

ఆంధ్రప్రదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH

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SVL No. 10/200 R. No. 9/2007

For Cantonment Board & Union Office

West Marredpally, Secunderabad.

SALE DEED

This Sale Deed is made and executed on this the 20th day of June 2008 at Hyderabad by and between:

- 1. Sri Nangunoori Ashok, S/o. Sri. N. Venkatesham, aged about 43 years, Occupation: Business, R/o. Kamareddy, Nizamabad District.
- 2. Sri Boorla Chandra Shekar, S/o. Sri. B. Laxmi Narayna, aged about 48 years, Occupation: Business, R/o. Bhicknoor (Village & Mandal), Nizamabad District. Both represented by its Agreement of Sale cum General Power of Attorney Holder M/s. R.V. Nirmaan Pvt. Ltd., a company incorporated under Companies Act 1956, having its Registered office at D. No. 8-2-268/1/16/B/1, Sriniketan Colony, Road No.3, Banjara Hills, Hyderabad 500 034 represented by its Managing Director, Sri. CH. Ramchandra Reddy, S/o Sri. CH. Aga Reddy, aged 44 years, Occupation: Business, R/o. H.no.12-13-337 vide document no. 6774/2004 dated 24.04.2004 registered at the sub registrar Medchal.
- 3. M/s. R.V. Nirmaan Pvt. Ltd., a company incorporated under Companies Act 1956, having its Registered office at D. No. 8-2-268/1/16/B/1, Sriniketan Colony, Road. No. 3, Banjara Hills, Hyderabad 500 034 represented by its Managing Director, Sri. CH. Ramchandra Reddy, S/o Sri. CH. Aga Reddy, aged 44 years, Occupation: Business, R/o. H.no.12-13-337, St.no.12, Tarnaka, Hyderabad, hereinafter called as the VENDOR.

For R.V. Nirman Pvt. Ltd

Managing Director



ఆంధ్రప్రదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH

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Hy referred to as the Vendors and several as Vendor news. Management Secunderated. & Vendor No. 3 respectively.

IN FAVOUR OF

1. M/s. Trigold Properties a partnership company having its office at LIG, B-222, A.S. Rao Nagar, ECIL, Hyderabad - 500 062, represented by its partner Shri Vijay Kumar, S/o. Sri G. Adi Narayana, aged about 48 years, R/o. 225/3RT, Vijay Nagar Colony, Hyderabad.

2. M/s. Alpine Heights a registered partnership firm having its office at 5-4-187/3 &4, 2nd floor, Soham Mansion, M.G. Road, Secunderabad - 500 003 represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 38 years, R/o. Plot No. 280, Road No.25, Jubilee Hills, Hyderabad

Hereinafter jointly referred to as PURCHASERS and severally as PURCHASER No. 1 and PURCHASER No. 2 respectively.

The expressions VENDOR and PURCHASERS shall mean and include all its successors in interest, heirs, legal representatives, assignees, executors, administrators, nominees, etc.

ror R.V. Isman

Managing

WHEREAS:

- A) Sri Gorge Sriramulu, S/o. Late Shri Gandaiah and Sri Gorge Sattaiah, S/o. Late Shri Gandaiah were the original owners and pattedars of land admeasuring about Ac. 0-02 Gts., forming a part of Sy. No. 117 and Ac. 0-37 Gts., in Sy. No. 118, of Jeedimetla Village, Qutbullapur Mandal & Municipality, Ranga Reddy District, hereinafter referred to as the Scheduled Property and more fully described in the schedule given hereunder by virtue of the Judgment in O.S. No. 189/85 in the Court of Additional Subordinate Judge, Ranga Reddy District, Saroornagar.
- B) Sri Gorge Sriramulu and Sri Gorge Sattaiah executed an Agreement of Sale cum General Power of Attorney in favour of Shri Mahender Rao for an extent of Ac. 0-02 Gts., forming a part of Sy. No. 117 and Ac. 0-37 Gts., in Sy. No. 118, of Jeedimetla Village, Qutbullapur Mandal & Municipality, Ranga Reddy District, registered as document no. 5641/01 dated 25.07.2001 at SRO Medchal.
- C) Sri Mahender Rao in turn sold the Scheduled Property to Sri Nangunoori Ashok, S/o. Shri Venkatesham and Sri Boorla Chandra Shekar, S/o. Shri Laxminarayana (Vendor No. 1 & Vendor No.2 herein) by way of sale deed bearing no. 2303/03 dated 26.12.2003 registered at SRO Medchal.
- D) As per the proceedings of the MRO bearing no. 6392/03 dated 04.03.2006, the names of Sri Nangunoori Ashok and Sri Boorla Chandra Shekar, were mutated in the revenue records. Patta Passbook and title book have been issued in favour of them by the Mandal Revenue Office, Qutbullapur Mandal, R.R. District as per the details given below:

S.No.	Name of Pattedar	Patta &	Titlebook	Extent	
		Passbook no.,	no.	Sy. No.117	Sy. No. 118
1	N. Ashok	605	423639	Ac. 0-01 Gt.	Ac. 0-19 Gts.
2	B. Chandra Shekar	604 & 429127	423637	Ac. 0-01 Gt.	Ac. 0-18 Gts.

- E) Sri Nangunoori Ashok, and Sri Boorla Chandra Shekar, sold the Scheduled Property to M/s. R.V. Nirmaan Pvt. Ltd., (Vendor No. 3 herein) vide Agreement of sale cum General Power of Attorney registered as document no. 6774/2004 dated 24.04.2004 registered at the SRO, Medchal.
- F) By virtue of the above referred documents, recitals and records, the VENDOR is the absolute owner, possessor and in peaceful enjoyment of land admeasuring about Ac. 0-02 Gts., forming a part of Sy. No. 117 and Ac. 0-37 Gts., in Sy. No. 118, of Jeedimetla Village, Qutbullapur Mandal & Municipality, Ranga Reddy District, hereinafter referred to as the Scheduled Property, which is more fully described in the schedule given herein.

For R.V. Nirman Pvt. Ltd.

Managing Director

The PURCHASERS approached the VENDOR to purchase the above referred land G) admeasuring about Ac. 0-02 Gts., forming a part of Sy. No. 117 and Ac. 0-37 Gts., in Sy. No. 118, of Jeedimetla Village, Qutbullapur Mandal & Municipality, Ranga Reddy District hereinafter referred to as the Scheduled Property and the PURCHASERS have agreed to sell the Scheduled Property for a total consideration of Rs. 1,70,00,000/- (Rupees One Crore Seventy Lakhs only) on the terms and conditions given hereunder.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:-

- In pursuance of this sale deed the PURCHASERS has paid the aforesaid total 1. consideration Rs. 1,70,00,000/- (Rupees One Crore Seventy Lakhs only) in a mode and manner given below and the receipt of which is hereby admitted and acknowledged by the VENDOR.
 - a. A sum of Rs. 50,00,000/- paid to VENDOR, by way of Cheque no. 085605 dated 27.12.2007, drawn on State Bank of India, R.P. Road Branch.
 - b. A sum of Rs. 50,00,000/- paid to VENDOR, by way of Cheque no. 918119 dated 05.03.2008, drawn on State Bank of India, R.P. Road Branch.
 - c. A sum of Rs. 20,00,000/- paid to VENDOR, by way of Cheque no. 918123 dated 19.06.2008, drawn on State Bank of India, R.P. Road Branch.
 - d. A sum of Rs. 15,00,000/- paid to VENDOR, by way of Cheque no. 918124 dated 19.06.2008, drawn on State Bank of India, R.P. Road Branch.
 - e. A sum of Rs. 5,00,000/- paid by cash on this day.
 - f. A sum of Rs. 15,00,000/- paid to VENDOR, by way of Cheque no. 032708 dated 23.04.2008 drawn on HDFC Bank.
 - g. A sum of Rs. 15,00,000/- paid to VENDOR, by way of Cheque no.131201 dated 02.06.2008 drawn on HDFC Bank.
- The Scheduled Property is purchased jointly by the PURCHASERS. Both the 2. PURCHASERS shall have an undivided share in the Scheduled Property as under: i) PURCHASER No. 1 namely Trigold Properties -

40% share

ii) PURCHASER No. 2 namely Alpine Heights

60% share

- For the total sale consideration as mentioned above the VENDOR does hereby grant, 3. convey, transfer and sell all that land admeasuring about Ac. 0-02 Gts., part of Sy. No. 117 and Ac. 0-37 Gts., in Sy. No. 118, of Jeedimetla Village, Qutbullapur Mandal & Municipality, Ranga Reddy District, which is hereinafter referred to as the Scheduled Property and more particularly described in the schedule given herein, unto and in favour of the PURCHASERS by way of absolute sale.
- 4. The VENDOR hereby covenants that the Scheduled Property was the absolute property belonging to them and the VENDOR herein alone is the absolute owner of the same and no other person other than the VENDOR has any right, title or interest in respect of the Scheduled Property or any portion thereof. There are no protected tenants in respect of Scheduled Property and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Property by the VENDOR herein above mentioned.

ror R.V. Natural

Managing Director

- 5. The VENDOR hereby declares and covenants that they are the true and lawful owners of the Scheduled Property. The VENDOR hereby covenants that no other person(s) other than the VENDOR have any right, title or interest in respect of the Scheduled Property or any portion thereof and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Property by the VENDOR and none of his / her heirs shall have any manner of right or title over the Scheduled Property and they shall have not objection for the sale of the Scheduled Property to the PURCHASERS.
- 6. The VENDOR further covenants that Scheduled Property is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the VENDOR hereby gives warranty of title. The VENDOR hereby declares that they have not entered into any agreement or executed any deed prior to this deed with respect to the Scheduled Property. If any claim is made by and person either claiming through the VENDOR or otherwise in respect of Scheduled Property it shall be the responsibility of the VENDOR alone to satisfy such claims. In the event of PURCHASERS is put to any loss on account of defective title or on account of any claims on the Scheduled Property, the VENDOR shall indemnify the PURCHASERS fully for such losses.
- 7. The VENDOR has on this day delivered vacant peaceful possession of the Scheduled Property to the PURCHASERS and the PURCHASERS shall be entitled to hold, and enjoy the same as absolute owner thereof from this day.
- 8. The VENDOR hereby covenants that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Property unto and in favour of the PURCHASERS in the concerned departments.
- 9. The VENDOR hereby further covenants that there are no rights of any third party relating to any easements, right of way, etc. in respect of Scheduled Property.
- 10. The VENDOR hereby covenants that the VENDOR has paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Property payable as on the date of this deed of sale. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the VENDOR to clear the same.
- 11. The VENDOR further declares that the Scheduled Property is not attracted by the provisions of A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1 of 1973.
- 12. The VENDOR further covenants that Scheduled Property is not assigned land within the meaning of A.P. assigned land (Prohibition of Transfers) Act 9 of 1977.

Stamp duty 6% Paid along with AGPA, the same as 13. An amout a Rs. 96,000/- Rejusted towards this tale deed.

For R.V. Nirman Pvt, Ltd.

Manag

Branch, Quindullapur, R.R. Sist.

15. The matices Value of the Property is an Rs. 1,70,00,000/1

SCHEDULE OF LAND

All that part and parcel of agricultural land admeasuring about Ac. 0-02 Gts., forming a part of Sy. No. 117 and Ac. 0-37 Gts., in Sy. No. 118, of Jeedimetla Village, Qutbullapur Mandal & Municipality, Ranga Reddy District, and bounded by:

North

Neighbor Land

South

Survey No. 124 & 125

East

Sy No. 116, 63 & 64 of Pet Basheerabad

West

Sy. No. 119

In_WITNESSES WHEREOF the VENDOR and the PURCHASERS have affixed their signatures on this Sale Deed on the day, the month and year above mentioned at Secunderabad in presence of the witnesses mentioned below **For R.V. Nirman Pvt.** Ltd.

Witness

St presented by its GPA Holder M/s. R.

Represented by its GPA Holder M/s. R.V. Nirmaah Pvt. Ltd.,

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For R.V. Nirman Pvt, Ltd.

Sri Boorla Chandra Shekar

Represented by its GPA Holder M/s. R.V.Nirmaan Pvt. Ltd.,

For R.V. Nirman Pvt. Ltd. M/s. R.V. Nirmaan Pvt. Ltd.,

CH. Ramchandra Reddy

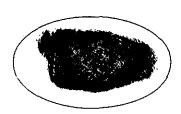
Vendor

Purchaser

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

SL.NO.

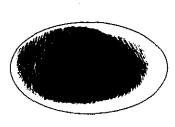
FINGER PRINT IN BLACK (LEFT THUMB) PASSPORT SIZE PHOTOGRAPH BLACK & WHITE NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





VENDOR:

M/S. R.V. NIRMAAN PVT. LTD.,, HAVING ITS OFFICE AT H. NO. 2-2-1130/19/5D, NEW NALLKUNTA, HYDERABAD REP. BY ITS PARTNER SRI. CH. RAMCHANDRA REDDY, S/O SRI. CH. AGA REDDY.





PURCHASERS:

- M/S. TRIGOLD PROPERTIES HAVING ITS OFFICE AT LIG, B-222, A.S. RAO NAGAR, ECIL, HYDERABAD – 500 062 REP. BY ITS PARTNER SHRI VIJAY KUMAR, S/O. SRI G. ADI NARAYANA
- M/S. ALPINE HIEGHTS
 HAVING ITS OFFICE AT 5-4-187/3 & 4
 2ND FLOOR, SOHAM MANSION
 M. G. ROAD, SECUNDERABAD -003
 REP. BY ITS PARTNER
 SHRI. SOHAM MODI
 S/O. SHRI. SATISH MODI





REPRESENTATIVE FOR PURCHASER No. 2 & No. 1 MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA_REDDY

(O). 5-4-187/3 & 4, 3RD FLOOR SOHAM MANSION M. G. ROAD SECUNDERABAD – 003.

SIGNATURE OF WITNESSES:

1.

2.

For R.V. Nirman Pvt. Ltd.

SIGNA WARESTEXECUTANT

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. Prabhakar Reddy as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Alapur, Ranga Reddy District.

Signature of the Representative

Signature(s) of BUYER(s)



· ** [...

RAMCHANDRA BODDY CH RAMCHAPPO CHAGA REDBY HNO 2-2-647; 713/21/3

19:04:2006

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M0071315/06

Class Of Vehicle

Non-Transport

Transport
Hazardous Validity
Badge No.

93771992 RTA SECUNDRABAD 06/06/1964

Reference No.
Original LA.
DOB

Blood Gr. Date of 1st Issue

27/06/1992

(**j**

स्थार लेखा राम्डा /PERMANENT ACCOUNT NUMBER ABMPM6725H

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Hyderabad - Sign Man

A SELECTION

Class Of Vehicle

<u>Validity</u>

LMV,MCWG

01/07/2008

Non-Transport Transport Hazardous Validity Badge No.
Original No.
Original LA.
DOB
Blood Gr.

1568/HW/1991OD HYD , ANDHRA PRADESH 02/07/1953

Date of 1st Issue 01/01/1976

657668

Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 006661/2008 of SRO: 1521(QUTHBULLAPUR)

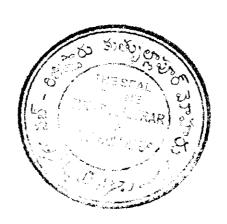
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SINo	Thumb Impression	Photo	Name and Address of the Party	PartySignatur e
1	Manual Enclosure	Manual Enclosure	(CL) VIJAY KUMAR (PARTNER) R/O. 225/3RT, VIJAYA NAGAR COLONHY,HYDERABAD.	
2	Manual Enclosure	Manual Enclosure	(CL) SOHAM MODI (MANAGING PARTNER) R/O. PLOT NO. 280, ROAD NO. 25JUBILEE HILLS,HYDERABAD	
3	Manual Enclosure	Manual Enclosure	(EX) NANGUNOORI ASHOK R/O. KAMAREDDY,NIZAMABA D DIST.	
4	Manual Enclosure	Manual Enclosure	(EX) BOORLA CHANDRA SHEKAR R/O. BHICKNOOR VILLAGE,NIZAMABAD DIST.	
5			(EX) CH.RAMCHANDRA REDDY (MANAGING DIRECTOR) R/O. HNO. 12- 13-337, ST.NO. 12TARNAKA, HYDERABAD.	

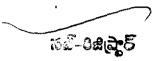
Witness Signatures Operator Signature

Subregistrar Signature I వ పుస్తకం 2003 సంవర్స్ కం చెక్కెడ్ సెం. 6. మీ. సబ్-రిజిష్మారు అఫీసు జనకుంచిన కంపూర్త్రాలర్ ద్వారా పట్టిన సెం. క్లిస్ట్ 32 A ఫారముల మెక్కెడ్ సం. క్లిస్ట్ మ్యారా పట్టిన సబ్-రిజిష్మారు ఆఫీసు జనవర్స్ కంపూర్భటర్ ద్వారా పబ్బిన ఈ సెక్షన్ 32 A ఫారము వరుస సంఖ్య.

సబ్-రిజిష్ట**్ర**

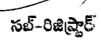


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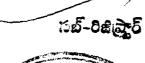
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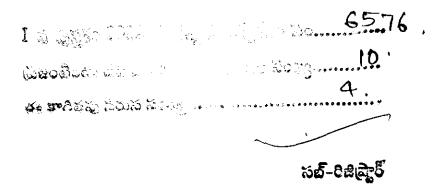
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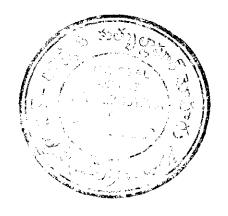
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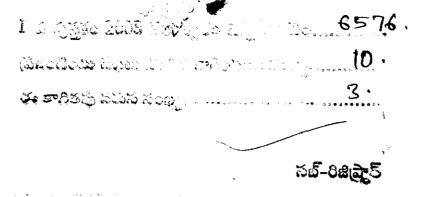


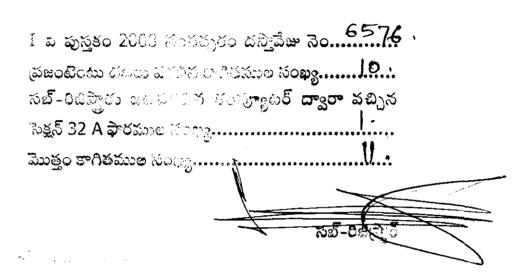




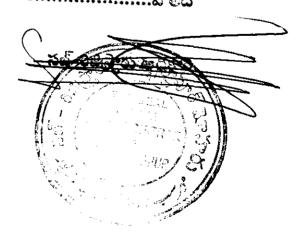


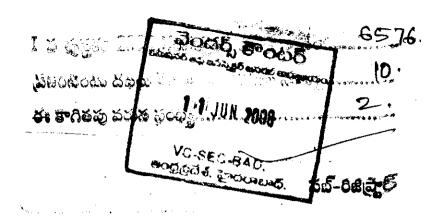






1ప ఫ్రస్టకము 2008 సం!! (కా.శ. 1980) సం!! పు 6576 నిమిట్లం గుర్తిందు మండి మండినది. స్కానింగ్ నిమిట్లం గుర్తిందు మండిన 1201-1-6576 -2008 ఇవ్వరమైనది. 2008 సం!! కిల్లంపై నెల్లం





ENDORSEMENT

Certified that the fellowing amounts have been paid in

respect of this decomest.

I. Stamp Dutre

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4. adjustment to the control of the Ast 1009, if any Rs.

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2. in the shape on

M. User Charges:

1. in the shape of challan

2. in the shape of cash

Date 121/6/08

Sub-Registres

An Amount of Rs. 1433900 towards stamp duty including transfer duty and Rs. 25000 towards registration for an the Market value of Rs. 17000000 we paid by the party through challan Receipt No. 7.2766 dated. 2506000 at SBH I.D.P.L. Br. 1001

