

C.S.No. 13416 DOCT. No. 13382/200 Fee No. 13280

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE  
HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ ఆంధ్ర प्रदेश ANDHRA PRADESH

S.No. 54497 Date 01/09/2006  
Name Mr. Babbar Reddy  
S/o. D/o. W/o. Mrs. Padma Reddy  
For Whom M/s. Summit Builders

B 659249

K. SRINIVAS

S.V.L. No. 26/93, R.No. 39/200-  
City Civil Court,  
SECUNDERABAD.

SALE DEED

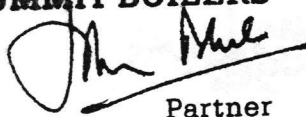
This Sale Deed is made and executed on this the 01<sup>st</sup> day of September 2006 at Secunderabad by and between:

M/S. SUMMIT BUILDERS, a registered partnership firm having its office at 5-4-187/3&4, II<sup>nd</sup> Floor, M. G. Road, Secunderabad 500 003, represented by its Partner, Mr. Soham Modi, Son of Sri Satish Modi, aged about 36 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

MR. AMARESH MUKUND PARSODKAR, SON OF MR. MUKUND S. PARSODKAR, aged about 26 years, residing at C/o. A Purnachandra Rao, Plot No. 37, H. No. 5-12-843, Mangapuram Colony, Moulali, Hyderabad, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For SUMMIT BUILDERS

  
Partner

వ పుస్తకము. 13.12.1906 సం॥పు  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య.....ఈ కాగితపు వరుస  
సంఖ్య...../.....

సబ్-రిజిస్ట్రారు

200 ర- వ సం॥ సెప్టెంబర్ నెల.../...తేది  
192 ర- వ.శ.శా. 1906...మాసము. 20...తేది  
పగలు.....2.....మరియు.....2.....గంటల మధ్య  
ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ K. R. Reddy, Reddy  
రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
అనుసరించి సమర్పించవలసిన పోల్ గ్రాఫులు  
మరియు వేలిముద్రలతో సహా దాఖలుచేసి  
రుసుము రూ॥.....39.40...చెల్పించినారు.

Receipt No. 100634 Dated 19/10/06  
SBH, Habsiguda Branch, Sec'bad.

వాసి యిచ్చినట్లు ఒప్పు కొన్నది.  
ఎడమ బ్రౌనవేలు



నిరూపించినది.

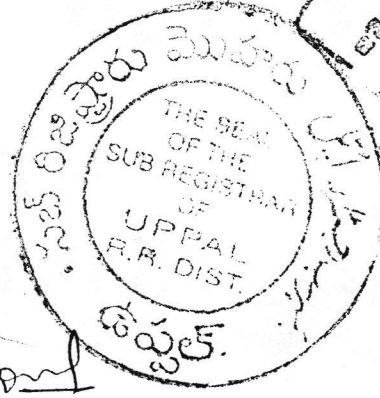
1/ 19/10/06

2/

3/

Venkyes Moheniraj Bannao s/o. Moheniraj A. Bann  
occ. Senior Ho. Plot No. 133, H. No. 5-12-  
Mangapuram colony, Madhali, Hyderabad.

Srinivas Rao s/o. Venkat Rao occ. Senior  
Ho. Plot No. 101, Ch. Sai apte, Madhali, Hyd.



200...త.సం॥ సెప్టెంబర్ నెల.../...తేది

192. రి.శా.శ. 1906...మాసం. 20...తేది

సబ్-రిజిస్ట్రారు

283 JUBA TIMMUS 107

WHEREAS:

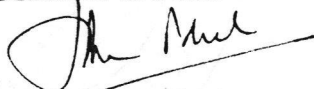
- A. The Vendor is the absolute owner and is possessed of all that land forming a part of Sy. No. 290, admeasuring about 4,375 sq. yds., situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, (hereinafter the said land is referred to as "The Scheduled Land") by virtue of under given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

| Sale Deed Dated | Schedule and area of land | Document No | Registered with                   |
|-----------------|---------------------------|-------------|-----------------------------------|
| 24/05/2004      | 1,815 Sq. 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 21<sup>st</sup> 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 5<sup>th</sup> 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.
- E. The Buyer is desirous of purchasing a semi-finished deluxe apartment bearing flat no. 110 on first floor, having a super built-up area of 1000 sft together with undivided share in the scheduled land to the extent of 50 sq. yds. and a reserved parking space for two wheeler and car, bearing nos. 10 & 23 admeasuring about 15 and 100 sft. respectively in the building known as Silver Oak Apartments and has approached the Vendor.
- F. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

For SUMMIT BOILER



Partner

1 వ పుస్తకము/కేడి/స్టాంపు  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య... 9.... ఈ కాగితపు వరుస  
సంఖ్య... 2.....

సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act II of 1864  
No. 13382 of 2006 Date 11/9/06

I hereby certify that the proper deficit  
stamp duty of Rs. 55060 / Rupees Fifty five  
Thousand and Sixty Only  
has been levied in respect of this instrument  
from Sri. G. Prabhakar Reddy  
on the basis of the agreed Market Value  
consideration of Rs. 788000/- being  
higher than the consideration agreed Market  
Value.

S.R.O. Uppal

Dated 11/9/06

Sub Registrar  
and Collector U/S. 41 & 44  
INDIAN STAMP ACT

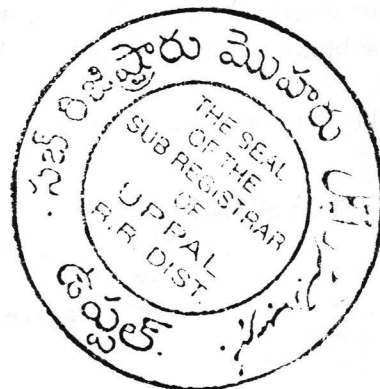
### Registration Endorsement

An amount of Rs. 56920/- towards Stamp Duty  
Including Transfer duty and Rs. 3940/-  
towards Registration Fee was paid by the party  
through Challan Receipt Number 100634  
Dated 11/9/06 at S.B.H. Habsiguda Branch, Sec'bad.

S.B.H. Habsiguda  
A/c No. 01000050703  
of S.R.O. Uppal

NOTE: Construction Agreement filed  
along with this sale deed for  
Rs. 197000/- and Stamp duty  
Paid Rs. 1970/- Dt. 11/9/06.

SUB REGISTRAR

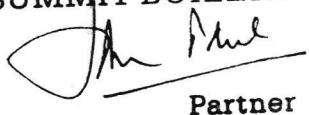




NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished deluxe apartment bearing flat no. 110 on first floor, having a super built-up area of 1000 sft in building known as Silver Oak Apartments together with:
  - a. undivided share in scheduled land to the extent of 50 sq. yds.
  - b. a reserved two wheeler parking space bearing no. 10, admeasuring about 15 sft.
  - c. a reserved car parking space bearing no. 23, 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. 7,88,000/- (Rupees Seven Lakhs Eighty Eight Thousand Only). The total consideration is towards:
  - (a) Sale of undivided share of land is Rs. 2,70,050/-.
  - (b) Cost of construction, parking and amenities etc is Rs. 5,17,950/-.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

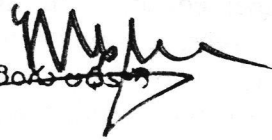


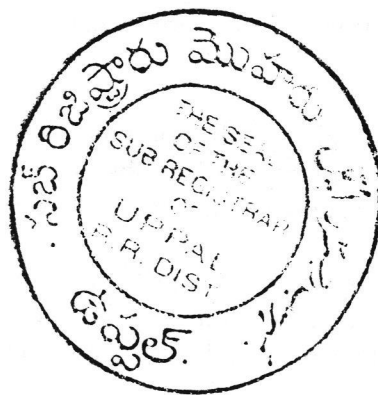
Partner

1వ పుస్తకము. 13382/సంఖ్య  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య.....9.....ఈ కాగితపు వరుస  
సంఖ్య.....3.....

  
సబ్-రిజిస్ట్రారు

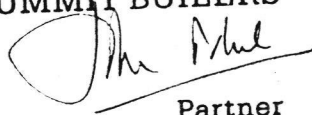
1వ పుస్తకము సం॥ (కా.క) పు...13382/26  
నంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం  
గుర్తింపు నెంబరు 13382.....1-2006వ్వడమైన  
2006 సంవత్సరం నెల...11.....తేది

  
రిజిస్ట్రారు



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**

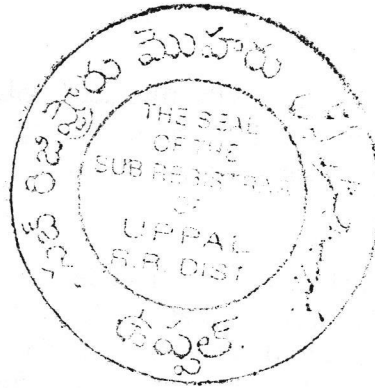
1 వ పుస్తకము (కె.సి. 2/06)

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....9....ఈ కాగితపు వరుస

సంఖ్య.....4.....

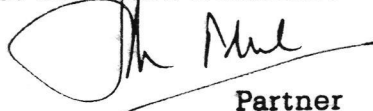
2  
సబ్-రెజిస్ట్రార్





- 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.
- i. 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. 60,970/- is paid by way of challan no. 100634, dated 11.9.06 drawn on SBH, Habsiguda Branch, Hyderabad.

For SUMMIT BUILDERS

  
Partner

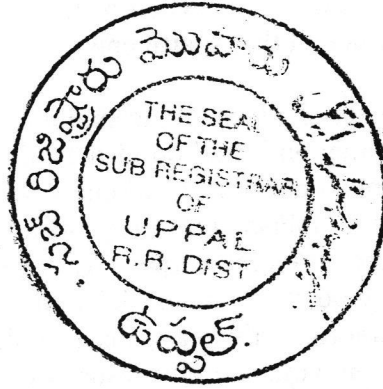
1 వ పుస్తకము. 2/2/06

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య.....ఈ కాగితపు పరుస

సంఖ్య.....

సబ్-రిజిస్ట్రార్



### 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

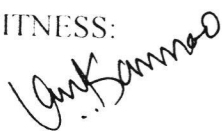
All that semi-finished, deluxe Apartment No. 110 on the first floor, admeasuring 1000 sft. of super built up area together with proportionate undivided share of land to the extent of 50 sq. yds., and a reserved parking space for two wheeler and car, bearing nos. 10 & 23 admeasuring 15 and 100 sft. Respectively in residential apartment named as Silver Oak Apartments, forming part of Survey No. 290, situated at Block No. 2, Old Village, Cherlapally, Kapra Municipality, Ghatkesar Mandal, Ranga Reddy District marked in red in the plan enclosed and bounded as under:

|          |                  |
|----------|------------------|
| North By | Flat No. 111     |
| South By | 6' wide corridor |
| East By  | 6' wide corridor |
| West By  | Open sky         |

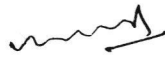
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1.



2.



For **SUMMIT BUILDERS**

  
VENDOR Partner



VENDEE

1 వ పుస్తకము 133 & 2/సంఖ్య

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... 9... ఈ కాగితపు వయస్

సంఖ్య... 6.....

1  
సబ్-రిజిస్ట్రారు

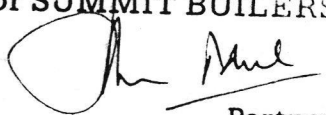


## ANNEXTURE - 1 - A

1. Description of the Building : Semi-Finished deluxe flat bearing no. 110 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 : 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 : 115 sft. - reserved parking space for car and two wheeler
- (c) In the First Floor : 1000 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. 7.88,000/-

Date: 11. 09. 06

**For SUMMIT BUILDERS**

  
Signature of the Executants **Partner**

## 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: 11. 09. 06

**For SUMMIT BUILDERS**

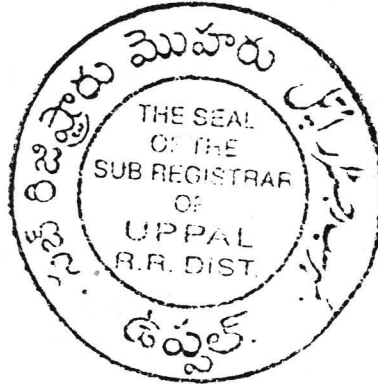
  
Signature of the Executants **Partner**



Page -

1 వ పుస్తకము కె.కె.కె. 2 నంబరు  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య.....9.....ఈ కాగితపు వరుస  
సంఖ్య.....7.....

సబ్-రిజిస్ట్రారు





**REGISTRATION PLAN SHOWING**

SEMI-FINISHED FLAT NO. 110

ON THE FIRST FLOOR IN SILVER OAK APARTMENTS

**IN SURVEY NOS.** 290 (P)**SITUATED AT**

CHERLAPALLY VILLAGE,

GHATKESAR

**MANDAL, R.R. DIST.****VENDOR:**

M/S. SUMMIT BUILDERS, REPRESENTED BY ITS PARTNER

MR. SOHAM MODI, SON OF SRI SATISH MODI

**BUYER:**

MR. AMARESH MUKUND PARSODKAR, SON OF MR. MUKUND S. PARSODKAR

**REFERENCE:****AREA:** 50**SCALE:**

SQ. YDS. OR

**INCL:**

SQ. MTRS.

**EXCL:**

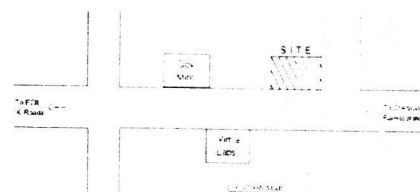
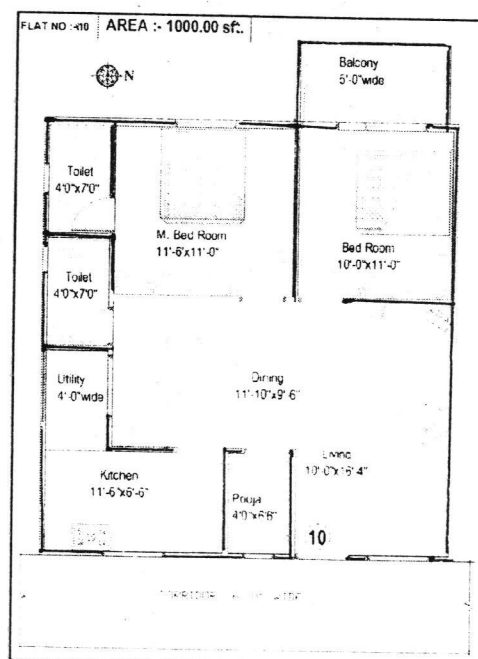
Total Built-up Area = 1000 sft.

Out of U/S of Land = 4,375 sq. yds.

OPEN TO SKY



6' WIDE CORRIDOR

**WITNESSES:**

1.

2.

For SUMMIT BUILDERS

  
Partn  
SIG. OF THE VENDOR  
SIG. OF THE BUYER

1 వ పుస్తకము 3382/సర్కారు

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య 9 ఈ కాగితపు వరుస

సంఖ్య 8

  
సబ్-రెజిస్ట్రార్



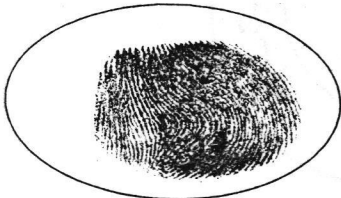
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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



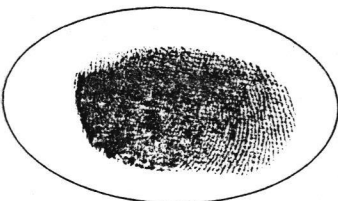
## VENDOR:

M/S. SUMMIT BUILDERS  
HAVING ITS OFFICE AT 5-4-187/3 & 4  
III FLOOR, SOHAM MANSION  
M. G. ROAD,  
SECUNDERABAD - 500 003  
REP. BY 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:

MR. AMARESH MUKUND PARSODKAR  
S/O. MR. MUKUND S. PARSODKAR  
R/O. C/O. A PURNACHANDRA RAO  
PLOT NO. 37, H. NO. 5-12-84/3  
MANGAPURAM COLONY  
MOULALI, HYDERABAD.

SIGNATURE OF WITNESSES:

1

2

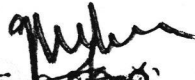
For SUMMIT BUILDERS

Partner

SIGNATURE OF EXECUTANTS

SIGNATURE OF BUYER

1వ పుస్తకము 13382 నంబర్  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య... 9 ..... ఈ కాగితపు వరుస  
సంఖ్య... 9 .....

  
సబ్-రెజిస్ట్రార్

