CS No 484 DOCT HUNDRED RUP RCINDIA INDIA NON JUDICIA T ANDHRA PRADESH 748673 M. No. 26/88, R.No. 39/2004 City Civil Court. CECUNDERABAD. SALE DEED This Sale Deed is made and executed on this the day of January 2007 at Secunderabad by and between: M/S. SUMMIT BUILDERS, a registered partnership firm having its office at 5-4-187/3&4, III 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. JONNADULA RAVIKANTH VENKATESWARA SWAMY, SON OF JONNADULA YENKATESWARA SWAMY, aged 30 years, residing at S1, Vishwanath Towers,

Mr. JONNADULA RAVIKANTH VENKATESWARA SWAMY, SON OF JONNADULA WENKATESWARA SWAMY, aged 30 years, residing at S1, Vishwanath Towers, Savarkarnagar, Nacharam, Hyderabad - 500 076, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, iegal representatives, administrators, executors, successor in interest, assignee, etc).

For SUMMIT BUILERS

17.5

Partner

Page 1

27 050 POOR

ే ప్రాస్త్రకము. ఆస్ట్రామ్లు ప్రంగా ప్రాస్థ్రికము. ఆస్ట్రామ్లు కాగితముల సంఖ్య ్లు కాగితపు వరుస్త్రిస్తు ప్రాస్థ్రిస్త్రామ్త్రిస్త్రాస్ట్రాస్ట్రిస్టిస్ట్రిస్టిస్ట్రిస్ట్రిస్ట్రిస్ట్రిస్టిస్టాన్టిస్టాన్టిస్టిస్టిస్టాన్టిస్

Proport

సబ్-రిజిక్టారు

10 - 3 non. かぶる. 3e. 10 et 92 と 3.3.3. m. 12 . 3e. 20 . 3e. 3e. 20 .

స్ట్రార్లు అఫీసులో

క్స్ షన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను మసరించి సమర్పించవలసిన పోటోగాపులు తియు పేలిముద్రలతో సహదాఖలుచేసి

ాసి యిచ్చినట్లు **ఒప్పు** కొన్నది,

ఎడమ బ్రొటన(పేలు

Protognal S/o. B. P. Reddy orc. Service

(6) S-4-187/3 = 4, 2nd Floor, Solum mourgion

M. G. Lood, Secioad, through attested GPA

tov Presentation of Documents, vide Doc. No.

ST/ BK [2] 06 at SRO, Uppal.

రూపించిన**ది.**

HNO 1-10-1-218/33, STICHARMPHREN KUSHANGULA, HED.

Datishayani who M. uma maheswaha Rao, orc. Howevirte LCH 44, saidabad colony, HYD.

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 a deluxe apartment bearing flat no. 304 on third 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 parking space for two wheeler and car, bearing no. 52 & 4 admeasuring about 15 & 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 BUILERS

Partner

S.R.O. Uppal Control Oll US

Sub Replierar and Coffector U/S, 41&4 INDIAN STAMP ACT

An amount of Rs. 46230 Stowards Stamp Duty Including Transfer duty and Rs. 2300 towards Registration Fee was paid by the party through Challan Receipt Number 109008

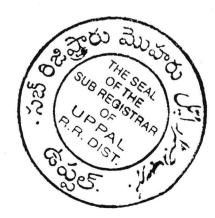
6.B.H. Habsiguda A/c No. 01000056766 of S.R.O. Uppel

NOTE: Construction Agreement filed along with this sale deed for

Rs 167000 - and Stamp duty

Paid Rs 16 To 150 to 110

SUB REGISTRAR



NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:

- 1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished deluxe apartment bearing flat no. 304 on third 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. 52 admeasuring about 15 sft.
 - c. A reserved car parking space bearing no. 4 admeasuring about 100 sft. situated at Sy. No. 290, Cherlapaily 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. 6,68,000/- (Rupees Six Lakhs Sixty Eight Thousand Only). The total consideration is towards:
 - (a) Sale of undivided share of land is Rs. 1,74,050/-.
 - (b) Cost of construction, parking and amenities etc is Rs. 4,93,950/-.

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 BUILERS

Partner

82 38000 935 9

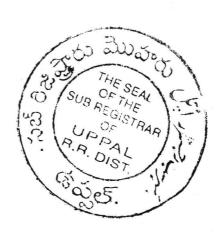


- 8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the apartments under this sale deed.
- 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 BUILERS

Partner

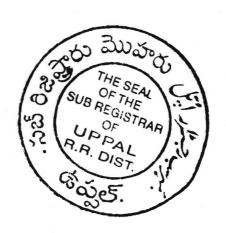
Page 4



- 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 or 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
- 10. Stamp duty and Registration amount of Rs. 51, 665 is paid by way of challan no. C-109008, dated 10.01.07, drawn on SBH, Habsiguda Branch, Hyderabad.

For SUMMIT BUILERS

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	
West By		

SCHEDULE OF APARTMENT

All that semi-finished, deluxe Apartment No. 304 on the third floor, admeasuring 950 sft. of super built up area together with proportionate undivided share of land to the extent of 47.50 sq. yds., and a reserved parking space for two wheeler and car, bearing nos. 52 & 4 admeasuring 15 & 100sft. 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. 303	
South By	Flat No. 305	
East By	Open to sky	
West By	10' wide cut out & 6' wide corridor	
	The Confidor	

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. V. Simbatigan Stov Staich

2. Dakshajeni

For SUMMIT BUILERS

Partner

VENDOR

VENDEE



ANNEXTURE-1-A

1. Description of the Building

: Semi-Finished deluxe Flat bearing no. 304 on the third 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

: 115 sft. for two wheeler and car parking space

(c) In the First Floor

(d) In the Second Floor

(e) In the Third Floor

(f) In the Fourth Floor

: 950 sft.

(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.6,68,000/-

For SUMMIT BULLERS

Partner

Date: 10.01. 2007

Signature of the Executants

CERTIFICATE

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

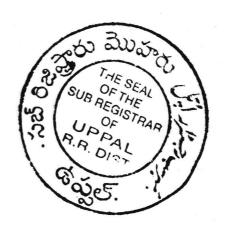
For SUMMIT LULERS

Partner

Date: 10.01, 2007

Signature of the Executants

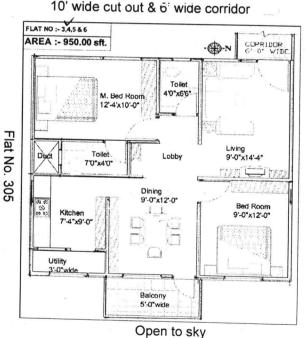
Daga 7

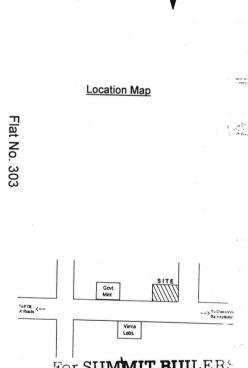


REGISTRATION PLAN SHOWING SEMI-FINISHED FLAT NO. 304 ON THE THIRD FLOOR OF "SILVER OAK APARTMENTS" IN SURVEY NOS. 290 (PART) CHERLAPALLY VILLAGE. Mandal, R.R. Disc. **GHATKESAR** VENDOR: M/S. SUMMIT BUILDERS REPRESENTED BY ITS PARTNER MR. SOHAM MODI SON OF MR. SATISH MODI BUYER: Mr. J.RAVIKANTH VENKATESWARA SWAMY, SON OF J. VENKATESWARA SWAMY REFERENCE: SCALE: INCL: **EXCL:** AREA: 47.50 SQ. YDS. OR SQ. MTRS. U/S. OUT OF TOTAL: 4,375 SQ.YDS.

PLINTH AREA : 950 SFT.

10' wide cut out & 6' wide corridor





For SUMMIT BUILERS

Partner

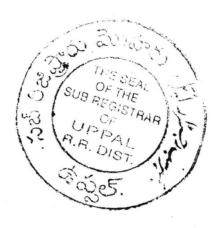
SIG. OF THE VENDO

SIG. OF THE BUYE

WITNESSES:

1. V. Soumbesingen.
2. Datshayon

75-83 Deg &



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**

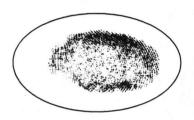
NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





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:

VENDOR:

MR. J. R. VENKATESWARA SWAMY S/O. MR. J. VENKATESWARA SWAMY R/O. S1, VISHWANATH TOWERS SAVARKARNAGAR **NACHARAM** HYDERABAD - 500 076.

SIGNATURE OF WITNESSES:

1. V Sambah Maso 2. Dalshayani

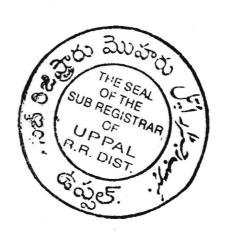
For SUMMIT BUILERS

Partner

SIGNATURE OF EXECUTAR:

SIGNATURE OF BUYER

705-AMANA



INDIAN UNION DRIVING LICENCE ANDHRA PRADESH



DRIVING LICENCE DLDAP011193872002

PRABHAKAR REDDY
K PADAM REDDY
3 - 6 4 7 1 8 2 4
JAISHOL GAMDEN
AMBERNET
HYDERARAD

TO OT 2002 DUPLICAL

Licenting Authorn PTA.HYDERABAD.EZ

सिके दुसरा, भारत गणातम्भ के एन्द्राति कि नाम पर, उन तम ह जिन्नात

THESE ARK TOTREQUEST AND MEQUINE IN THE NAME OF THE COLOURS WITH A THE SELVENT OF THE LEFT OF THE A THE SERVENT OF THE THE SERVENT OF WHICH IE OR SHE MAY STAND IN NEED. सायात ने साकता है, यह प्राथमा (व अपना का अभी है। के वे वहक को किया तक-दोक, आजादी ने अल-व्याने दें, और उने शा शत की त्यां तत्राच्या और सुधा उदान को भारत गण्डमन्त्र के राष्ट्रभारे के जारेश से दिया गया BY स्वत्यास्था स्थाप स्थापन स्थापन निमानी ना आक्यकता हो।

THE CONTROL OF THE PARTY OF THE



प्यः कात्म

भारत अप्रशास्त्र REPUBLIC OF INDIA archa els Kounty Code भावनकीई में Panspert 14.

Bal and Harris Walles

SOHAM SATI HAIDH

IND

SOHING KUMBR MOT 10-1361

B2791005

DE BUTELLO

for all Date (Tinte of Capity 8-10-2010

For SUMMIT BUILE

() [1]

क्याई लेखा रांच्या

PERMANENT ACCOUNT NUMBER

ABMPM6725H

KRHIEN ISIGNATURE

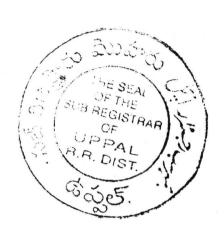
STEM TO THE OF BIRTH

18-10-1969

Commissioner of Income-Lax, Anchie Prapose

in 11.00 5.

SATISH MANILAL MODI fud an THE FATHER'S NAME SCHAM SATISH MODI



स्थाई तेखा संख्या /PERMANENT ACCOUNT NUMBER



ADPPJ4894B नाम /NAME

RAVIKANTH VENKATESWARA SWAMY JONNADULA

पिता का नाम /FATHER'S NAME

VENKATESWARA SWAMY **JONNADULA**

जन्म तिथि ^¹/DATE OF BIRTH

10-07-1975

हस्ताक्षर /SIGNATURE

Worth

Chief Commissioner of Income-tax, Andhra Pradesh

इस कार्ड के खो / मिल जाने पर कृप्या जारी करने वाले प्राधिकारी को सूचित / वापस कर दें मुख्य आयकर आयुक्त, आयकर भवन, बशीर बाग,

In case this card is lost/found,kindly inform/return to the issuing authority:

Chief Commissioner of Income-tax,

Aayakar Bhavan, Basheerbagh,

Hyderabad - 500 004.

हैदराबाद - 500 004.

