

CS No. 6855

DOCT. No.

6840-2007

H.No. 7027
Flat No - 521

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE
HUNDRED RUPEESभारत INDIA
INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆन्ध్ర प्रदेश ANDHRA PRADESH

24/3/

20/04/2007

Re 100/-

Phanikumar

D. N. Suresh

M/S. Summit Builders

K. Srinivas

SVL No. 26/98, R.No. 11/2007

City Civil Court
SECUNDERABAD.

H 352483

SALE DEED

This Sale Deed is made and executed on this the 31st day of May 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 37 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. K. PREMA KUMAR, SON OF LATE MR. GANESWARA RAO, aged about 36 years, residing at 1-303/29, Sriramnagar Colony, Kapra, ECIL, Hyderabad - 500 062., 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

1 వ పుస్తకము 40/10
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య.../...ఈ కాగితపు వరుస
 సంఖ్య.../.....

సబ్-రిజిస్ట్రారు

Handwritten notes and stamps in the top right corner, including a date stamp "1924".

2007 వ.సం...
 1929 వ.శా...
 ...
 ...



శ్రీమంతులు

K. Prabhakar Reddy
 రిజిస్ట్రార్ షాహుమాని, 1924 తొలి సెక్షన్ 32 ఎ-మ
 అనుసరించి సమర్పించవలసిన పాబ్లిక్ గాఫులు
 మరియు పేలిషుడ్రలతో సహా దాఖలు చేసి
 మునుము రూ... 3000
 ...
 ... Branch, Sec'bad

వాసి ముచ్చినట్లు ఒప్పుకొన్నది
 ఎదమ బ్రాటనవేలు



శ్రీమంతులు. S/o. K. P Reddy occ. Service
 (a) 5-4-187/34, 2nd floor, Soham mangi
 m. G. Road, Sec'bad, through attested Gra
 for Presentation of documents, vide Gra
 No. 55/34/06 at Sec, U.P.P. E.E. of

నిరూపించినది.

① K. M... do Regd. at Butcher No Nacharam @ upre
 RAJESH-

② K. M...
 2-3-64/10/24,
 S/o. Rama Rao occ. Business
 Amberpet, Hyderabad.

2007 వ.సం...
 1929 వ.శా...
 ...
 ...

WHEREAS:

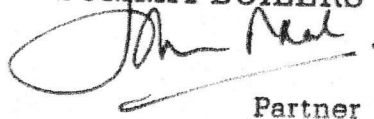
- A. The Vendor is the absolute owner and is possessed of all that land forming a part of Sy. No. 290, admeasuring about 4,375 sq. yds., situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, (hereinafter the said land is referred to as "The Scheduled Land") by virtue of under given 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. 521 on fifth floor, having a super built-up area of 500 sft together with undivided share in the scheduled land to the extent of 25 sq. yds. and a reserved parking space for two wheeler, bearing no. 103 admeasuring about 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

1వ పుస్తకము 6840/నిర్మా
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 11 ఈ కాగితపు వరుస
సంఖ్య 2

సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act 17 of 1897
No. 6840 of 2007 Date 1/6/07

I hereby certify that the proper deficit
stamp duty of Rs. 41900/- Rupees. Forty one

has been levied in respect of this instrument
from Sri. K. P. Reddy
on the basis of the agreed Market Value
consideration of Rs. 600000/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal

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

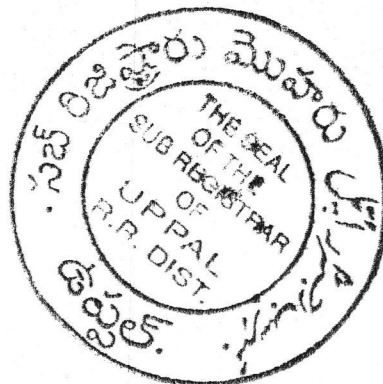
Registration Endorsement

An amount of Rs. 43300/- towards Stamp Duty
including Transfer duty and Rs. 3000/-
towards Registration Fee was paid by the party
through Challan Receipt Number 130454
Dated 31/5/07 at SBI Habsiguda Branch, Sec'bad.

S.B.H. Habsiguda
A/c No. 01000750700
of S.R.O. Uppal.

NOTE: Construction Agreement filed
along with this sale deed for
Rs. 150000/- and Stamp duty
Paid Rs. 1500/- Dt. 1/6/07

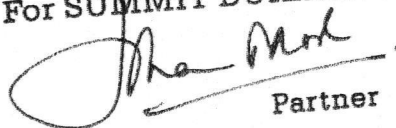
SUB REGISTRAR



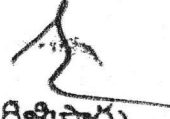
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished deluxe apartment bearing flat no. 521 on fifth floor, having a super built-up area of 500 sft in building known as Silver Oak Apartments together with:
 - a. undivided share in scheduled land to the extent of 25 sq. yds.
 - b. a reserved two wheeler parking space bearing no. 103 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. 6,00,000/- (Rupees Six Lakhs Only). The total consideration is towards:
 - (a) Sale of undivided share of land is Rs. 3,55,050/-.
 - (b) Cost of construction, parking and amenities etc is Rs. 2,44,950/-.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

1 వ పుస్తకము.....నింజా
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య..11.....ఈ కాగితపు వరుస
 సంఖ్య..2.....


 పబ్-రిజిస్ట్రారు

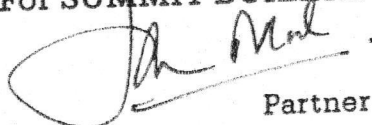
1 వ పుస్తకము సం|| (శా.శ) పు.....
 నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
 గుర్తింపు నెంబరు.....1-2007 ఇవ్వడమైన
 2007 సం||.....నెల.....తేది

245



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

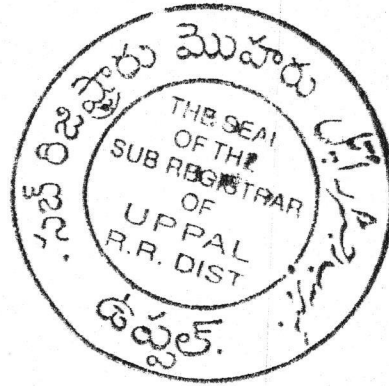
1 వ పుస్తకము.....సంఖ్య

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....ఈ కాగితపు వరుస

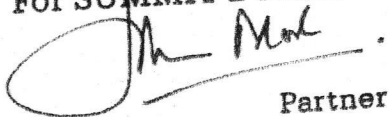
సంఖ్య.....

సబ్-రిజిస్ట్రారు



- 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. 46,395/- is paid by way of challan no. 130487, dated 31.12.2018 drawn on SBH, Habsiguda Branch, Hyderabad.

For SUMMIT BUILDERS


Partner

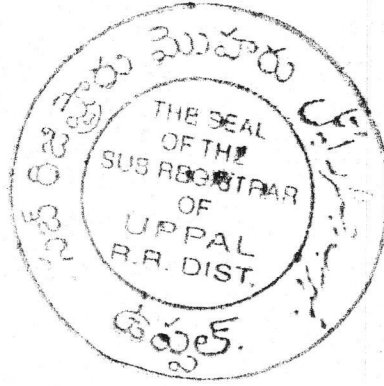
1 వ పుస్తకము... 100/000

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య... (.....ఈ కాగితపు వరుస

సంఖ్య.....

సబ్-రెజిస్ట్రార్



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

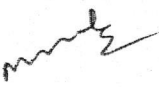
SCHEDULE OF APARTMENT

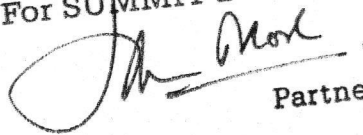
All that semi-finished, deluxe Apartment No. 521 on the fifth floor, admeasuring 500 sft. of super built up area together with proportionate undivided share of land to the extent of 25 sq. yds., and a reserved parking space for two wheeler, bearing no. 103 admeasuring 15 sft. respectively, in residential 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	Open to sky
South By	6' wide corridor
East By	6' wide corridor
West By	6' wide corridor

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

K. Prerna Kumar
VENDEE

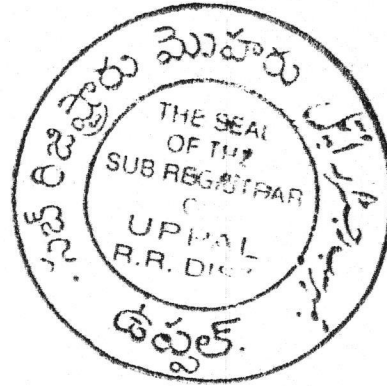
1 వ పుస్తకము 6440/1000

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...!!...ఈ కాగితపు వరుస

సంఖ్య...6.....

సబ్-రిజిస్ట్రార్

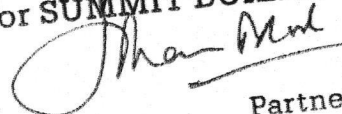


ANNEXTURE-1-A

- | | |
|-----------------------------------|---|
| 1. Description of the Building | : Semi-Finished deluxe Flat bearing no. 521 on the fifth 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 | : 25 sq. yds., U/S Out of 4,375 sq. yds.. |
| 4. Built up area particulars | : |
| (a) Cellar, Parking Area | : |
| (b) In the Ground Floor | : 15 sft. for two wheeler parking space |
| (c) In the First Floor | : |
| (d) In the Second Floor | : |
| (e) In the Third Floor | : |
| (f) In the Fourth Floor | : |
| (g) In the Fifth Floor | : 500 sft. |
| 5. Annual Rental Value | : |
| 6. Municipal Taxes per Annum | : |
| 7. Executant's Estimate of the MV | : |
| of the Building | : Rs.6,00,000/- |

Date: 31.05.2007

Signature of the Executants

For **SUMMIT BUILDERS**

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: 31.05.2007

For **SUMMIT BUILDERS**

Signature of the Executants **Partner**

K. Prema Kumar Page 7

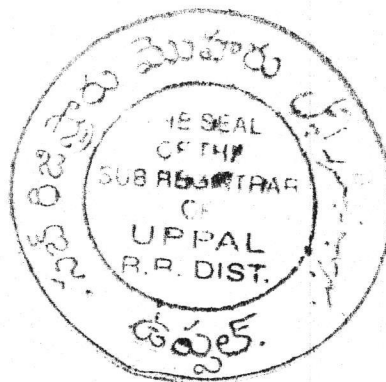
1. వ పుస్తకము 6840/1000

దస్తవేజాల మొత్తం కాగితముల

సంఖ్య 11.....ఈ కాగితపు వరుస

సంఖ్య 2.....

పత్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

SEMI-FINISHED FLAT NO. 521

ON THE FIFTH 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 PARTNER

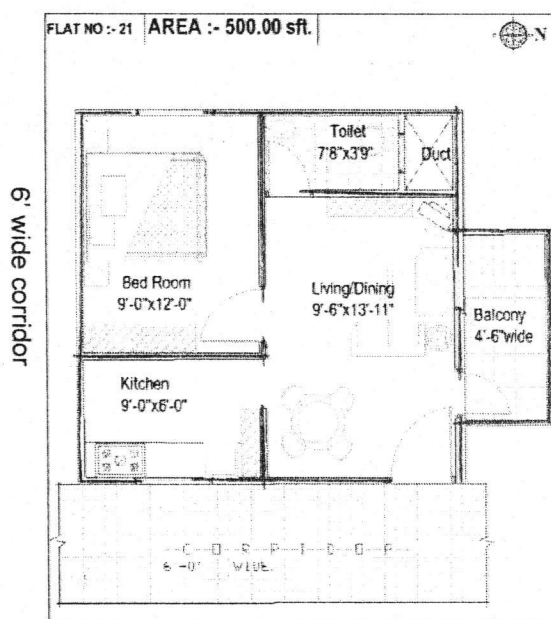
MR. SOHAM MODI, SON OF MR. SATISH MODI

BUYER: MR. K. PREMA KUMAR, SON OF LATE MR. GANESWARA RAO**REFERENCE:**
AREA:

25

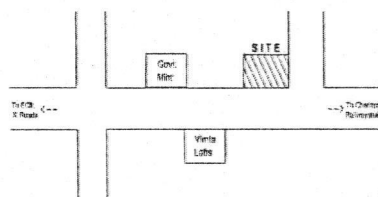
SCALE:
SQ. YDS. OR**INCL:**
SQ. MTRS.**EXCL:**U/S. OUT OF TOTAL: 4,375 SQ.YDS.
PLINTH AREA : 500 SFT.

6' wide corridor



6' wide corridor

Open to sky



Location Map

WITNESSES:

- 1.
- 2.

For SUMMIT BUILDERS

Partner

SIG. OF THE VENDOR

K. Prema Kumar

SIG. OF THE BUYER

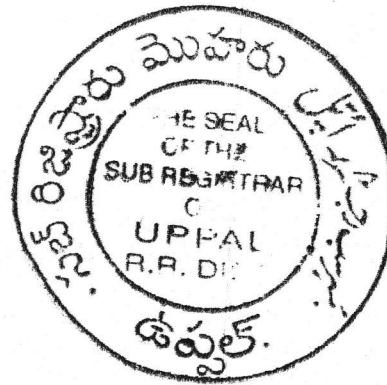
1 వ పుస్తకమునకు 40/97 నంబరు

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య 1/1.... ఈ కాగితపు వరుస

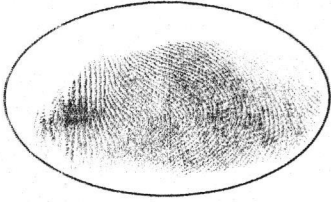
సంఖ్య.....


సబ్ రిజిస్ట్రార్



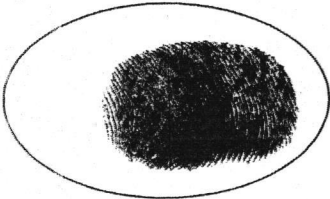
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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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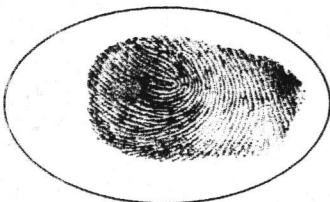
VENDOR:

M/S. SUMMIT BUILDERS
HAVING ITS OFFICE AT 5-4-187/3 & 4
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:

MR. K. PREMA KUMAR
S/O. LATE MR. GANESWARA RAO
R/O. 1-303/29
SRIRAMNAGAR COLONY
KAPRA, ECIL
HYDERABAD - 500 062.

SIGNATURE OF WITNESSES:

- 1.
- 2.

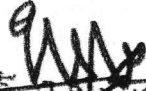
For SUMMIT BUILDERS

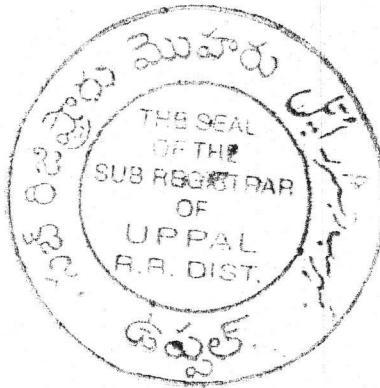
Partner

SIGNATURE OF EXECUTANTS

K. Premakumar
SIGNATURE OF BUYER

1 వ పుస్తకము 6400/070110
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...!!.....ఈ కాగితపు వరుస
సంఖ్య...న్.....


శుభ-రెజిస్ట్రార్



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH



DRIVING LICENCE
OLDAP011193822902
PRABHAKAR REDDY K
K PRABHAKAR REDDY
7-3-64-10124
JATISWAL GARDEN
AFRERAST
HYDERABAD

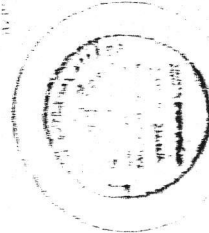
DUPLICATE

DRIVING LICENCE



DRIVING LICENCE
OLDAP011193822902
PRABHAKAR REDDY K
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7-3-64-10124
JATISWAL GARDEN
AFRERAST
HYDERABAD

DRIVING LICENCE
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PRABHAKAR REDDY K
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HYDERABAD

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7-3-64-10124
JATISWAL GARDEN
AFRERAST
HYDERABAD

For SUMM

Partner

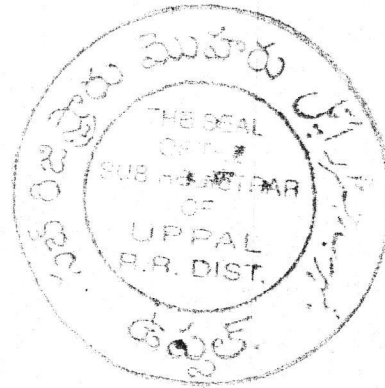
1 వ పుస్తకము 6840/17

దస్తవేజాల మొత్తం కాగితముల

సంఖ్య... 4/.... ఈ కాగితపు వరుస

సంఖ్య: 10

పద్-రివైజ్





Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Ratnamohitha	Wife	28/12/78	27
3	Krishna Veni	Mother	22/06/54	51

Rameshwar Rao
10/11/2005

CARD ISSUING OFFICER
DPL KAPRA

K. Premakumar
కర్నూలు పంచాయతీ/వేదిక

10/11/2005

చారిత్రాత్మక రేడి - ఎమ్మెల్యే. ఎ. / ఎ. ఎమ్మెల్యే.

HOUSEHOLD CARD

Card No : PAP1587101C0299
F.P Shop No : 101
పేరు : కుర్మానా . ప్రేమ కుమార్
Name of Head of Household : Kurmana . Prema Kumar
తండ్రి/భర్త పేరు : గణేశ్వర రావు
Father/ Husband Name : Ganeswara Rao
పుట్టిన తేదీ/Date of Birth : 01/08/1971
వయస్సు/Age : 34
వృత్తి /Occupation : Employee-Private
ఇంటి.నెం./House No. : 1-1-303/29/a
వీధి /Street : KAPRA
Colony : SRI RAM NAGAR COLONY
Ward No. : వార్డ్ 1/ Ward-1
Municipality : కపరా / Kapra
జిల్లా /District : రంగారెడ్డి / Ranga Reddy
Annual Income (Rs.) : 150,000
LPG Consumer No. : 32588/(Double)
LPG Dealer Name : Bharath Gas Chintalk , BPC



K. Premakumar

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దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....!!....ఈ కాగితపు వరుస

సంఖ్య.....!!.....

పబ్-రిజిస్ట్రారు

