

C.S No 4576

DOCT No 4975

1200

5089

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE
HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

SCANNED

ఆంధ్రప్రదేశ్ ఆन्ध్ర प्रदेश ANDHRA PRADESH

E 196030

S.No. 13189 Date 10/4/07 Rs. 100/-

Sold to M. Mahender

S/o. V. Mallesh R/o Hyd

For whom Summit Builders

R.NARENDER

SVL.No.42/95

R.No.24/2007-2009,

Raminagar, Hyd.

SALE DEED

This Sale Deed is made and executed on this the 19th day of April 2007 at Secunderabad by and between:

M/S. SUMMIT BUILDERS, a registered partnership firm having its office at 5-4-187/3&4, II Floor, M. G. Road, Secunderabad 500 003, represented by its Partner, Mr. Soham Modi, Son of Sri Satish Modi, aged about 35 years, Occupation: Business, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

IN FAVOUR OF

M/S. KAIVALLI ELECTRONICS (P) LTD., having its office at 163/A/1 & 163/B, Phase II, IDA, Cherlapally, Hyderabad - 500 051 represented by its Managing Director Mr. I. Siva Prasad, son of Late Mr. I. Satyanarayana, aged about 51 years,, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For SUMMIT BUILDERS

Soham Modi
Partner

వ పుస్తకము. (48) నంబు
 దస్తావేజుల మొదల కాగితముల
 సంఖ్య. 11 ఈ కాగితపు వరుస
 సంఖ్య.

సబ్-రిజిస్ట్రారు

2007-11-19 నెల 19 తేది
 1929 శా.శ. డి.వి. మాసం వచ్చి తేది
 ఫిబ్రవరి 2 మరియు గంటల మధ్య
 ఉన్న సబ్-రిజిస్ట్రారు కార్యాలయం

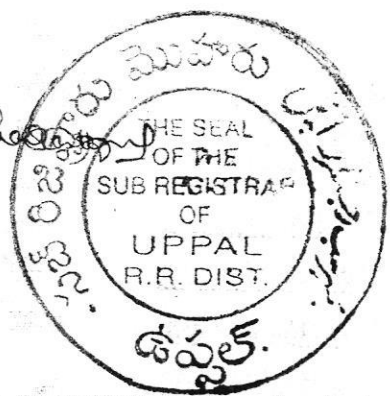
K. Prabhakar Reddy

రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పాట్‌గ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి
 రుసుము రూ॥ 2085 చెల్లించినారు.

Receipt No. 131665 Dated 19/02/24
 SBH, Habisiguda Branch, Sec'bad

నాసి ముచ్చినట్లు ఒప్పుకొన్నది
 ఎదమ బ్రతునవేలు

ఆధికారి



K. Prabhakar Reddy, S/o. Mr.K.P.Reddy, Occupation: Service,
 (O). 5-4-187/3 & 4, 3rd, Floor, Soham Mansion, M.G.Road, Secunderabad.
 Attested GPA, through General Power of Attorney, Vide Doc. No.55/IV/06
 Registered at SRO, Uppal, for Presentation of documents.

నిరూపించినది.

Handwritten signature

KRISHNA MURRAY S/o. VENKAT RAO, occ. BUSINESS
 D/o. 2-3-64/10/24, AMBERPET, HYDERABAD

Over K. Ram. S/o Ramulu occ. Business R/o Uppal Muz

2007-11-19 నెల 19 తేది
 1929 శా.శ. డి.వి. మాసం వచ్చి తేది

సబ్-రిజిస్ట్రారు

WHEREAS:

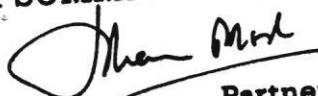
- A. The Vendor is the absolute owner and is possessed of all that land forming a part of Sy. No. 290, admeasuring about 4,375 sq. yds. situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, (hereinafter the said land is referred to as "The Scheduled Land") by virtue of under given registered sale deeds executed in favour of the Vendor by the former owners Sri Karipe Narsimha, & Sri A Muralikrishna Reddy.

Sale Deed Dated	Schedule area of land	Document No	Registered with
24/05/2004	1,81 yds.	6020/2004	Sub Registrar, Uppal, R. R. Dist.
24/05/2004	2,560 Sq. yds.	6022/2004	Sub Registrar, Uppal, R. R. Dist.

The Schedule Land is described more fully and specifically at the foot of this sale deed.

- B. Originally, the Scheduled Land belonged to one Sri Palle Sanjeeva Reddy being the Pattedar, vide Patta No. 20, Passbook No. 10420/177970. The said Sri Palle Sanjeeva Reddy has executed sale deed dated 21st June, 2000 in favour of Sri Kandadi Sudarshan Reddy and the same is registered as document no. 5114/2000 in the office of the Sub-Registrar, Uppal, R.R. District. Subsequently, the said Sri Kandadi Sudarshan Reddy executed sale deed dated 5th November 2003 in favour of Sri Karipe Narsimha and Sri Alla Muralikrishna Reddy and the same is registered as document no. 13370/2003 in the office of the Sub-Registrar, Uppal, R.R. District. The Vendor herein has acquired all rights, title, etc., to the scheduled land from Sri Karipe Narsimha and Sri Alla Muralikrishna Reddy under above referred two registered sale deeds.
- C. The Vendor is in the business of real estate development and on the Scheduled Land is constructing / has constructed at its own cost, block of residential apartments named as 'Silver Oak Apartments' consisting of about 120 flats, having stilts plus five floors, along with certain common amenities, recreation facilities, lighting, etc.
- D. The Vendor has obtained the necessary technical approval from HUDA vide permission No. 7793/P4/HUDA/2004 dated 06/12/2004 and building permit No. BA/G1/1559/2004-2005 dated 10/01/2005 from Kapra Municipality.
- A. The Buyer is desirous of purchasing a Deluxe apartment bearing flat no. 101 on first floor, having a super built-up area of 725 sft together with undivided share in the scheduled land to the extent of 36.25 sq. yds. and a reserved two wheeler parking space bearing no. 25 admeasuring about 15 sft. & a car parking space bearing no. 1 admeasuring about 100 sft. in the building known as Silver Oak Apartments and has approached the Vendor.
- B. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

For SUMMIT BUILDERS


Partner

13 వ పుస్తకము 45256

దస్తావేజాల మొత్తం కాగితముల

పరిమితి... 1.1... ఈ కాగితపు పరిమితి

పరిమితి.....

సబ్-రిజిస్ట్రార్

Endorsement Under Section 42 of Act II of 1880

No. 4975 of 2007 Date 13/11/07

I hereby certify that the proper deficit
stamp duty of Rs. 43090 Rupees. Fourty Three
Thousand ninety Rupees only
has been levied in respect of this instrument
from Sri. K. Prabhakar Reddy
on the basis of the agreed Market Value
consideration of Rs. 617000 being
higher than the consideration agreed Market
Value.

S.R.O. Uppal

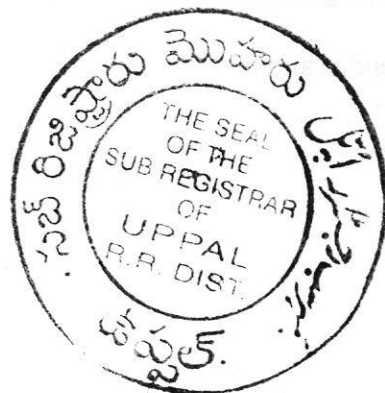
Dated 19/11/07

Sub Registrar
and Collector U/S. 41 & 4
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 43090 towards Stamp Duty
Including Transfer duty and Rs. 3085
towards Registration Fee was paid by the party
through Challan Receipt Number 131665
Dated 12/11/07 at SRI Hubsiguda Branch Secbad.

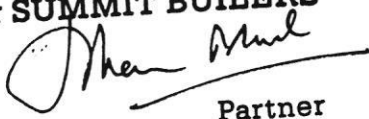
S.O.H. Hubsiguda
A/c No. 0102350780
of S.R.O. Uppal.



NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no. 101 on first floor, having a super built-up area of 725 sft in building known as Silver Oak Apartments together with:
 - a. undivided share in scheduled land to the extent of 36.25 sq. yds.
 - b. a reserved two wheeler parking space bearing no. 25 admeasuring about 15 sft.
 - c. A reserved car parking space bearing no. 1 admeasuring about 100 sft.situated at Sy. No. 290, Cherlapally Village, Ghatkesar Mandal, R. R. District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 6,17,000/- (Rupees Six Lakhs Seventeen Thousand Only). The total consideration is towards:
(a) Sale of undivided share of land is Rs. 2,31,050/-.
(b) Cost of construction, parking and amenities etc is Rs. 3,85,950/-.
The Vendor hereby admit and acknowledge the receipt of the said consideration.
2. The Vendor hereby covenant that Scheduled Land & Scheduled Apartment are the absolute property belonging to it by virtue of various registered sale deeds referred to herein in the preamble of this Sale Deed and has absolute right, title or interest in respect of Scheduled Apartment.
3. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Apartment to the Buyer.
5. Henceforth the Vendor shall not have any right, title or interest in the scheduled apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Apartment unto and in favour of the Buyer in the concerned departments.
7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.

For SUMMIT BUILDERS


Partner

1 వ పుస్తకము (కా.శ.) పు... నామ
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... ఈ కాగితపు వరుస
 సంఖ్య...

సబ్-రిజిస్ట్రారు

1 వ పుస్తకము సం॥ (కా.శ.) పు...
 సంఖ్యగా రిజిస్టరు చేయబడి స్థానింగు నిమిత్తం
 గుర్తింపు సంఖ్య... 1-200 ఇవ్వడమైన
 200 సంఖ్య... తేది



8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the apartments under this sale deed.
9. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Silver Oak Apartments as follows:-
- a. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Apartment is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking space in SILVER OAK APARTMENTS.
 - b. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule apartment and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
 - c. That the Buyer shall become a member of the Silver Oak Apartments Owners Association that has been / shall be formed by the Owners of the apartments in SILVER OAK APARTMENTS constructed on the Schedule Land. As a member, the Buyer 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, staircases, 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 Buyer 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.
 - d. 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 the 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 on any other account whatsoever.
 - e. The Buyer 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 Buyer.

For SUMMIT BUILDERS


Partner

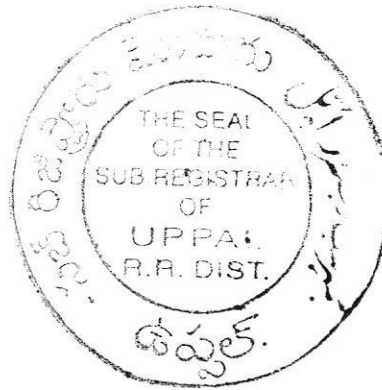
1 వ పుస్తకము (49.7.5.6)

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య 11..... ఈ కాగితపు వరుస

సంఖ్య 4.....

హక్-రిజిస్ట్రేషన్



SCHEDULE OF LAND

All that piece of land admeasuring 4,375 sq. yds., forming part of Survey No. 290, situated at Cherlapally Village, 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 APARTMENT

All that Deluxe Apartment No. 101 on the first floor, admeasuring 725 sft. of super built up area together with proportionate undivided share of land to the extent of 36.25 sq. yards and a reserved two wheeler parking space bearing no. 25 admeasuring 15 sft. & car parking space bearing no. 1, admeasuring 100 sft. in residential apartment named as Silver Oak Apartments, constructed on Scheduled Land, forming part of Survey No. 290, situated at Cherlapally Village, Ghatkesar Mandal, R. R. District.

North By	Open to sky
South By	Flat No. 102
East By	Open to sky
West By	6' wide corridor

IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

For SUMMIT BUILDERS


Partner

WITNESS:

1. 

2. 

VENDOR



VENDEE

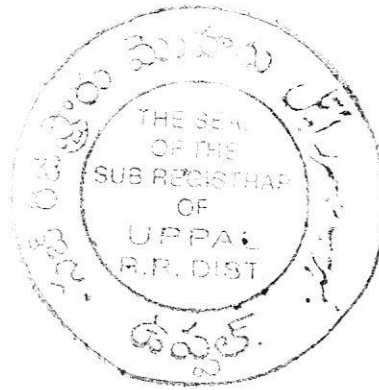
1. పుస్తకము (4756)

నల్లవేజుల మొత్తం కాగితము

సంఖ్య..11...ఈ కాగితపు వరుస

సంఖ్య..6.....

సబ్-రిజిస్ట్రార్

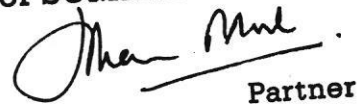


ANNEXTURE - 1 - A

1. Description of the Building : Deluxe Flat bearing no. 101 on the first Floor of Silver Oak Apartments, at Block No. 2, Residential Localities, situated at Sy. No. 290, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy Dist.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : New
3. Total Extent of Site : 36.25 sq. yds., U/S Out of 4,375 sq. yds..
4. Built up area particulars :
- (a) Cellar, Parking Area :
- (b) In the Ground Floor : 115 sft. Parking space for Two wheeler and Car
- (c) In the First Floor : 725 sft
- (d) In the Second Floor :
- (e) In the Third Floor :
- (f) In the Fourth Floor :
- (g) In the Fifth Floor , :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 6,17,000-

Date: 19.04.2007

For SUMMIT BUILDERS


Partner

Signature of the Executants

C E R T I F I C A T E

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

Date: 19.04.2007

For SUMMIT BUILDERS


Signature of the Executants
Partner

Page 7



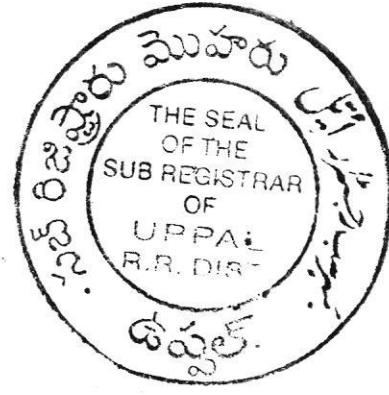
1వ పుస్తకము (4) క. 16

ఉత్తరవేజాల మొత్తం కాగితముల

సంఖ్య.../... ఈ కాగితపు వరుస

సంఖ్య.....

సబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

FLAT NO. 101

ON THE FIRST FLOOR OF "SILVER OAK APARTMENTS"

IN SURVEY NOS. 290 (PART)

CHERLAPALLY VILLAGE,

GHATKESAR

Mandal, R.R. Dist.**VENDOR:**

M/S. SUMMIT BUILDERS, REPRESENTED BY ITS PARTNER

MR. SOHAM MODI, SON OF MR. SATISH MODI

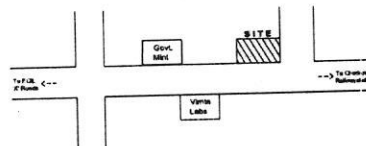
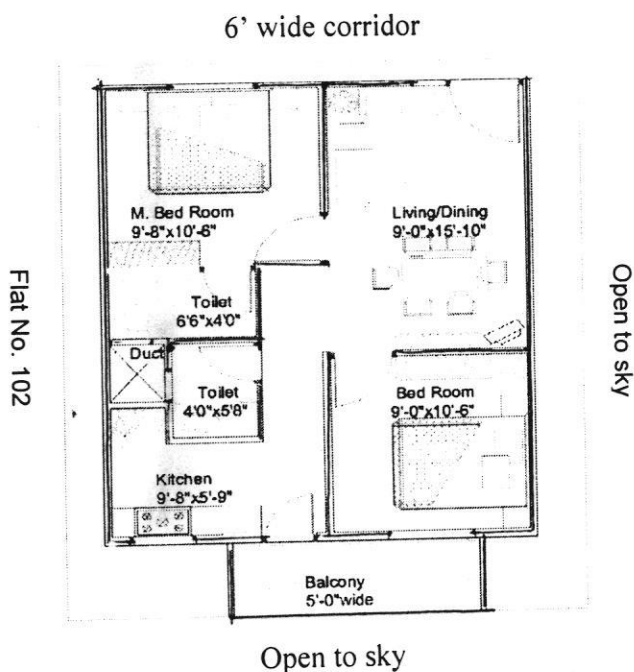
BUYER:

M/S. KAIVALLI ELECTRONICS (P) LTD., REP. BY ITS MANGING DIRECTOR

MR. I. SIVA PRASAD SON OF LATE MR. I. SATYANARAYANA

REFERENCE:
AREA:

36.25

SCALE:
SQ. YDS. OR**INCL:**
SQ. MTRS.**EXCL:****U/S. OUT OF TOTAL: 4,375 SQ.YDS.**
PLINTH AREA : 725 SFT.Location Map**For SUMMIT BUILDERS****Partner****SIG. OF THE VENDOR****SIG. OF THE BUYER****WITNESSES:**

1.

2.

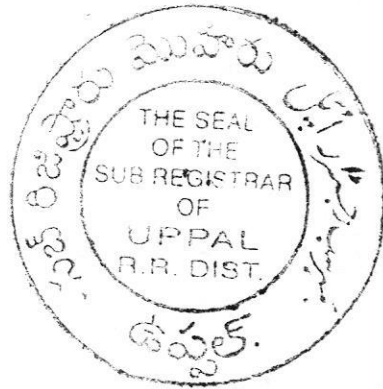
సంపుటము 492561

గిన్నెవేజాల మొత్తం కాగితముల

సంఖ్య...11...ఈ కాగితపు వరుస

సంఖ్య...8...

పద-రిజిస్ట్రార్



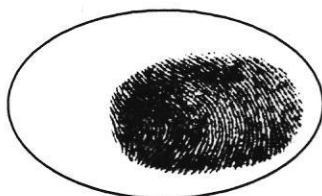
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
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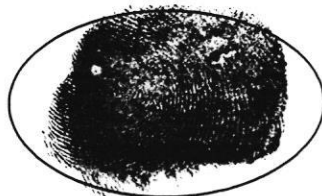
VENDOR:

M/S. SUMMIT BUILDERS
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD
SECUNDERABAD – 500 003.
REPRESENTED BY ITS PARTNER
MR. SOHAM MODI
S/O. MR. SATISH MODI



GPA FOR PRESENTING DOCUMENTS:

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.



BUYER:

M/S. KAIVALLI ELECTRONICS (P) LTD.,
HAVING ITS OFFICE AT 163/A/1 & 163/B,
PHASE II, IDA CHERLAPALLY
HYDERABAD – 500 051.
REPRESENTED BY ITS M. D.
MR. I. SIVA PRASAD
S/O. MR. I. SATYANARAYANA

SIGNATURE OF WITNESSES:

1.

2.

For SUMMIT BUILDERS

Partner

SIGNATURE OF EXECUTANTS

SIGNATURE OF BUYER

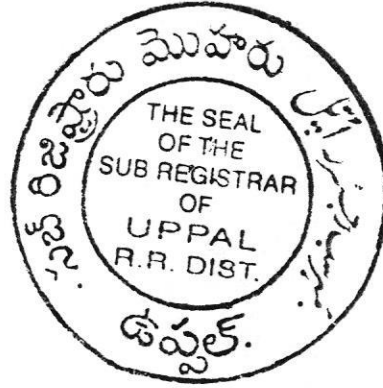
1 వ పుస్తకము 1.75 నాణె

దస్తావేజాల మొత్తం కాగితము

సంఖ్య..11....ఈ కాగితపు వరుస

సంఖ్య..7.....

సబ్-రిజిస్ట్రార్



John Paul

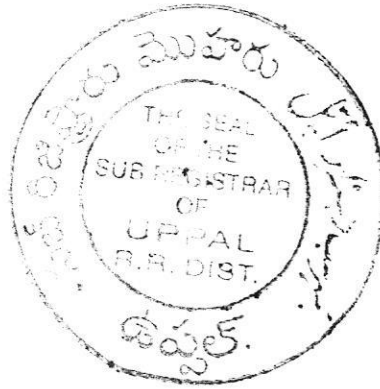
1 వ పుస్తకము 491 కింద

గస్తావేజుల మొత్తం కాగితముల

సంఖ్య... 11... ఈ కాగితపు వరుస

సంఖ్య 10

పబ్-రిజిస్ట్రార్



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE
DLRAP010259642004



[Signature]

Signature

Issued on: 12/08/2004

[Signature]

Adm. Licencing Authority
RTA-SECUNDERABAD

[Large handwritten signature]

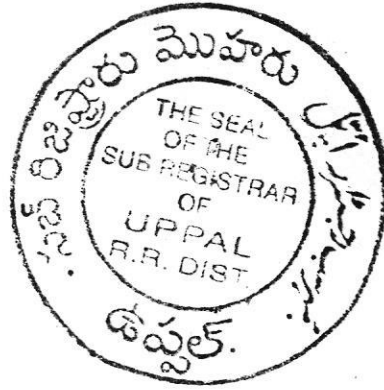
757025/04 Class Of Vehicle Validity

<u>Non-Transport</u>	LMV,MCWG	04/08.2009
<u>Hazardous Validity</u>		
<u>Badge No.</u>		
<u>Original No.</u>	129231992	
<u>Original LA.</u>	RTA SECUNDRABAD	
<u>DOB</u>	05/08/1954	
<u>Blood Gr.</u>		
<u>Date of 1st Issue</u>	05/08/1992	



1 వ పుస్తకము (49) కేసు
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...!!! ఈ కాగితపు వరుస
సంఖ్య...!!

పద-రిజిస్ట్రార్



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ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

OFFICE OF THE
SUB-REGISTRAR
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నెం.

శ్రీమతి / శ్రీ

Soham Modi

ఈ దగ్గుత ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	3				10/19/
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స్టాంపు విలువ రూ.	100				Cherlapa
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రిజిస్ట్రేషన్ రుసుము	3085		VA7		R) 131665
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రూపాయలు మాత్రమే)

వాపసు తేది

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