

This Sale Deed is made and executed on this the 1 of April 2021 at SRO, Uppal, Medchal-Malkajgiri District by and between:

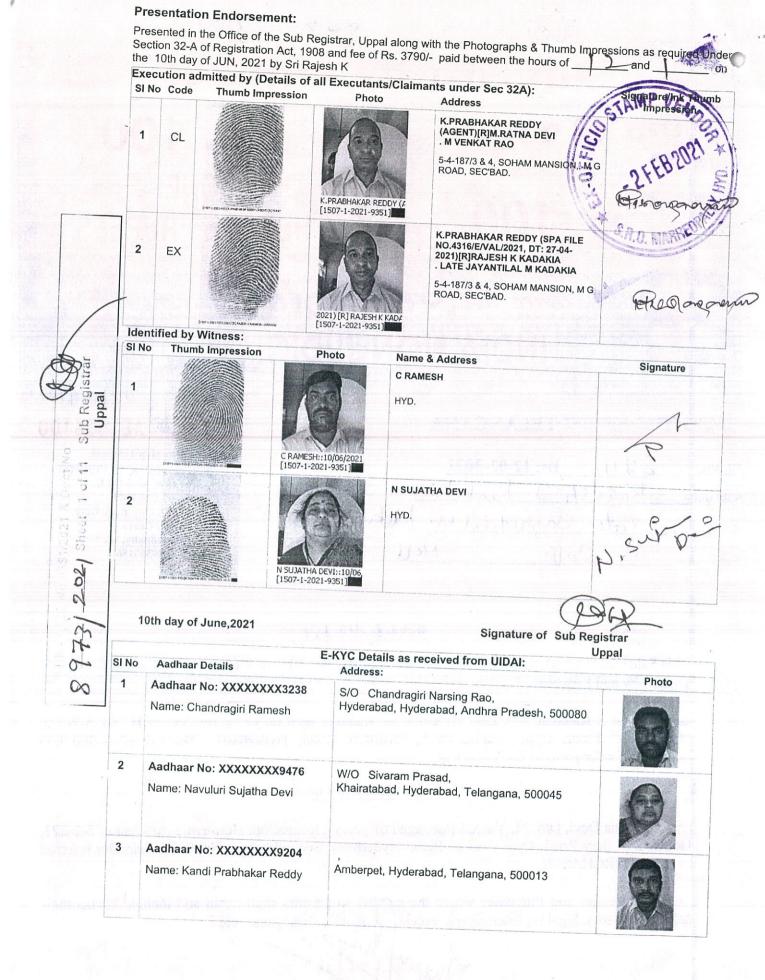
Shri. Rajesh J. Kadakia, S/o. Late Jayantilal M. Kadakia aged 66 years, resident of H. No. 5-2-223, "Gokul" 3rd Floor, Opp: Andhra Bank, Distillery Road, Hyderbasti, Secunderabad–500 003 hereinafter referred to as the VENDOR

IN FAVOUR OF

Ms. M. Ratna Devi, D/o. M. Venkat Rao, aged 61 years, Occupation: Housewife, resident of 5-2-223, Gokul, Distillery Road, Opp: Andhra Bank, Hyderbasti, Secunderabad–500 003 hereinafter referred to as the PURCHASER.

The term Vendor and Purchaser where the context so permits shall mean and include his/her/their heirs, successors, legal representatives, executors nominee, assignees, etc.

Page 1





WHEREAS:

- A. Originally Shri. Palle Sanjeeva Reddy was the Pattedar vide Patta No. 20, Pass Book No. 10420/177970. Shri. P. Sanjeeva Reddy has executed sale deed dated 21st June 200 in favour of Shri. Kandadi Sudershal Reddy and the same was registered as document No. 5114/2000.
- B. Subsequently Shri. Kandadi Sudershan Reddy executed sale deed dated 5th November 2003 in favour of Shri. Karipe Narsimha and Shri. Alla Murali Krishna Reddy and the same was registered as document No. 13370/2003, in turn Shri. Narsimha & Shri. Alla Muralikrishna Reddy have executed under given two sale deeds in favour of M/s. Summit Builders.

Sale Deed No	Date	Land Area	Registered with
6020/2004	24/05/2004	1815 Sq.yds	SRO, Uppal
6022/2004	24/05/2004	2560 Sq.yds	SRO, Uppal

- C. By virtue of the above said two sale deeds M/s. Summit Builder have become absolute Owner and is possessor of the land admeasuring 4,375 Sq.yds forming a part of Sy. No. 290 situated at Cherlapally Village, Kapra Mandal (erstwhile Ghatkesar Mandal), Medchal Malkazgiri District (erstwhile R. R. Dist), Telangana.
- D. M/s. Summit Builders had obtained building permission from HMDA vide proceedings No. 7793/P4/HMDA/2004 dated 06/12/2004 and permit No. BA/G1/1559/2004-2005 dated 10.01.2005 from Kapra Municipality and constructed a residential apartment building on the above said land of 4,375 Sq.yds and named as "Silver Oak Apartments' consisting of about 120 residential flats having stilt plus five upper floors along with certain common amenities, recreation facilities, lighting etc.,
- E. The Vendor has purchased flat no. 320 on third floor, admeasuring 500 sft of super built up area together with proportionate undivided share of land to the extent of 25 sq.yds and a reserved two wheeler parking space bearing no. 68, admeasuring 15 sft., bearing Municipal No. 2-3-2/1/320, in the residential apartment complex named as "Silver Oak Apartments" forming part of Survey No. 290, situated at Block No.2, Old Village, Cherlapally, Kapra Mandal (erstwhile Ghatkesar Mandal, R. R. Dist), Medchal Malkazgiri District (erstwhile R. R. Dist), Telangana from M/s. Summit Builder vide Sale Deed bearing document No. 10308/2007 dated 25.08.2007 registered with SRO, Uppal hereinafter referred to as Scheduled Flat.
- F. The Vendor herein have agreed to sell the Scheduled Flat and the Purchaser has agreed to purchase the Schedule Flat for a total consideration of **Rs.7,57,500**/-(Rupees Seven Lakhs and Fifty Seven Thousand Five Hundred Only) and on the terms and conditions given hereunder.

G. The Vendor and the Purchaser are desirous of reducing in to writing the terms of sale.

E-KYC Details as received from UIDAI:

SI No Aadhaar Details Address: Photo

4 Aadhaar No: XXXXXXXX9204
Name: Kandi Prabhakar Reddy Amberpet, Hyderabad, Telangana, 500013

Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description		In the Form of						
	Stamp Papers	Challan u/S 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total	
Stamp Duty	100	0	30220	0	0	0	30320	
Transfer Duty	NA	0	11370	0	0	0	11370	
Reg. Fee	NA	0	3790	0	0	0	3790	
User Charges	NA	0	100	0	0	0	100	
Mutation Fee	NA	0	3000	0	0	0	3000	
Total	100	0	48480	0	0	0	48580	

Rs. 41590/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 3790/- towards Registration Fees on the chargeable value of Rs. 0/- was paid by the party through E-Challan/BC/Pay Order No ,7837GS040621 dated ,04-JUN-21 of ,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 48480/-, DATE: 04-JUN-21, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 6188127659817, PAYMENT MODE: NB-1001138, ATRN: 6188127659817, REMITTER NAME: M RATNA DEVIDATE NAME: RAJESH J KADAKIA, CLAIMANT NAME: M RATNA DEVI).

Date:

10th day of June,2021

Signature of Registering Officer

Uppal

13 335530 2021 Son 1948.63 897-3 3
30000 807-1-8933 2021 25503030.
2021 3011 2025 30 10 30 30 10 30 30



NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

- 1. In pursuance of the agreement the Purchaser has paid the total sale consideration of **Rs.7,57,500**/-(Rupees Seven Lakhs and Fifty Seven Thousand Five Hundred Only) to the Vendor and the receipt of the same is admitted and acknowledged by the Vendor.
- 2. Vendor do hereby convey, transfer to the Purchaser the Scheduled Flat bearing No. 320 on third floor, having a super built up area of 500 Sft in the residential apartment building "Silver Oak Apartments" together with undivided share in land to the extent of 25 sq.yds and a reserved two wheeler parking space bearing no. 68 admeasuring 15 sft forming part of Sy. No. 290, situated at Cherlapally Village, Kapra Mandal, Medchal Malkazgiri District, Telangana.
- 3. The Vendor hereby covenant that the Scheduled Flat is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature.
- 4. That the Vendor has delivered to the Purchaser physical possession of the Scheduled Property. Henceforth, the Vendors shall not have any right, title or interest in the said property which shall be enjoyed absolutely by the Purchaser without any let or hindrance from the Vendor or any one claiming through them. There is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Property by the Vendor herein above mentioned.
- 5. The Vendors have delivered all copies of the title deeds link documents, tax receipts etc., to the Purchaser on this date.
- 6. The VENDOR hereby declare, covenant and agree with the Purchaser that they shall execute and do all such acts, things and deeds as may be necessary to more effectually assure the Purchaser with respect to the title and assist the Purchaser in getting mutation effected in Municipal/ Revenue records or Government Authorities at the expense of the Purchaser.
- 7. The Purchaser do hereby covenant with the Vendor and through the Vendor with other Owners of tenements in "Silver Oak Apartments" as follows:
 - a. hat the Purchaser shall become a member of the Silver Oak Apartment Owners Association that has been/Shall be formed by the Owners of the apartments in Silver Oak Apartments. As a member, the Purchaser 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, staircase, 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 Purchaser 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.

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- b. 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 SILVER OAK APARTMENTS, shall vest jointly with 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 an any other account whatsoever.
- c. The Purchaser 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 Purchaser.
- d. 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 Purchaser shall not have any rights, 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 Purchaser.
- e. That the block of residential apartments shall always be called SILVER OAK APARTMENTS and the name thereof shall not be changed.
- f. The Purchaser further convenant(s) with the Vendor and through them to the Purchaser(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Schedule Apartment or any part of the Scheduled Apartment nor shall he/she/they make any additional 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.
- g. That the Purchaser shall keep and maintain the Scheduled Apartment in a decent and civilizes manner and shall do his/he/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, The Purchaser 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 be 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, etc. (h) change the external appearance of the building.

Lavin John



SCHEDULE OF LAND

All that piece of land admeasuring 4,375 sq. yds., forming part of Survey No. 290, situated at Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Ghatkesar Mandal, Ranga Reddy District) are bounded as under:

North By	Survey No. 290 (Part)	
South By	Main Road	
East By	Road in Sy. 288	
West By Sy. No. 289		

SCHEDULE OF THE PROPERTY

All that residential apartment bearing flat no. 320 on the third floor, admeasuring 500 sft, of super built up area together with proportionate undivided share of land to the extent of 25 sq. yds., and a reserved two wheeler parking space bearing No. 68, admeasuring 15 sft. bearing Municipal No. 2-3-2/1/320, in residential apartment named as "Silver Oak Apartments" forming part of Sy. No. 290, situated at Block No.2, Old Village, Cherlapally Village, Kapra Mandal (erstwhile Ghatkesar Mandal), Medchal Malkazgiri District (erstwhile R. R. Dist), Telangana.

North By	Open to Sky	
South By	Flat No. 319	
East By	6' wide corridor	
West By	Open to Sky	-

IN WITNESS WHEREOF the VENDOR and PURCHASER have affixed their signatures on this sale deed on the day, the month and year first above mentioned in presence of the following withesses at Hyderabad.

WITNESSES:

N. Sujanoe

PURCHASER



ANNEXTURE - 1 - A

1. Description of the Building

: Apartment bearing flat no.320 on the third floor bearing Municipal No. 2-3-2/1/320, in residential apartment named as "Silver Oak Apartments" forming part of Sy. No. 290, situated at Block No.2, Old Village, Cherlapally Village, Kapra Mandal (erstwhile Ghatkesar Mandal), Medchal Malkazgiri District (erstwhile R. R. Dist), Telangana

(a) Nature of the roof

: R. C. C. (Ground Floor +5 Upper Floors)

(b) Type of Structure

: Framed Structure

2. Age of the Building

: 10 years

3. Total Extent of Site

: 25 sq. yds, U/S Out of 4,375 sq. yds.

4. Built up area Particulars:

(a) In the Ground Floor

: 15 sft. Parking space for two wheeler

(b) In the Third Floor

: 500 sft.

7. Executant's Estimate of the MV

of the Building

: Rs. 7,57,500/-

Date: 0(.04.2021.

Signature of the Vendor

CERTIFICATE

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

Date: 01.04.2021.

Signature of the Vendor

Signature of the Purchaser

3973/202/ sheet 6411



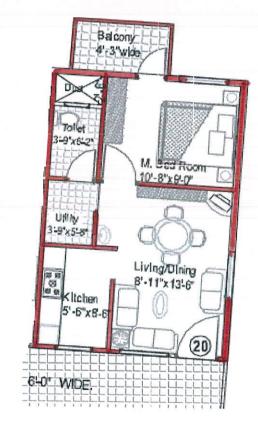
REGISTRATION PLAN SHOWING FLAT NO. 320, BEARING MUNCIPAL NO. 2-3-2/1/320 ON THE THIRD FLOOR OF "SILVER OAK APARTMENTS" IN SURVEY NO. 290 (PART) OF CHERLAPALLY VILLAGE, KAPRA MANDAL, MEDCHAL-MALKAJGIRI DIST. (FORMERLY KNOWN AS GHATKESAR MANDAL, RANGA REDDY DISTRICT). **VENDOR:** SHRI. RAJESH J. KADAKIA, S/O. LATE JAYANTILAL M. KADAKIA **PURCHASER:** MS. M. RATNA DEVI, D/O. M. VENKAT RAO REFERENCE: SCALE: INCL: EXCL: AREA: 25 SQ. YDS. OR SQ. MTRS.

U/S. OUT OF TOTAL: 4,375 Sq. yds. PLINTH AREA : 500 Sft.

Flat No. 319

Open to Sky





Open to Sky

6' wide corridor

SIG OF THE VENDOR

SIG. OF THE PURCHASER

WITNESSES

1.

2. N. Sur De

8973/202/ 1411 Sub-Agistrar Uppal



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:

SHRIL RAJESH J. KADAKIA

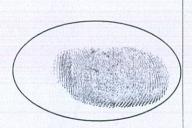
STOLLATE JAYANTILAL M. KADAKIA

R/OJH: NO. 5-2-223

"GOKUL" 3RD FLOOR

ORP: ANDHRA BANK

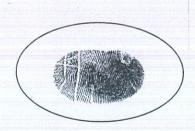
DISTILLERY ROAD, HYDERBASTI
SECUNDERABAD-500 003.





SPAS FOR PRESENTING DOCUMENTS VIDE | SPA VALIDATED VIDE FILE NO.: \$316 | E | Val | 9 | Dt.27.04.2021, Regd. @ MEDCHAL, DR. OFFICE.

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





PURCHASER:

MS. RATNA DEVI D/O. M. VENKAT RAO R/O. 5-2-223 GOKUL, DISTILLERY ROAD OPP: ANDHRA BANK, HYDERBASTI SECUNDERABAD-500 003.

SIGNATURE OF WITNESSES:

1. Fr. S. De

SIGNATURE OF VENDOR

I send here with my photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Medchal-Malkajgiri District.

The layson

SIGNATURE OF THE REPRESENTATIVE

M. Rotros Deli

SIGNATURE OF THE PURCHASER

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భారత ప్రభుత్వం

Unique Identification Authority of India Government of India

నమోదు సంఖ్య / Enrollment No. : 1118/60002/03047

To Rajesh Jayantilal Kadakia రాజేప్ జయంలిలాల్ కడిక్రియ S/O: Jayantilal Manilal Kadakia 5-2-223 gokul distillery road opposite andhra bank hyderbasti Secunderabad Secunderabad Andhra Pradesh - 500003

KL099850093FT

9985009



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

8748

ఆధార్ – సామాన్యుని హక్కు

భారత ప్రభుత్వం Government of India

రాజేప్ జయంతిలాల్ కడకీయ Rajesh Jayantilal Kadakia



තුමුත් තංඛණුරං / Year of Birth 1955 තුරාකුණ / Male





సమాచారం

- 🔳 ఆధార్ గుర్తింపుకు ధ్మవీకరణ, పౌరసత్వానికి కాదు.
- గుర్తింపుకు ధృవీకరణ ఆన్ లైన్ అథెంటికేషన్ ద్వారా పొందవచ్చు.

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.
- ఆదార్ దేశమంతటా ఆమోదించబడుతుంది.
- ఆధార్ భవిష్యత్తులో ప్రభుత్వ మరియు ప్రభుత్వేతర సేవలు అందచేయడంలో సహాయ పడుతుంది.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



Unique Identification Authority of India

చిరునామా: S/O: జయంతిలాల్ మణిలాల్ కడకీయు, 5-2-223 గోకుల్ దిస్టిల్లెరి రోడ ఆంధ్ర బ్యాంక్ ఎదురుగా, హైదేర్బాస్తే సికింధాబాద, సికింధాబాద

ైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500003

Manilal Kadakia, 5-2-223 gokul, distillery road, opposite andhra bank, hyderbasti, Secunderabad, Secunderabad, Hyderabad, Secunderabad, Andhra Pradesh, 500003

Address: S/O: Jayantilal

5295 9420 8748







ఆధార్ – సామాన్యుని హక్ష

AGREED & ACCEPTED

01/04/2021

8973/202/ sheet 9411 Uppal

OFFICEOR

25/05/2013

To
M Ratna Devi
ఎమ్ రర్న దేవి
D/O: Venkat Rao
5-2-223 gokul
distillery road
opposite andhra bank
hyderbasti
Secunderabad
Secunderabad, Hyderabad
Andhra Pradesh - 500003
9640916573



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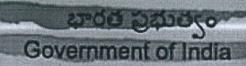


మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

8097 9728 9025

ఆధార్ – సామాన్యుని హక్కు







ఎమ్ రత్న దేవి M Ratna Devi

పుట్టిన సంవర్పరం/Year of Birth: 1958 స్త్రి / Female











భారత ప్రభుత్వం Unique Identification Authority of India Government of India

నమోదు సంఖ్య / Enrollment No. : 1080/20002/00110

Navuluri Sujatha Devi నవులూరి సుజాత దేవి W/O: Sivaram Prasad 8-3-231/A/373 a block sri krishna nagar Khairatabad Yousufguda,Hyderabad Andhra Pradesh - 500045 9010455772

KL102380114FT

10238011



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

9476

ఆధార్ – సామాన్యుని హక్కు



Government of India

నవులూరి సుజాత దేవి Navuluri Sujatha Devi



పుట్టిన సంవత్సరం/Year of Birth: 1962 ঠ / Female

9476



ఆధార్ – సామాన్యుని హక్కు





భారత విశిష్ట గుల్తింపు ప్రాధికార సంస్థ

భారత ప్రభుత్వం Unique Identification Authority of India Government of India

నమోదు క్రమనంఖ్య/Enrolment No.: 1027/00051/43920

Chandragiri Ramesh (చంద్రగిరి రమేష్) S/O Chandragiri Narsing Rao unnikota Date: 09/04/2011 Hyderabad Hyderabad Andhra Pradesh - 500080



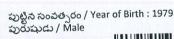
మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

3238

ఆధార్ – సామాన్యుని హక్కు



చంద్రగిరి రమేప్ Chandragiri Ramesh



3238

ఆధార్ – సామాన్యుని హక్కు

