

Q No. 10228 DUCT No. 10249/1077
10512



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

H 769403

444 93 23.08.07.100/

V. Vijaya Bhaskar

V. Rama Chandra Reddy
Self Hyd

S. V. L. NO. 51/84, R. NO. 13/2005
PERIMENTAL BAZAR, SEC'RAD-23

S A L E D E E D

THIS DEED OF SALE is made and executed on this the
day of Aug, 2007 by:-

Mr. OSWIN NEWTON KAKUMANU, SON OF Mr. ISAAC NEWTON
K., aged about 32 years, Occupation: Employee,
Resident of 2-2-127/11, Vijaypuri Colony, Uppal,
Hyderabad - 500 039.

(HEREINAFTER CALLED THE 'VENDOR').

IN FAVOUR OF

SRI. VUDDANDI VIJAYA BHASKAR, SON OF SRI. V. RAMA
CHANDRA REDDY, aged about 33 years, Occupation:
Employee, Resident of Flat No. 201, Sai Enclave,
Karthikeya Nagar, Nacharam, Hyderabad - 76.

(HEREINAFTER CALLED THE 'PURCHASER').

Contd. 2..

J. Newton

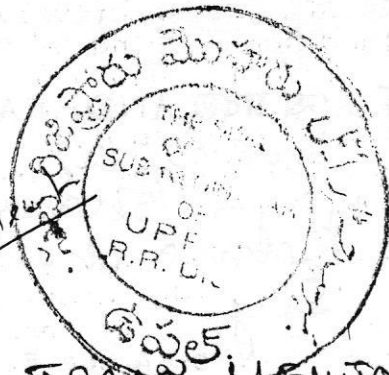
వ పుస్తకము 0219/స్వ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....9.....ఈ కాగితపు వరుస
సంఖ్య.....1.....

సబ్-రిజిస్ట్రారు

2007-వ.సం||...నెం. 24...వ తేది
1927-వ.శ.శా.2007...మాసము...2...తేది
పగలు...11...మరియు...12...గంటల మధ్య
ఉన్నట్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ...OSWIN NEWTON K
రిజిస్ట్రేషన్ నెంబరు...1...లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించబడిన పోలీస్ థాంపులు
మరియు పేరిముద్రలతో సహా దాఖలుచేసి
రుసుము రూ.4500/-...చెల్పించినారు.

Receipt No. 002445 Dt. 24/12/07. Vide
SBH, Mahaguda Branch, Sec'bad



వ్రాసి అచ్చినట్లు ఒప్పుకొన్నది
ఎడమ బ్రాహ్మణవేలు

[Signature]

శ్రీ O ISAAK NEWTON K.

అదర్ Employee R/o 2-2-127/11

Vijayapuri colony Uppal R R Dist



నిరూపించినది

① *[Signature]* (P. MAHESHA KUMAR) S/o P. RANGAIAH, OCC:- Pvt Service,
R/o. A-NO. 16-6-606, OSMANPURA, CHADERGHAT, HYD.

② *[Signature]* PAWAN KUMAR R/o KRISHNA MURTHY
అదర్ Business NO Uppal R R Dist

2007-వ.సం||...నెం. 24...వ తేది
1927-వ.శ.శా.శ...మాసం...2...వ తేది.

[Signature]
సబ్-రిజిస్ట్రారు

The terms 'THE VENDOR' and 'THE PURCHASER' herein used shall wherever the context so admits mean and include their respective heirs, executors, successors, legal representatives, administrators and assignees etc., as the parties themselves.

WHEREAS the Vendor is the sole and absolute owner of the Flat No.310, in Third Floor, of 'SILVER OAK APARTMENTS', admeasuring 1000 Sq.feet, of Plinth area (including common area two wheeler and car, bearing Nos. 58 and 32 admeasuring 15 and 100 Sft., respectively), together with undivided share of land admeasuring 50 Sq.yds., or 41.8 Sq.mts., out of total admeasuring 4,375 Sq.yds., or 3657.5 Sq.Mts., in Survey No. 290, Situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District., by virtue of Regd. Doct. No.13384/2006, Regd. at S.R.O. Uppal.

WHEREAS the Vendor has offered to sell the above said Flat No.310, in Third Floor, of 'SILVER OAK APARTMENTS', admeasuring 1000 Sq.feet, of Plinth area (including common area two wheeler and car, bearing Nos. 58 and 32 admeasuring 15 and 100 Sft., respectively), together with undivided share of land admeasuring 50 Sq.yds., or 41.8 Sq.mts., out of total admeasuring 4,375 Sq.yds., or 3657.5 Sq.Mts., of Cherlapally Village, free from encumbrances for a total consideration of Rs.9,00,000/- (Rupees Nine Lakhs only) and the purchaser has agreed to purchase the same for the said consideration.

WHEREAS the vendor has already received from the said purchaser the said consideration of Rs.9,00,000/- (Rupees Nine Lakhs only) through IDBI Bank, Basheerbagh Branch, Hyderabad, the receipt of which the vendor hereby admits and acknowledges.

NOW THEREFORE this Deed of sale witnesses that in pursuance of the said agreement and in consideration of the sum of Rs.9,00,000/- already received by the vendor from the purchaser the said vendor as absolute owner of the said property described in the schedule hereto and more clearly delineated in the plan annexed with the boundaries thereof shown in red colour does hereby transfer, convey and assign free from encumbrances all the said property to hold the same to the said purchaser as absolute owner together with appurtenances belonging hereto and all the estate, right, title, interest and claim whatsoever of the Vendor in or to the said property hereby conveyed. The purchaser shall hold and enjoy the same as absolute owner.

The vendor hereby covenants with the Purchaser as follows:

1. The said property shall be quietly entered into and upon by the purchaser who shall hold and enjoy the same as absolute owner without any interruption from the vendor or any persons claiming through the vendor.

2. The Vendor has today given vacant possession of the said property to the purchaser.

Contd..3.

J. Natar

1. పుస్తకము 10219/02

దస్తావేజు ముద్రం కారితముల

సంఖ్య 9 ఈ కారితపు వరుస

పుస్తకము 2

పట్-రిజిస్ట్రారు

Under Section 42 of Act 19 of 1908

No. 10219 of 2007 Date 24/8/07

I hereby certify that the proper deficit

stamp duty of Rs. 32900/- Rupees

Nine hundred and only

thousand

has been levied in respect of this instrument

from Sri. O. W. Bakshamm

on the basis of the agreed Market Value

consideration of Rs. 90000/- being

higher than the consideration agreed Market

Value.

S. R. O. Uppal

Dated 24/8/07

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

NOTE: D.S.D. Rs. 3000/- & D.R.F. Rs. — Total

Rs. 3000/- has been collected as

agreed M.V of Rs. 90000/- Dt. 24/8/07

Registration Endorsement

An amount of Rs. 32900/- towards Stamp Duty

Including Transfer duty and Rs. 4500/-

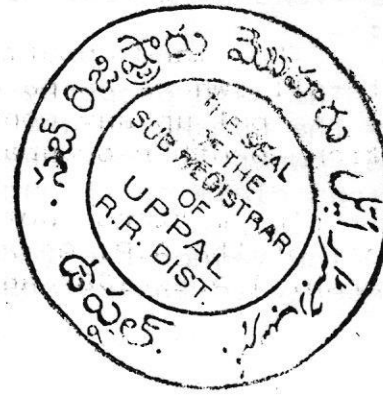
towards Registration Fee was paid by the party

through Challan Receipt Number 602415

Dated 24/8/07 at SHH Habsiguda Branch Sec'bad

SUB-REGISTRAR

S. R. O. Habsiguda
A/c No. 0100050780
of S. R. O. Uppal



3. The vendor has paid all taxes etc., payable on the said property upto date and the purchaser will have to pay such taxes etc., payable hereafter.

4. The property is free from all encumbrances, charges, mortgages, prior assignments of sale or lease hold or court attachments and it is not subject to any other litigation.

5. The previous title deeds relating to the said property hereby handedover to the purchaser.

6. The Vendor hereby agrees to co-operate with the purchaser to get the title of the said property changed in the name of the purchaser in Revenue Records.

7. The Vendor does hereby further agree with the purchaser at all times hereafter and at the cost of the purchaser to do and execute all such lawful acts, deeds and things for further and more perfectly assuring the said property to the purchaser according to the true intent and meaning of this Deed.

8. The vendor does hereby agree to keep indemnified the purchaser from and against all losses, costs, damages and expenses which the purchaser may sustain by reason of anybody claiming to the said property.

9. The land on which the house was constructed is not an assigned land within the meaning of A.P. Assigned Lands (Prohibition of Transfers) Act. No.9 of 1977 and it does not belong to or under mortgage to Government agencies or their undertakings.

10. The purchaser shall not make any structural alteration or modification of the said property which encroaches upon the right of the other owners of the premises or endanger their property.

11. The purchaser shall have proportionate right in the land and premises which works out to 50 Sq.Yds..

12. The common services like stair-case, drainage, water facility, electrical installation, corridors, parking spaces etc., shall be maintained by the purchaser along with other owners, of the said building, formed as a society. All the flat owners shall have proportionate voting rights and abide by the rules and bylaw of the said society, and the purchaser shall maintain them and shall be bound to pay proportionate charges for such maintenance.

13. The land appurtenant to the building shall be common to all owners as parking places etc., Nobody shall be entitled to put up any constructions thereon and cause any obstruction to other occupants of the building.

14. In matters not covered by this document the provisions of the A.P. Apartments (Promotion of Construction and Ownership) Act. 1987 and the rules made thereunder shall apply.

Contd..4.

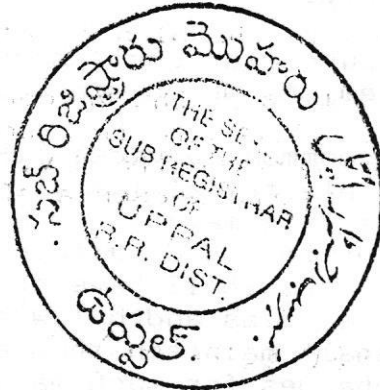


1వ పుస్తకము 10219/2007
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 9 ఈ కాగితపు వరుస
సంఖ్య 3

1
పబ్-రిజిస్ట్రారు

1వ పుస్తకము సం॥ (శా.శ) పు. 10219/2007
నెంబరుగా రిజిస్ట్రారు చేయబడి స్థానికు నిమిత్తం
గుర్తింపు నెంబరు 10219/2007-1-2007 ఇవ్వడమైనది
2007 సం॥ (శా.శ) నెంబరు 24 తేది

9
రిజిస్ట్రారు



The market value of the property is Rs. 9,00,000/-
stamp duty paid on market value.

Rs. 37500/- paid by way of Challan No. B-602415
dated: 24/8/02, drawn on SBH, Habsiguda Branch.

SCHEDULE OF THE PROPERTY

All that the Flat No. 310, in Third Floor, of 'SILVER OAK APARTMENTS', admeasuring 1000 Sq. feet, of Plinth area (including common area two wheeler and car, bearing Nos. 58 and 32 admeasuring 15 and 100 Sft., respectively), together with undivided share of land admeasuring 50 Sq. yds., or 41.8 Sq. mts., out of total admeasuring 4,375 Sq. yds., or 3657.5 Sq. mts., in Survey No. 290, Situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy District., under S.R.O. Uppal, and total land bounded by:

NORTH :: Survey No 290 (Part)

SOUTH :: Main Road.

EAST :: Road in Sy. 288.

WEST :: Sy. No. 289.

BOUNDARIES FOR FLAT No. 310. IN THIRD FLOOR.

NORTH :: Flat No. 311.

SOUTH :: 6' Wide Corridor & Open to Sky.

EAST :: 6' Wide Corridor.

WEST :: Open to Sky.

more fully shown in the plan in red colour annexed hereto.

IN WITNESS WHEREOF the Vendor and the Purchaser hereunto
to have set their hands to this Deed of Sale with tehrs free
will and sound mind on the day, month and the year first
above mentioned in the presence of the following witnesses:

WITNESSES :

1. P. MAHESH KUMAR

2. Jureh

N. N. N.
SIG. OF THE VENDOR

V. B. K.
SIG. OF THE PURCHASER

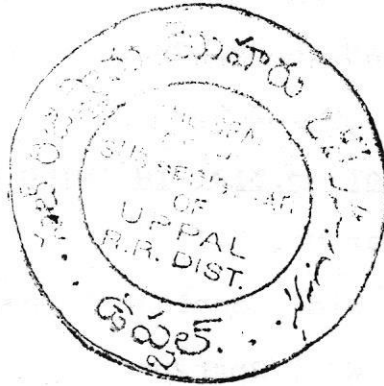
1వ పుస్తకము 10219/102

దేవదేవాల మొత్తం కాగితముల

పంఖ్య 9.....రం కాగితపు వరుస

పంఖ్య 4.....

పబ్-రిజిస్ట్రార్



ANNEXURE - 1 - A

- 1) Description of the Building: Flat No.310, in Third Floor,
of SILVER OAK APARTMENTS, at
Block No.2, Old Village,
Cherlapally, Ghatkesar Mandal,
Ranga Reddy District.
- (a) Nature of the roof : R.C.C.
(b) Type of Structure : Framed Structure.
- 2) Age of the Building : years
- 3) Total extent of site : 50 Sq.Yds., U/s out of
4,375 Sq.Yds.,
- 4) Built up area : 1000 Sft.,
a) Two wheeler parking space: 15 Sft.,
b) Car parking space : 100 Sft.,
- 5) Annual Rental Value : Rs. 9000/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the
MV of the Building : Rs.2,00,000/-

Date: 24/08/2007.


signature of the Executant

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: 24/08/2007.


Signature of the Executant

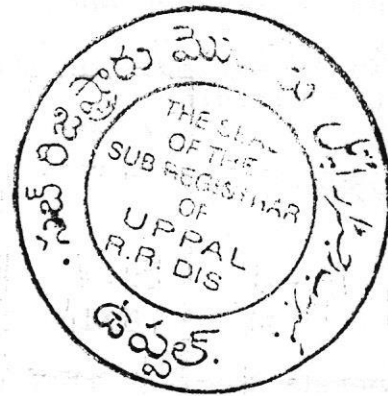
1 వ పుస్తకము 10219/సంఖ్య

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య.....9.....ఈ కాగితపు వరుస

సంఖ్య...5.....

సబ్-రిజిస్ట్రార్



FLAT NO. 310 3rd Floor
REGISTRATION PLAN SHOWING OF SILVER OAK APARTMENTS

IN SURVEY NOS. 290 Situated at

CHERLAPALLY(V) GHATKESAR Mandal, R.R. Dist.

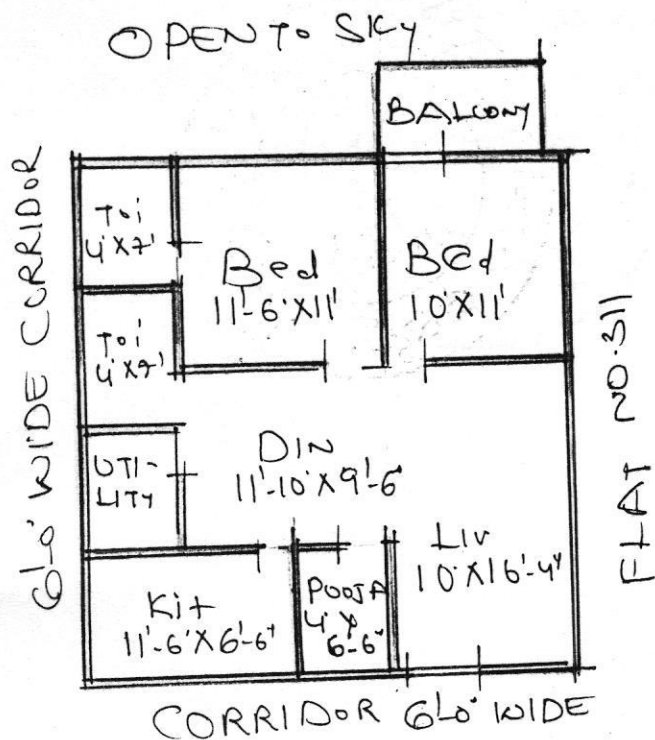
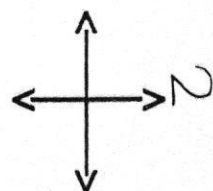
VENDORS: MR. OSWIN NEWTON KAKUMANU
S/o. MR. ISAAC NEWTON K.

VENDEE: SRI-V. VIJAYA BHASKAR
S/o. SRI.V. RAMA CHANDRA REDDY

REFERENCE: SCALE: 1 INCL: ☐ EXCL: ☐

AREA: 50 SQ.YDS. OR 41.8 SQ. MTRS.

DIS. OUT OF 4,37550.42,
PLINTH AREA: 1000 SQ.M



WITNESSES:

1.

2.

SIG. OF THE VENDOR

SIG. OF THE VENDEE

1వ పాఠశాల 10219/0110
గిరిజా ముర్తు కార్మిక
సంఖ్య 9..... ఈ కార్మిక వరుస
సంఖ్య 6.....


సర్-మహారాష్ట్ర

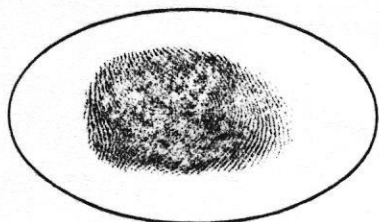


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

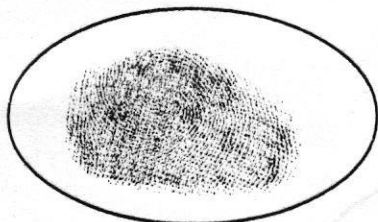
Sl.No. FINGER PRINT
IN BLACK INK (LEFT
THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

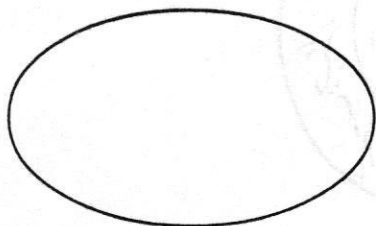
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT/SELLER/
BUYER



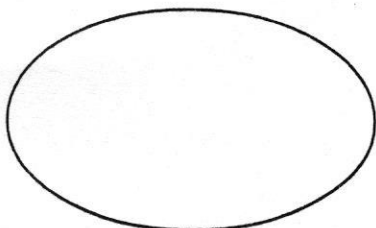
OSWIN NEWTON KAKUMANU
R/o 2-2-127/11
VijayPuri colony
UPPAL
Hyd.



V. VIJAYA BHASIKAR
R/o Flat. No. 201
Sai Enclave
Karthikeya Nagar
Nacharam Hyd.



PASSPORT SIZE
PHOTO
BLACK & WHITE



PASSPORT SIZE
PHOTO
BLACK & WHITE

SIGNATURE OF WITNESSES :

1.

2.

SIGNATURE OF THE EXECUTANT'S

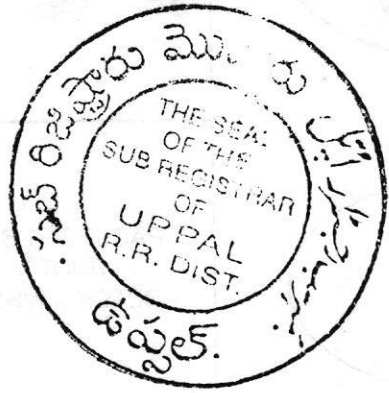
NAME & RESIDENCE
LOCAL ADDRESS
POSTAL ADDRESS
DATE

LOCAL ADDRESS
POSTAL ADDRESS
DATE

PHOTOGRAPH
FINGER PRINT
DATE

1 వ పుస్తకము. 10219 నంబర్
దస్తావేజుల మొత్తం కాగితమంత
సంఖ్య..... 9 ఈ కాగితపు వరుస
సంఖ్య..... 7

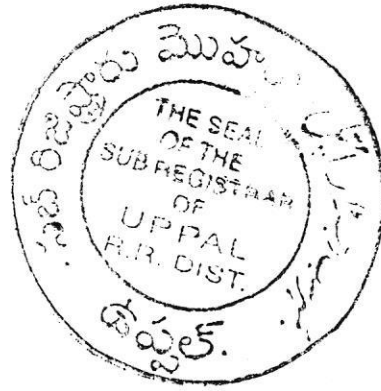

సబ్-రిజిస్ట్రార్



PHOTOGRAPH
FINGER PRINT
DATE

1 వ పుస్తకము (02/9/07)
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య.....9.....ఈ కాగితపు వరుస
సంఖ్య.....8.....

పబ్-రిజిస్ట్రార్.



स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ACWPPV1841J



नाम /NAME

VIJAYA BHASKAR VUDDANDI

पिता का नाम /FATHER'S NAME

VIJAYA BHASKAR VUDDANDI

जन्म तिथि /DATE OF BIRTH

05-05-1975

हस्ताक्षर /SIGNATURE

V. BH Kar

4/2/18

मुख्य आयकर आयुक्त, आंध्र प्रदेश

Chief Commissioner of Income-tax, Andhra Pradesh

V. BH Kar

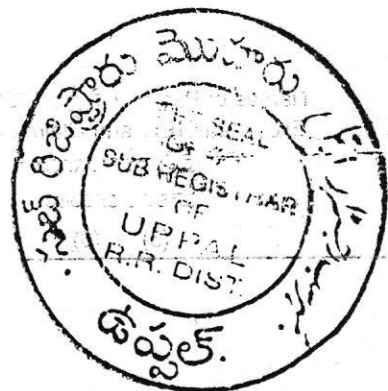


CAVAT
 10/10/1911
 10/10/1911

1 వ పుస్తకము
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య.....ఈ కాగితపు వరుస
 సంఖ్య.....

1

పబ్-రిజిస్ట్రార్



1 (2) W. D. B. (10) 1
 10/10/1911

Vijay Bhaskar

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

OFFICE OF THE
SUB-REGISTRAR
UPPAL, R.R. DIST.

నెం.

3142

శ్రీమతి / శ్రీ

Osmoin Newton

23/8/24/8

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

Kankunnam

దస్తావేజు స్వభావము	3				
దస్తావేజు విలువ	900000			23/	24/
స్థాపు విలువ రూ.	100			8	8
దస్తావేజు నెంబరు	10219/05			Cherlapally	
రిజిస్ట్రేషన్ రుసుము	4500			Rs. 6024.15	
లోటు స్థాపు					
యూజర్ చార్జీలు					
అధనపు షీట్లు					
5 x.....	32900	30000		24/8/05	
	100	1			
మొత్తం	37500	30000			

అక్షరాల Rupees Twenty thousand. 08

రూపాయలు మాత్రమే)

తేది 24/8/05

వాపసు తేది సా. 4 గంటలకు

SUB-REGISTRAR
UPPAL

Note : Document will be returned at 3.30 p.m. to 5.00 p.m.

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof if in excess of 10 days subject to maximum of Rs. 500/- will be levied.

