

Sto. D/o. W/o....Ramnillas For Whom.....

G. SESHUKUMAR
LICENCED STAMP VENDOR
L No.15-07-005/2014, R.L.No.15-07-017/2020
H No.3-4-63/8/230B, Janapriya Appartments
Church Colony, Ramanthapur, Uppal, M.W. Dist.
Mobile No. 7893900999

CC.No. 12962 01 202. 2 Copy of Beeument No. 66 7 01 200 сару Ргевагая by <del>T Vignesh (</del>Jr Asst.)

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This Sale Deed is made and executed on this the 20th day of January, 2007 at Hyderabad by:

Shri. Kasabu Satyanarayana, Son of Late Shri Rajaiah, aged about 64 years, Occupation: agriculture, resident of H. No. 6-6-448/C, Gandhi Nagar, Secunderabad, represented by Shri K. Bikshapathi, Son of Shri Ramaiah by virtue of Agreement of Sale cum General Power of Attorney with Possession vide doc. No. 14493/06, registered at SRO Uppal and Shri. K. Anjaiah Son of Late Shri Balaiah, by virtue of Agreement of Sale cum General Power of Attorney with possession vide doc. No. 14494/06, registered at SRO Uppal Dated 29.09.2006.

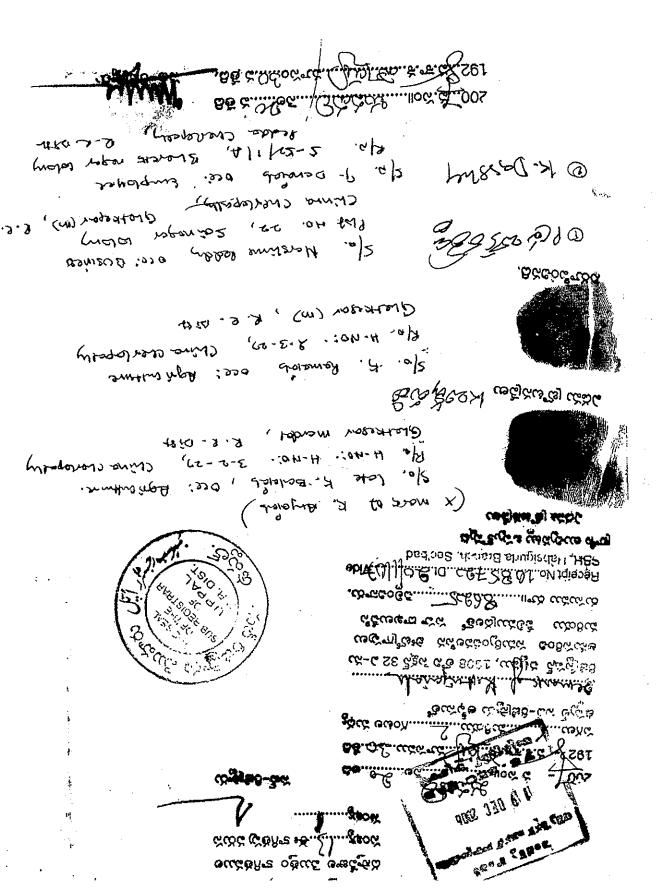
Shri. K. Anjaiah, Son of Late Shri K. Balaiah, aged about 60 years, Occupation: agriculture, resident of H. No. 3-2-27, China Cherlapally, Ghatkesar Mandal, R. R. District.

3. Shri. K. Bikshapathi, Son of Shri K. Ramaiah, aged about 35 years, Occupation: agriculture, resident of H. No. 2-3-27, China Cherlapally, Ghatkesar Mandal, R. R. District.

reinafter jointly referred to as the VENDORS and severally referred to as VENDOR NO. 1, VENDOR NO. 2, and VENDOR NO. 3 respectively, which terms shall mean and relude all their heirs, successors-in-interest, assigns, legal representatives, executors etc.



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Ramesh ... Narrsing Rao, see Silver Oak Estates

IN FAVOUR OF

M/s. Silver Oak Estates, a registered partnership firm having its office at 5-4-184/3&4, Soham Mansion, M. G. Road, Secunderabad - 500 003, represented by its Partners Shri. Soham Modi, son of Sri Satish Modi, aged about 37 years, occupation: Business and Shri. Mehul V. Mehta, S/o .Late Shri Vasanth U. Metha, aged about 32 years, Occupation: Business, hereinafter referred to as the PURCHASERS which term shall mean and include all their heirs, successors-in-interest, assignees etc.

### WHEREAS:

Late Shri. Kasabu Rajaiah, was the original pattedar of agricultural land admeasuring about Ac. 0-23 Gts., in survey no. 144, of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District.

After the death of the original pattedar, VENDOR No. 1, Namely Shri. K. Satyanarayana being the only legal heir of the original pattedar became the lawful owner and possessor of land admeasuring Ac.0-23 Gts., in survey no. 144, of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District.



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where been levied in respect of this instrument

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NOTE: D.S.D. Rs. 150 60.R.F.Rs. 10181

Rs. 150 has been collected as squeed M.V of Rs. 725008

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As per the proceedings of the MRO bearing no. ROR/injunction /15/90/97 dated 22-1-1997, the name of VENDOR No. 1 was mutated in the revenue records. Pahanis for the year 2002-23 tenect the name of VENDOR No. 1 as owner and possessor of land admeasuring Ac. 0-23 Cts., in survey no. 144, of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District. Patta Passbooks and title books have been issued in favour of VENDOR No. 1 by the Mandal Revenue Office, Ghateksar Mandal, R.R. Dist, as per the Details

Ollatorous Transition		sbook no. Titlebook no. Extent of land			
Name of Pattedar	Patta & Passbook no.		Sy. No. 144		
Kasabu Satyanarayana	85 / 114679	276278	Ac. 0-23 Gts.,		

VENDORS No.1 herein sold Ac. 0-11.5 Gts., ., in survey no. 144, of Cherlapally Village each to Shri K. Anjaiah and Shri. K. Bikshapathi (being VENDORS No.2 and VENDORS No.3) for a consideration and in turn executed Agreement of Sale cum General Power of Attorney with Possession for VENDORS No.2 & VENDOR No.2 separately which has been registered with the SRO, Uppal on 29.09.2006 bearing doc nos. 14494/06 and 14493/06 respectively.

By virtue of the above referred documents, recitals and records, the VENDORS NOS. 1 to 3 are the absolute owners and possessors of about Ac. 0-23 Gts., in survey no. 144, of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, hereinafter referred to as the Scheduled Property, which is more fully described in the schedule given herein.



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THE VENDORS approached the PURCHASERS to sell the Scheduled Property and the PURCHASER have agreed to purchase the Scheduled Property for a total consideration of Rs. 17,25,000/- Rupees Seventeen Lakhs Twenty Five Thousand Only) on the terms and conditions given hereunder.

# NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:-

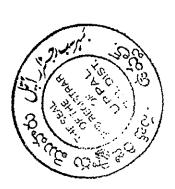
- The PURCHASER have paid the aforesaid total consideration of Rs.17,25,000/-(Rupees Seventeen Lakhs Twenty Five Thousand Only) in a mode and manner given 1. below and the receipt of which is hereby admitted and acknowledged by the
  - a. The sum of Rs. 8,62,500/- paid to VENDOR NO. 2, by way of cash on this day.
  - b. The sum of Rs. 8,62,500/- paid to VENDOR NO. 3, by way of cash on this day.
- For the total sale consideration as mentioned above the VENDORS do hereby grant, convey, transfer and sell all that land admeasuring Ac. 0-23 Gts., in survey no. 144, of Cherlapally Village, Ghatkesar Mandal, R. R. 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 PURCHASER by way of absolute sale.



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The VENDORS further covenant that Scheduled 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. The VENDOR hereby declare 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 VENDORS or otherwise in respect of Scheduled Property it shall be the responsibility of the VENDORS alone to satisfy such claims. In the event of PURCHASER is put to any loss on account of defective title or on account of any claims on the Scheduled Property, the VENDORS shall indemnify the PURCHASER fully for such losses.

The VENDORS have on this day delivered vacant peaceful possession of the Scheduled Property to the PURCHASER and the PURCHASER shall be entitled to hold, and enjoy the same as absolute owner thereof from this day.

The VENDORS hereby covenant 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 PURCHASER in the concerned departments.



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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 Scheduled Property.

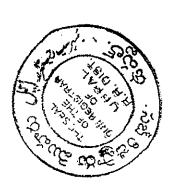
The VENDORS hereby covenant that the VENDORS have paid all taxes, cess, 0. charges to the concerned authorities relating to the Scheduled Property payable as on the date of this deed of sale. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the VENDORS to clear the 1

The VENDORS further declare that the Scheduled Property is not attracted by the provisions of A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1 of 1973. 11.

The VENDORS further covenants that Scheduled Property is not assigned land 12. within the meaning of A.P. assigned land (Prohibition of Transfers) Act 9 of 1977.



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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 13. 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 suppressions of facts is noticed at a future date, the VENDORS will be liable for payment of deficit duty.

Stamp duty and Registration amount of Rs. 163470 paid by way of Challan No. (- ויפּצלי) dated 19.01.2007 drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

## SCHEDULE OF PROPERTY

All that part and parcel of agricultural land admeasuring about Ac. 0-23 Gts., in survey po. 144, of Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, under S. R. O. Uppal and bounded by:

> : Sy. No. 129 North : Sy. No. 143 South : Sy. No. 132 East West

: Sy. No. 145

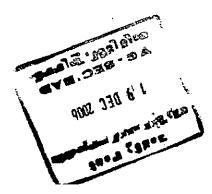
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IN WITNESS WHEREOF the VENDORS and PURCHASER have affixed their signatures on this sale deed on the day, the month and year first above mentioned in presence of the following witnesses at Hyderabad.

WITNESSES:

1. P 6 2 25 5 6 8

2. K.Dashy

K. Satyanarayana Represented by GPA Holders



K. ANJAIAH

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K. BIKSHAPATHI



K. ANJAIAH Through GPA

KRIGOOD

K. BIKSHAPATHI Through GPA

For SILVER OAK ESTATES

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

SL.NO.

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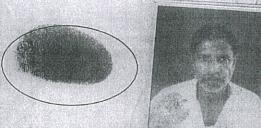
PASSPORT SIZE PHOTOGRAPH **BLACK & WHITE** 

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER

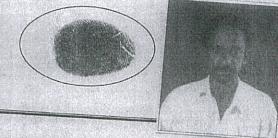












#### VENDORS:

- MR. K. SATYANARAYANA REP. BY GPA HOLDER K. BIKSHAPATHI S/O MR. RAMAIAH R/O. H. NO. 3-2-27 CHINNA CHERLAPALLY GHATKESAR MANDAL R. R. DISTRICT.
- 2. MR. K. SATYANARAYANA REP. BY GPA HOLDER MR. K. ANJAIAH S/O. LATE MR. BALAIAH R/O. H. NO. 2-3-27 CHINNA CHERLAPALLY GHATKESAR MANDAL R. R. DISTRICT.
- 3. MR. K. ANJAIAH S/O. LATE MR. BALAIAH R/O. H. NO. 2-3-27 CHINNA CHERLAPALLY GHATKESAR MANDAL R. R. DISTRICT.
- 4. K. BIKSHAPATHI S/O MR. RAMAIAH R/O. H. NO. 3-2-27 CHINNA CHERLAPALLY GHATKESAR MANDAL R. R. DISTRICT.

SIGNATURE OF WITNESSES:

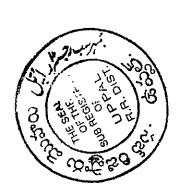
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SIGNATURE OF EXECUTANTS

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# 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





PURCHASER:

M/S. SILVER OAK ESTATES HAVING ITS OFFICE AT 5-4-184/3&4 SOHAM MANSION, M. G. ROAD SECUNDERABAD – 500 003. REPRESENTED BY ITS PARTNERS

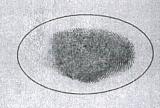
- 1. SRI SOHAM MODI SON OF SATISH MODI
- SRI MEHUL V. MEHTA S/O. VASANTH U. METHA R/O. PLOT NO. 21 BAPU BAGH COLONY P. G. ROAD SECUNDERABAD – 500 003.





#### REPRESENTATIVE:

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.





SIGNATURE OF WITNESSES:

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SIGNATURE OF EXECUTANTS

NOTE: If the Buyer(s) is/arle 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. K. Prabhakar Reddy, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

Probant

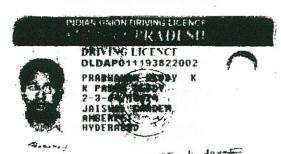
SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)

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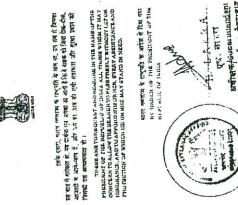
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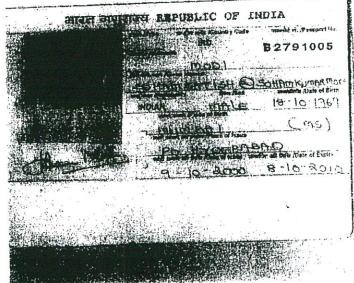
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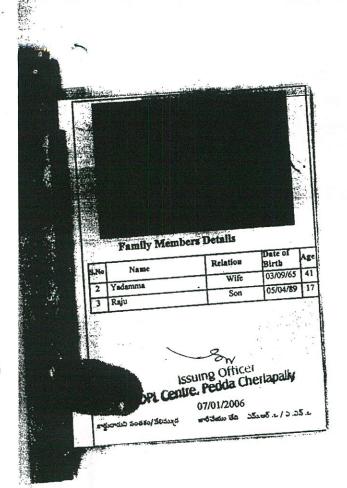


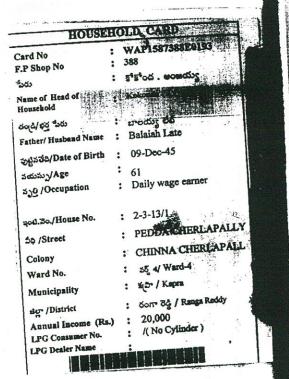




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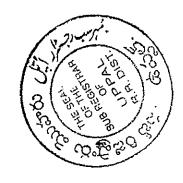
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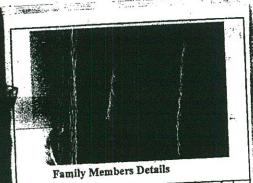
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S.No	Name	Relation	Date of Birth .	Age
-	Bikshapathi	Husband	15/08/70	36
2	Kavitha	Daughter -	01/01/90	16
		Daughter	02/02/93	13
	Kalpana		03/03/96	
_	Mounika	Son	04/04/99	-7
6	Saibaba	-fi	1	-

Centre, Pedua Cherlapar

#### HOUSEHOLD CARD

Card No

: WAP1587388E0374 : 388

F.P Shop No.

పేరు

: కుక్కుంద . మావంచూ

Name of Head of Household

Kukkunda Manas

రం(డి/భర్త పేరు

DYSO

Father/ Husband Name

: Bikshapathi

పుట్టనతేష/Date of Birth

: 26-Jan-75

వయస్పు/Age

: 31

వృత్త /Occupation

: House Wife

god. 30./House No.

: 2-3-27/W1

5\$ /Street

: CHERLAPALLY

Colony

: CHERLAPALLY

35 4/ Ward-4

Ward No.

Municipality

క్రసా / Kapra

algr / District

orr 3₫ / Ranga Reddy

Annual Income (Rs.)

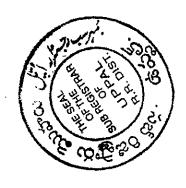
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LPG Consumer No.

/( No Cylinder )

LPG Dealer Name





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