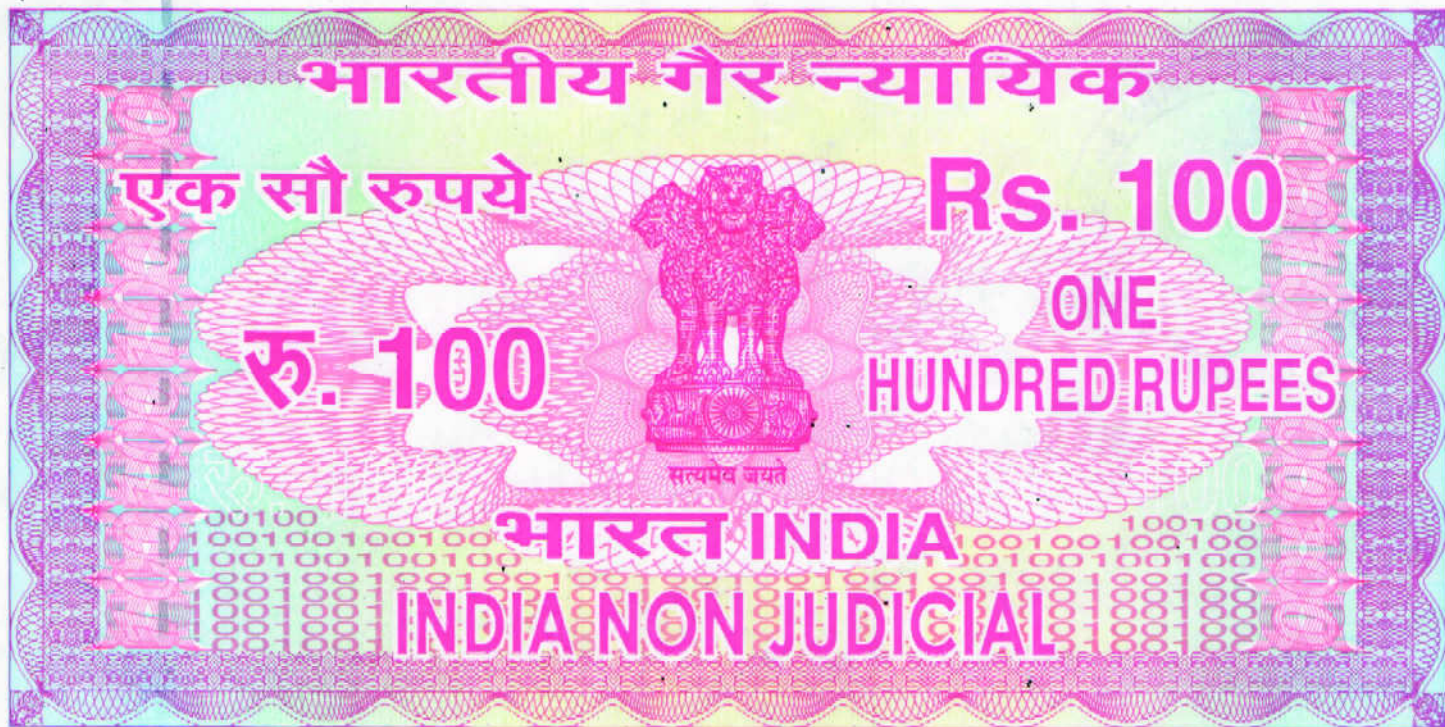




తెలంగాణ తెలంగాణ TELANGANA

Signature

AP 322608

SL. No. 4743, Date: 01-08-2022, Rupees: 100
Sold to: Ponnada Sundaram,
S/o. Late Ponnada Satyanarayana, R/o. Hyd.
For whom: -----Self-----

S. ANJAMMA
Licensed Stamp Vendor Lic No.9/94/ R 16/7/001-2021
H.No.3-5-948/11, Gandhi Kutter, Narayanaguda,
Hyderabad-29. Cell: 9398802862, 9866378260

AGREEMENT OF SALE

This Agreement of Sale is made and executed on this the 18th day of August, 2022 at Secunderabad by and between:

1. Mr. Ponnada Sundaram S/o. Ponnada Satyanarayana, aged about 61 years, R/o. Flat no. 10, Meghana Paradise, Isaq Colony, Secunderabad Aadhar no. 277661557392.
 2. Mrs. Ponnada Sharadha Sundaram W/o. Ponnada Sundram, aged about 58 years, R/o. Flat no. 10, Meghana Paradise, Isaq Colony, Secunderabad Aadhar no. 487001130019.
- Hereinafter collectively referred to as the Vendors.

Pondaram P. Sharadha AND
KUMAR JAYANTILAL KADAKIA

Mr. Sharad J. Kadakia, S/o. Late Jayantilal Kadakia, aged about 63 years, Occ: Business, R/o. 5-2-223, Distillery Road, 2nd floor, Hyderbasti, Secunderabad. Aadhar no. 703597493710, represented by its duly authorized representative Mr. Soham Modi son of Late Shri. Satish Modi, aged about 52 years, resident of Plot no. 280, Road no. 25, Jubilee Hills, Hyderabad - 500033.

Hereinafter referred to as the Purchaser.

Pondaram

P. Sharadha



తెలంగాణ తెలంగాణ TELANGANA

SA-8 AP 322609

SL. No. 4724, Date: 01-08-2022, Rupees: 100
Sold to: Ponnada Sundaram,
S/o. Late Ponnada Satyanarayana, R/o. Hyd.
For whom: -----Self-----

S. ANJAMMA
Licensed Stamp Vendor Lic No.9/94/ R 16/7/001-2021
H.No.3-5-948/11, Gandhi Kutter, Narayanaguda,
Hyderabad-29. Cell: 9398802862, 9866378260

The term and expression Vendors and Purchaser shall mean and include their respective legal heirs, successors, executors, administrators, legal representatives, nominees and assignees, etc.

- A. Whereas the Vendors are the absolute owners and possessors of land bearing Plot no. 24 in Sy. No. 157/7 (part), admeasuring about 340 sq yds, situated at Thokatta (Sikh) Village, Secunderabad Cantonment, Telangana State, which is herein after referred to as the Scheduled Property and more fully described in the schedule given hereunder.
- B. Major D. Tripurantam sold Ac. 4-05 gts., in Sy. no. 157/7 to Mr. K.L. Ranga Reddy vide document no. 455/1996 registered at SRO Marredpally.
- C. Mr. K.L. Ranga Reddy sold part of the land purchased by him admeasuring Ac. 3-35 gts., to PWD Officials Cooperative Housing Society (Registration no. PB867) vide sale deed no. 1408/1979 registered at SRO Marredpally.
- D. PWD Officials Cooperative Housing Society obtained layout permit from the Cantonment Board, Secunderabad in 1979 and sub-divided the land purchased by it into several plots. It sold the Scheduled Property to Mrs. V. Rama herein vide sale deed no. 2100/80 registered at SRO Marredpally.

[Signature] *[Signature]*
[Signature] *[Signature]*

- E. Mrs. V. Rama inturn sold the Scheduled Property to the Vendors herein vide sale deed no. 708/2022 registered at SRO Bowenpally.
- F. The Vendors have agreed to sell the Scheduled Property to the Purchaser for a total consideration of Rs. 2,10,00,000/- (Rupees Two Crores Ten lakhs only) and the Purchaser has accepted to purchase the Scheduled Property on the terms and conditions given herein.

NOW THEREFORE THIS AGREEMENT OF SALE WITNESSETH AS FOLLOWS:

1. The Purchaser has paid an advance of Rs. 10 lakhs to the Vendors by way of cheque no. 001381 dated 16-07-2022 drawn on YES Bank.
2. The Purchaser agrees to pay the balance consideration to the Vendors by 30th August, 2022, with a grace period of 15 days.
3. The Purchaser has verified the title and extent of the land and is satisfied with the same.
4. The Vendors declare that:
 - a. The Vendors are the absolute owners of the Scheduled Property.
 - b. There are no other claimants to the Scheduled Property.
 - c. No other party has any claim or any easement rights in the Scheduled Property.
 - d. The recitals mentioned in this agreement are true to the best of the Vendors knowledge.
 - e. There are no proceedings or suits pending in any court of law, revenue department, statutory authorities, tribunals, etc., in relation to the Scheduled Property.
 - f. The Vendors gives guarantee of title to the Purchaser.
 - g. The Vendors indemnify the Purchaser against any claim made by any party on the Scheduled Property.
 - h. The Vendors have paid all taxes and charges to the concerned authorities in relation to the Scheduled Property, as on this day and if any claim is made on this count, it shall be the Vendors responsibility to pay the same.
 - i. The Vendors agree to sign and execute all such documents that may be required to effectively transfer / mutate / convey the Scheduled Property to the Purchaser.
5. The Vendors agree to execute a registered sale deed in favour of the Purchaser at the time of receiving the balance sale consideration. The Purchaser shall be entitled to make part payment of the sale consideration to the Vendors and the Vendors shall issue receipts for such part payments received.
6. The registration charges and applicable fees for registration of the sale deed shall be borne by the Purchaser.


SCHEDULE OF PROPERTY

All that the land being Plot no. 24 in Sy. No. 157/7 (part), admeasuring about 340 sq yds, situated at Thokatta (Sikh) Village, Secunderabad Cantonment, Telangana State and bounded by:

NORTH	:	Neighbors Land
SOUTH	:	40' wide road.
EAST	:	Plot no. 23.
WEST	:	Plot no. 25.

In Witness whereof the Vendors and Purchaser have signed this Agreement of Sale on the Date Month and Year first above mentioned.

Sundaram

Vendor (Mr. Ponnada Sundaram):

P. Sharadha

Vendor (Mrs. Ponnada Sharadha Sundaram):

Sharad Kumar Kadakia

Purchaser (Mr. Sharad Kadakia):

Witness no. 1:

[Signature]

Soham Modi

R/o Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad - 500033

Witness no. 2:

[Signature]

C. P. Sridhar
Flat no 201 Trident Sai Ashram
1-11-1971 Begumpet Building
Begumpet Hyderabad 16