

నెం. 4071 Soham modi 26/6, 28/6
శ్రీమతి / శ్రీ

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale deed			
దస్తావేజు విలువ	1600000/-	CP	Cherlapally	
స్టాంపు విలువ రూ.	100/-			
దస్తావేజు నెంబరు	USSA/10 Nat DO No 24536	28/6	Ann 16000/-	
రిజిస్ట్రేషన్ రుసుము	8000		SBH H gndg	
లోటు స్టాంపు (D.S.D.)	-			
GHMC (T.D.)	32000			
యూజర్ ఛార్జీలు	100			
అదనపు షీట్లు				
5 x	40100 X			
	555281			
	26			
మొత్తం				

(అక్షరాల)

తేది 28/6 రూపాయలు మాత్రమే

వాపసు తేది

సబ్ రిజిస్ట్రారు

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.

4661/10

Doc NO 455A/2010



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AM 308070

S.No. 1531, 26/6/10 Rs. 100/-

Smt. Ch. Kamath Smt. Ch. Narsing Rao, H/o

K. GIRI BABU

S.V.L. No. 30/93, R. No. 8/2010

Sub-Div. Nagar, Amberpet,
HYDERABAD-500 013.**SALE DEED**

This Sale Deed is made and executed on this the 28th day of June 2010 at SRO, Uppal, Ranga Reddy District by:

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 39 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. ASHISH KUMAR, SON OF MR. KUBERNATH VARMA, aged about 47 years, Occupation: Service, residing at H. No. 8-5-192/1, Road No. 3, Mallikarjuna Colony, Old Bowenpally, Secunderabad - 500011, 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

WHEREAS:

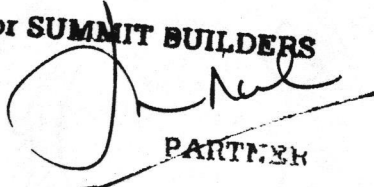
- A. The Vendor is the absolute owner and is possessed of all that land forming a part of Sy. No. 290, admeasuring about 4,375 sq. yds., situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, (hereinafter the said land is referred to as "The Scheduled Land") by virtue of under given 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 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.
- E. The Buyer is desirous of purchasing ^{semi} deluxe apartment bearing flat no. 213 on second floor, having a super built-up area of 775 sft. together with undivided share in the scheduled land to the extent of 38.75 sq. yds. and a reserved parking space for car and two wheeler on the stilt floor bearing nos. 40 & 37, admeasuring about 100 sft. and 15 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 BUILDERS



PARTNER

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 Semi-Deluxe apartment bearing flat no. 213 on second floor, having a super built-up area of 775 sft. in building known as Silver Oak Apartments together with:
 - a. Undivided share in scheduled land to the extent of 38.75 sq. yds.
 - b. A reserved car and two wheeler on the stilt floor bearing nos. 40 & 37, admeasuring about 100 sft. and 15 sft. respectively

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. 16,00,000 (Rupees Sixteen Lakhs only). The Vendor hereby admit and acknowledges the receipt of the said consideration.

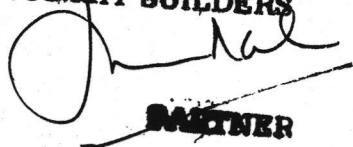
2. The Vendor hereby covenant that Scheduled Land & Scheduled Apartment are the absolute property belonging to it by virtue of various registered sale deeds referred to herein in the preamble of this Sale Deed and has absolute right, title or interest in respect of Scheduled Apartment.
3. The Vendor 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

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



SUMMIT BUILDERS

- 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. 49,100/- is paid by way of challan no. 555281, dated 28.6.10, drawn on SBH, Habsiguda Branch, Hyderabad.

For **SUMMIT BUILDERS**

PARTNER

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

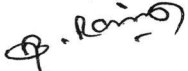
SCHEDULE OF APARTMENT

All that portion forming semi-finished, semi-deluxe apartment bearing flat no. 213 on the second floor, admeasuring 775 sft. of super built up area together with proportionate undivided share of land to the extent of 38.75 sq. yds. and a reserved parking space for car and two wheeler on the stilt floor bearing nos. 40 & 37, in residential apartment named as "Silver Oak Apartments", forming part of Survey No. 290, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District marked in red in the plan enclosed and bounded as under:

North By	Flat No. 214
South By	Flat No. 212
East By	6' wide corridor
West By	Open to Sky

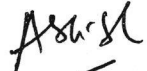
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 
2. 

For **SUMMIT BUILDERS**

PARTNER
VENDOR


VENDEE

ANNEXTURE - 1 - A

1. Description of the Building : Semi-Deluxe apartment bearing flat no. 213 on the second 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 : 38.75 sq. yds., U/S Out of 4,375 sq. yds..
4. Built up area Particulars :
- a) Cellar, Parking Area : 115 Sft parking Space for Scooter and Car
- b) In the First Floor :
- c) In the Second Floor : 775 Sft
- d) In the Third Floor :
- e) In the Fourth Floor :
- f) In the Fifth Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 16,00,000/-

Date: 28.06.2010

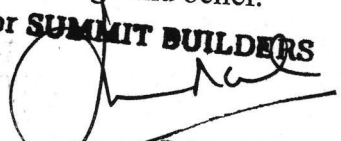
For **SUMMIT BUILDERS**

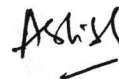
PARTNER
Signature of the Executants

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: 28.06.2010

For **SUMMIT BUILDERS**

PARTNER
Signature of the Executants



REGISTRATION PLAN SHOWING

FLAT NO. 213

ON THE SECOND 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 MANAGING PARTNER

MR. SOHAM MODI, SON OF MR. SATISH MODI

BUYER:

MR. ASHISH KUMAR, SON OF MR. KUBERNATH VARMA

REFERENCE:**AREA:**

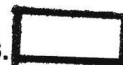
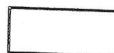
38.75

SCALE:

SQ. YDS. OR

INCL:

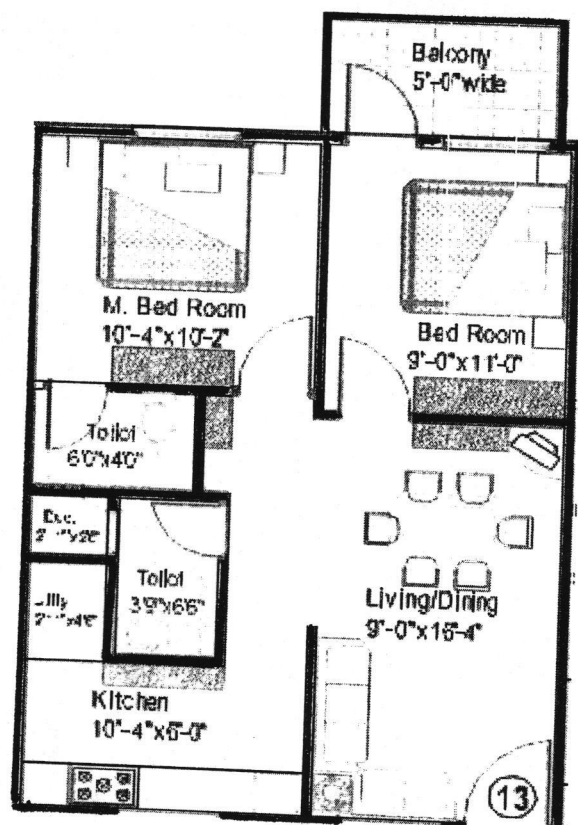
SQ. MTRS.

**EXCL:**U/S. OUT OF TOTAL: 4,375 SQ.YDS.
PLINTH AREA : 775 SFT.

Open to Sky



Flat No. 212



Flat No. 214

6' wide corridor

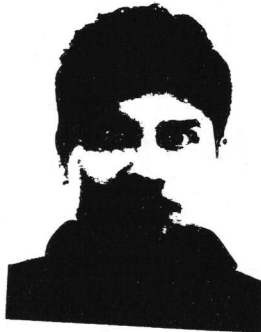
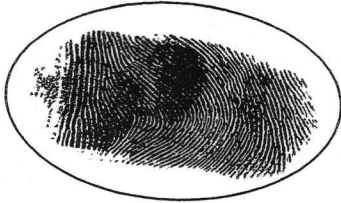
WITNESSES:

- 1.
- 2.

For SUMMIT BUILDERS**PARTNER****SIG. OF THE VENDOR****SIG. OF THE BUYER**

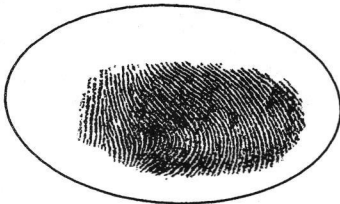
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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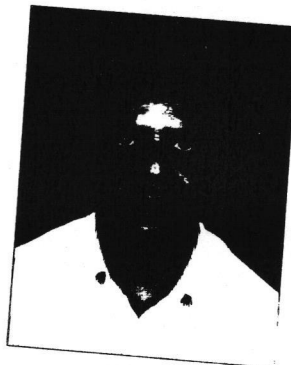
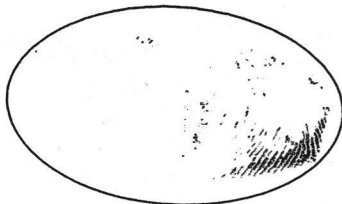
VENDOR :

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



GPA FOR PRESENTING DOCUMENTS: VIDE GPA NO. 55/BKIV/06, Dt.03.03.2006:

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. ASHISH KUMAR
S/O. MR. KUBERNATH VARMA
R/O. 101, 1ST FLOOR
MAHALAXMI CHAMBERS
VASAVI NAGAR
KARKHANA
SECUNDERABAD.

SIGNATURE OF WITNESSES:

- 1.
- 2.

For SUMMIT BUILDERS

SIGNATURE OF EXECUTANTS

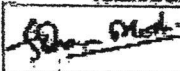
SIGNATURE(S) OF BUYER(S)

PERMANENT ACCOUNT NUMBER
ABMPN6725H

NAME
SOHAN SATISH MODI

FATHER'S NAME
SATISH MANILAL MODI

DATE OF BIRTH
18-10-1989

SIGNATURE


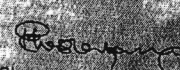
Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

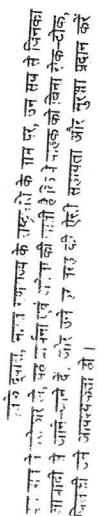
15/01/1974
Permanent Account Number
AWSP8104E

Signature




10062008





THESE ARE "O" REQUEST AND REQUIRE IN THE NAME OF THE
PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY
CONCERN TO ALLOW THESE "O" TO PASS FREELY WITHOUT LET OR
HINDERANCE AND TO AFFORD HIM OR HER, FIVE, ASSISTANCE AND
PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

नरत ग्नाय के राष्ट्रपति के आदेश से दिया गया
BY ORDER OF THE PRESIDENT OF THE
REPUBLIC OF INDIA

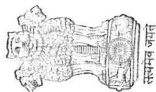


नारायण चन्द्र मिश्रा
N. C. Mitra
अधीक्षक/Supintendent
क्षेत्रीय पारपत्र कार्यालय
Regional Passport Office
नव दिल्ली/New Delhi

[illegible]

Aug 8





इसके द्वारा, भारत गणराज्य के राष्ट्रपति के नाम पर, उन सब से भिन्नता इस बात से सरोकार हो, यह प्रमाण एवं प्रमाण ही जाती कि वे वास्तविक के विना रोक-टोक, आजादी से जाने-माने हैं, और उसे हर तरह के ऐसी सहमता और मुझा प्रदान के जिसकी उसे आवश्यकता हो।

THESE ARE TO REQUEST AND REQUIRE IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET OR HINDERANCE AND TO AFFORD HIM OR HER, EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

भारत गणराज्य के राष्ट्रपति के आदेश से दिया गया
BY ORDER OF THE PRESIDENT OF THE
REPUBLIC OF INDIA



नारायण चन्द्र मित्रा
 N C Mitra
 ज्योतिष/Supintendent
 क्षेत्रीय पारपत्र कार्यालय
 Regional Passport Office
 नई दिल्ली/New Delhi.

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Am. 8