BUILDERS, represented by its Managing Partner Shri Nareddy Kiran Kumar, S/o. Madhusudhan Reddy, Aged about 30 years, R/o. Plot No. 275, Venakateshwara Nagar, Meerpet, Moulali, Hyderabad - 500 040, hereinafter called the "PURCHASER".

The terms 'OWNER' and the 'PURCHASER' herein used shall wherever the context so admits mean and include their respective heirs, executors, successors, legal representatives, administrators and assignees etc., as the parties themselves.

For Sri Sai Builders

(A. Shanda Kunner)

WHEREAS:

- A. The OWNER is the absolute owner and possessor of all that land forming Plot No.80, in Survey No.101, admeasuring 225 sq. yards, situated at Mallapur village, Uppal mandal, Kapra municipality, Ranga Reddy district, having purchased the same vide registered document bearing No. 2311/97, dated 22.04.1997, registered at the Sub-Registrar Office, Uppal, Ranga Reddy district.
- B. The said plot formed a part of land in Survey No. 101, admeasuring Acres 14.34 guntas, which was made into plots vide approved HUDA layout in file No. 12464/MP/2/HUDA/1990, dated 12.02.1993, situated at Mallapur village, Uppal mandal, Ranga Reddy district.
- C. The PURCHASER is the owner of about 4 acres of land in Survey No. 93, 94 & 95 of Mallapur village, Uppal mandal, Ranga Reddy district.
- D. The OWNER's land is situated on the south-east corner of the PURCHASER's land and the purchaser has approached the OWNER to sell a portion of the said plot No. 80, admeasuring about 110 sft. (12.22 sq. yards) more fully described in the schedule enclosed herein and hereafter referred to as the said land. The OWNER has agreed to sell to the purchaser the said LAND for the purposes of providing a road access to the PURCHASER's land, as per the following terms and conditions:

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

- 1. That the OWNER agrees to sell for a consideration and the PURCHASER agrees to purchase the said LAND more fully described in the schedule given hereunder admeasuring about 110 sft. (12.22 sq. yards) for a total sum of Rs. 25,000/- (Rupees Twenty Five Thousand only).
- 2. The PURCHASER has paid the entire sale consideration of Rs. 25,000/- to the OWNER in cash on this day and the OWNER acknowledges the receipt of the same.
- 3. HENCEFORTH the OWNER shall not have any right, title or interest in the said land which shall be enjoyed absolutely by the PURCHASER without any let or hindrance from the OWNER or any one claiming through them.
- 4. The OWNER has on this day delivered vacant and peaceful possession of the said LAND to the PURCHASER.
- 5. That the OWNER shall cause this Agreement of sale to be registered in favour of the PURCHASER as and when the PURCHASER intimates in writing to the OWNER his preparedness with the amount payable towards stamp duty, registration charges and other expenses related to the registration of this Agreement.
- 6. That the OWNER shall, in due course, cause sale deed/s or other conveyance to be executed and registered in favour of the PURCHASER for transfer of the said land as and when called for by the PURCHASER.
- 7. That the stamp Duty, registration charges and other expenses related to the execution and registration of this agreement, the sale and other deeds or conveyances shall be borne by the Buyer only.

(A Shouch transit)

For Sri Sai Builders

Schedule of Land

All that piece of land admeasuring 120 sft. (12.22 sq. yards), forming the south-west corner of Plot No. 80, in Survey No. 101, situated at Mallapur, Uppal mandal, Kapra Municipality Ranga Reddy district, marked in Red in the plan annexed hereto and bounded by

North By:	Land belonging to purchaser in Survey No. 93, 94 & 95	
South By:	40' wide HUDA approved road	
East By:	Remainder of the plot No.80 belonging to the owner	
West By:	Open land	

IN WITNESS WHEREOF the parties hereto have signed this agreement in token of their acceptance after understanding the contents with free will and without any influence or coercion in presence of the witness:

Witnesses:

A Shawk himan OWNER

2. Longing

PURCHASER

For Sri Sai Builder