

దస్తావేజాల మొత్తం కాగితముల సంఖ్య.....ఈ కాగితపు వరుస 40 5 500 BUNT 30 30 00 192 - 3.4.7.95 A 24. 20 NOW 3.46 ఉప్పత్ సబ్-రజిస్టారు అఫీసులో & Kyprabhakan Reoldy రిజిక్టుపైన పట్టము, 1**908 లోని సెక్ష**న్ 32 ఎ-ను అనుసరించి సమర్పించవలసేన పోటోగ్రాఫులు మరియు పేలిముడ్రలతో సహదాఖలుచేసి తాము రూజ 3935పెబ్టించినారు. Notice of the state of the stat SBH, Habsiguda Branch, Sec'bad. வைற்கையு உற்ற நீதுக். இல்லை குணி மு. K. P. Keddy எட்ட Service. இவ் முற்று நில்ல முற்ற நில்ல ந **బాసి** యిచ్చినట్లు ఒప్పు కొన్నది. M.a. Road, See band, attested through lipso for Presentation of Documents vide GIA no. 177/2008 177/BKIN/OB at SEO UPPAL RIRIDIAL రిరూపించినది. Mos 2-3-64/10/24, Romana Ren oce: Business Mp. 2-3-64/10/24, Romberper, Hydrated Inferts. Rommohen Sto. Regmotion ou! Same R/o. 1-6-126, Hydergud, Hyd. 200 5. 201 201 30 20 30 C 192. 3. F. # ... ST. No. 20 2 30

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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 Alla Muralikrishna Reddy.

Sale Deed	Schedule and area	Document No	Registered with
Dated 24/05/2004	of land 1,815 Sq. yds.	6020/2004	Sub Registrar, Uppal, R. R. Dist
24/05/2004		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. 103 on first floor, having a super built-up area of 950 sft. together with undivided share in the scheduled land to the extent of 47.50 sq. yds. and a reserved two wheeler parking space bearing no. 3 admeasuring about 15 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.

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No. TSUS of 200. Date. 2 to 1600 | hereby certify that the proper deficit

higher than the consideration agreed Marker Value.

S.R.O. Uppai Sub Registrar

and Collector U.S. 41&

INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. Suggo towards Stamp Duty Including Transfer duty and Rs. 3935 towards Registration Fee was paid by the party through Challan Receipt Number 120 765 Dated 960 at SRH Habsiguda Branch, Sectors

6.B.H. Habelguda A/c No. 01000059786 of S.R.O. Uppal



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NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:

- In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the Deluxe apartment bearing flat no. 103 on first floor, having a super built-up area of 950 sft in building known as Silver Oak Apartments together with:
 - a. undivided share in scheduled land to the extent of 47.50 sq. yds.
 - b. a reserved two wheeler parking space bearing no. 3 admeasuring about 15 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. 7,87,000/- (Rupees Seven Lakhs Eighty Seven Thousand Only). The total consideration is towards:

(a) Sale of undivided share of land is Rs. 3,26,050/-.

(b) Cost of construction, parking and amenities etc is Rs. 4,60,950/-.

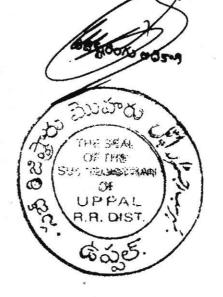
The Vendor hereby admit and acknowledge the receipt of the said consideration.

- 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 2. of Scheduled Apartment.
- 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 3. 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.
- The Vendor have this day delivered vacant peaceful possession of Scheduled Apartment 4. to the Buyer.
- 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 5. from the Vendor or anyone claiming through them.
- 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 6. and in favour of the Buyer in the concerned departments.
- 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 7. responsibility of the Vendor to clear the same.

For SUMMIT BUILERS

Partner

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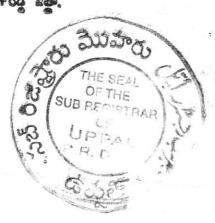
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Copy Compared By B. JAYANTH REDDY
Examined
IReader)
(Examiner)

4+; 25.02.2010

నట్ రిజిస్టార్ కార్యాలయిము. తప్పల్, రంగారెడ్డి ఉత్తా.

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- 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 8. apartments under this sale deed.
- The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Silver Oak Apartments as follows:-Q
 - 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.
 - 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,
 - 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.
 - 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 BUIL

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- f. 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 Buyer shall not have any right, 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 Buyer.
- g. That the blocks of residential apartments shall always be called SILVER OAK APARTMENTS and the name thereof shall not be changed.
- h. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled Apartment nor shall he/she/they make any additions 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.
- That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer 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 the 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. (h) change the external appearance of the building.
- 10. Stamp duty and Registration amount of Rs. 59,020/- is paid by way of challan No. 130765. dated 18.06.2007, drawn on SBH, Habsiguda Branch, Hyderabad.

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Partner

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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:

Cherlapally Village	e, (markesar manus)	
North Dy	Survey No. 290 (Part)	
C th Dy	Main Road Road in Sy. 288	
East By	Sy. No. 289	
West By		

SCHEDULE OF APARTMENT

All that Deluxe Apartment No. 103 on the first floor, admeasuring 950 sft. of super built up area together with proportionate undivided share of land to the extent of 47.50 sq. yards and a reserved two wheeler parking space bearing no. 3 admeasuring 15 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.

15	290, situated at Cheriapany	\$
	North By Flat No. 102 South By Flat No. 104 East By Open to sky West By 10' wide cutout and 6' wide corridor	
		ac ac Si

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:

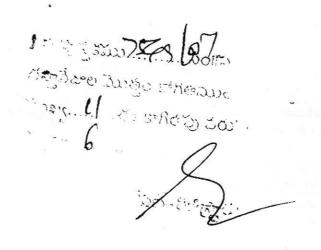
WITNESS:

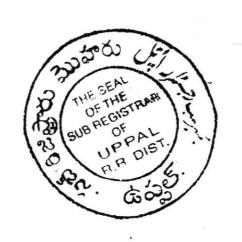
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For SUMMIT BUILERS

Partner VENDOR

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ANNEXTURE-1-A

1. Description of the Building

: Deluxe Flat bearing no. 103 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

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

4. Built up area particulars

(a) Cellar, Parking Area

(b) In the Ground Floor

: 15sft. Parking space for Two wheeler

(c) In the First Floor

: 950 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.7,87,000/-

For SUMMIT BUIL

Signature of the Executants

Date: 18.06.2007

CERTIFICATE

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

Partner

Signature of the Executants

Page 7

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Date: 18.06 2007



ECICTRATION P	LAN SHOWING	FLAT NO. 103			
MIGINATION	ON THE FIRST F	LOOR OF "SILVER O	AK APARTMENTS"		
N SURVEY NOS.	290 (PART)	and the second control of the second control	E = 4/2	TKESAR	Mandal, R.R. Dist.
N GALLET WAY	- CDALLY	VILLAGE,			
VENDOR:	M/S. SUMMIT B	UILDERS, REPRESEN	TED BY ITS PARTNE	.11	
7 CND O'N.		- CAT AND CAT	ISH MODI		BY ITS DIRECTOR
BUYER:	M/S. SEMICON	DUCTORS COMPONE	NTS PVT. LTD. REP		
BUTEIN.	MRS. RINA JA	N, WIFE OF MR. D. K.	JAIN		
REFERENCE: AREA:	47.50	SCALE: SQ. YDS. OR	INCL: SQ. MTRS.		EXCL:
	UI.	104et 40'x60' 12'4'x10'-0'	Flat No. 104 Sec. Recommender Control of the cont		Location Map
WITNESSES		(Komaiz)			Partner SIG. OF THE BUY

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

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NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER



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



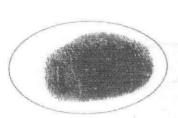
MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O) 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003.

BUYER:

M/S. SEMICONDUCTOR COMPONENTS PVT. LTD., HAVING ITS REGISTERED OFFICE AT 82, RAIL VIHAR, SECTOR 30, NOIDA - 201 301. REPRESENTED BY ITS DIRECTOR MRS. RINA JAIN W/O. MR. D.K. JAIN

REPRESENTATIVE:

MR. G. PRADEEP KUMAR S/O. MR. G. DHAN RAJ H. NO: COMSARY BAZAR **NEW BOWNEPALLY** SECUNDERABAD









SIGNATURE OF WITNESSES

Mul

FOR SUMMINIBUILDERS

Partner SIGNATURE OF EXECUTANTS

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, G. Pradeep Kumar as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Rina Jain. Assurances, Uppal, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)

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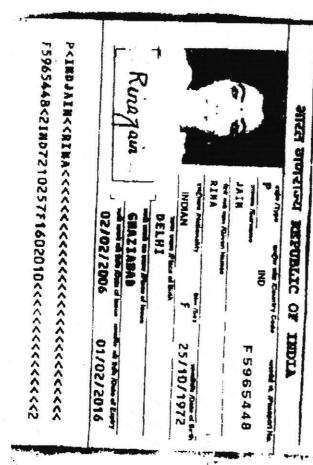
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