

CS. 5910

209  
Camm Jhida

5916/06

Accus: 6034  
Flat No-209

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE  
HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

173133

आन्ध्र प्रदेश ANDHRA PRADESH

K. SRINIVAS

AVL No. 28/98, R.No. 39/200-

City Civil Court.

SECUNDERABAD

S.No. 21804 Date 12/04/06 Rs. 1000  
Name K.V. Uday Bhaskar  
S/o. K.V.R. GOPALA KRISHNA  
For Whom Self

SALE DEED

This Sale Deed is made and executed on this the 13<sup>th</sup> day of April 2006 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 35 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. V. UDAY BHASKAR, SON OF MR. K. V. R. GOPALA KRISHNA, aged 22 years, residing at Flat No. 12, Block-C, Taarika Enclave, Sri Sai Siddhartha Nagar, Dammaiguda, Kusaiguds, 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).

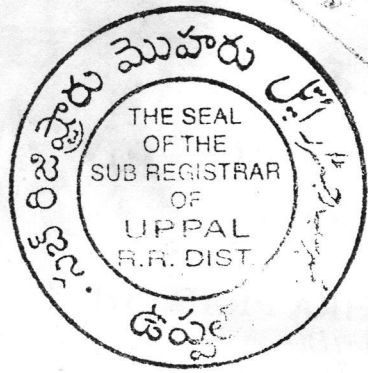
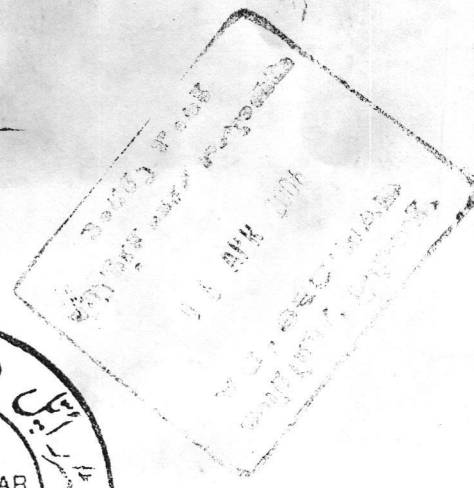
For SUMMIT BUILDERS

*Soham Modi*  
PARTNER

1 వ పుస్తకము 59/6/సర్పాపు  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... 2... ఈ కాగితపు వరుస  
సంఖ్య.....

2006 వ సంవత్సరం... నెల... 13... తది  
1928- వ.శ.శా... 23/12... మాసము. 23... తది  
పగలు... 3... మరియు... 4... గంటల మధ్య  
ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

సబ్-రిజిస్ట్రారు



శ్రీ. K. Prabhakar Reddy...  
రజిస్ట్రేషన్ చక్రము, 1903 లోని సెక్షన్ 32 లోను  
అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు  
మరియు వేలిముద్రలతో సహా దాఖలు చేసి  
రుసుము దూ... 2840... చెల్లించినారు.

Receipt No. 534470 Dt. 13/4/06. Vide  
SBH, Habsiguda Branch, Sec'bad  
ప్రాసెస్ యిచ్చినట్లు లభిస్తున్నది.  
ఎడమ బ్రాటనదేలు

*[Signature]*  
*[Signature]*



K. Prabhakar Reddy, S/o. Mr. K. Padma Reddy, Occupation: Service,  
(O). 5-4-187/3 & 4, 3<sup>rd</sup> Floor, Soham Mansion, M. G. Road, Sec-Bad,  
Attested GPA, through General Power of Attorney for presentation of  
documents, Vide Doc. No. 55/IV/06, registered at SRO, Uppal.

నిరూపించినది.

① *[Signature]*

Srinivasa Murthy  
occ. Business  
Hnd.

S/o. Ramana murthy  
No. 2-3-6ul/10/24, Ambampet

② *[Signature]*

Rameeth, S/o Sathyanarayana, occ. Business  
R/o. Uppal, Andhr.

2006 వ. సంవత్సరం... నెల... 13 వ తది  
1928 వ. శా.శా... 23/12... మాసం. 23 తది.

*[Signature]*  
సబ్-రిజిస్ట్రారు

**WHEREAS:**

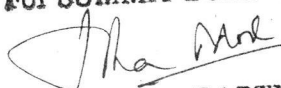
- A. The **Vendor** is the absolute owner and is possessed of all that land forming a part of Sy. No. 290, admeasuring about 4,375 sq. yds., situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, (hereinafter the said land is referred to as "**The Scheduled Land**") by virtue of under 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 apartment bearing flat no. 209 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 two wheeler and car, bearing nos. 33 and 21 admeasuring about 15 and 100 sft. 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

1 వ పుస్తకము... 21.6.2006  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... రీ... ఈ కాగితపు పరుస  
సంఖ్య... 21.....

Endorsement Under Section 42 of Act II of 1894  
No. 5916 of 2006 Date 13/4/06

I hereby certify that the proper deficit  
stamp duty of Rs. 39660/- Rupees  
has been levied in respect of this instrument  
from C. K. Pochhakar Reddy  
on the basis of the agreed Market Value  
consideration of Rs. 568000/- being  
higher than the consideration agreed Market  
Value.

S.R.O. Uppal

Sub Registrar

and Collector U/S 41 & 42  
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 40980/- towards Stamp Duty  
Including Transfer duty and Rs. 2840/-  
towards Registration Fee was paid by the part,  
through Challan Receipt Number 534170  
Dated 13/4/06 at SBH Habsiguda Branch, Sec bad

S.B.H. Habsiguda

A/c No. 01000050780

of S.R.O. Uppal

NOTE: Construction Agreement filed  
along with this sale deed for

Rs. 142000/- and Stamp duty

Paid Rs. 1420/- Dt. 13/4/06

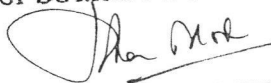
SUB REGISTRAR



**NOV 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. 209 on second floor, having a super built-up area of 775 together with undivided share in scheduled land to the extent of 38.75 sq. yds. and a reserved parking space for two wheeler and car, bearing nos. 33 & 21 admeasuring about 15 and 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 consideration of **Rs. 5,68,000/- (Rupees Five Lakhs Sixty Eight Thousand only)**. 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.
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:-

**FOR SUMMIT BUILDERS**



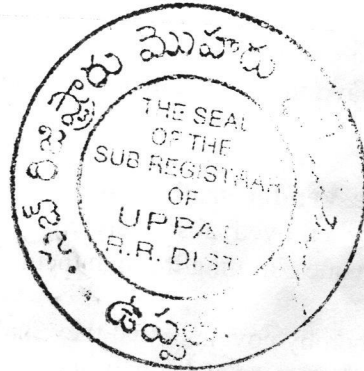
**PARTNER**

1వ పుస్తకము చ. 916/సంగ్రా  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... రె... ఈ కాగితపు వరుస  
సంఖ్య... వే.....

సబ్-రిజిస్ట్రారు

1వ పుస్తకము సం|| (కా) పు... 5916/06  
సంబంధంగా రిజిస్ట్రారు చేయబడి స్వామింగు నిమిత్తం  
గుర్తింపు సెంబరు... 5916... 1-2006 ఇవ్వడమైన  
2006 సం|| డిసెంబర్... 13... తేది

రిజిస్ట్రారు గారికి



- 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**.
- 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.

For SUMMIT BUILDERS

  
PARTNER



- 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. 43,920/- is paid by way of challan no. 534170, dated 13.04.06, drawn on State Bank of Hyderabad, Habsiguda Branch, Hyderabad.

#### 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           |

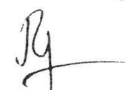
#### SCHEDULE OF APARTMENT

All that semi-finished, semi-deluxe Apartment No. 209 on the second floor, admeasuring 775 sq. ft. of super built up area together with proportionate undivided share of land to the extent of 38.75 sq. yards and a reserved parking space for two wheeler and car, bearing nos. 33 and 21 admeasuring 15 and 100 sq. ft. respectively, 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 the plan enclosed and bounded as under:

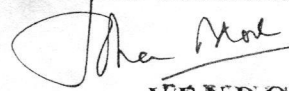
|          |                  |
|----------|------------------|
| North By | 6' wide corridor |
| South By | Open to sky      |
| East By  | Flat No. 208     |
| West By  | Open to sky      |

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.   
(S. Narayana)
2.   
(RAMESH)

For SUMMIT BUILDERS

  
VENDOR

  
VENDEE

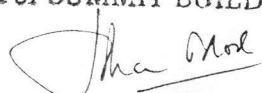


## ANNEXTURE - 1 - A

1. Description of the Building : Semi-Finished Flat bearing No. 209, on Second Floor of Silver Oak Apartments, at Block No. 2 of Residential Localities, Situated at Sy. No. 290 (P) 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 : 15 Sft., for scooter parking Space  
100 Sft, for car Parking Space
- (b) In the Ground Floor :
- (c) In the First Floor :
- (d) In the Second Floor : 775 Sft.
- (e) In the Third Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : 5,68,000/-

Date: 13/04/2006

For SUMMIT BUILDERS

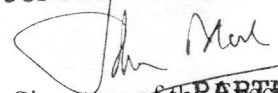
  
Signature of the Executant

## 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.

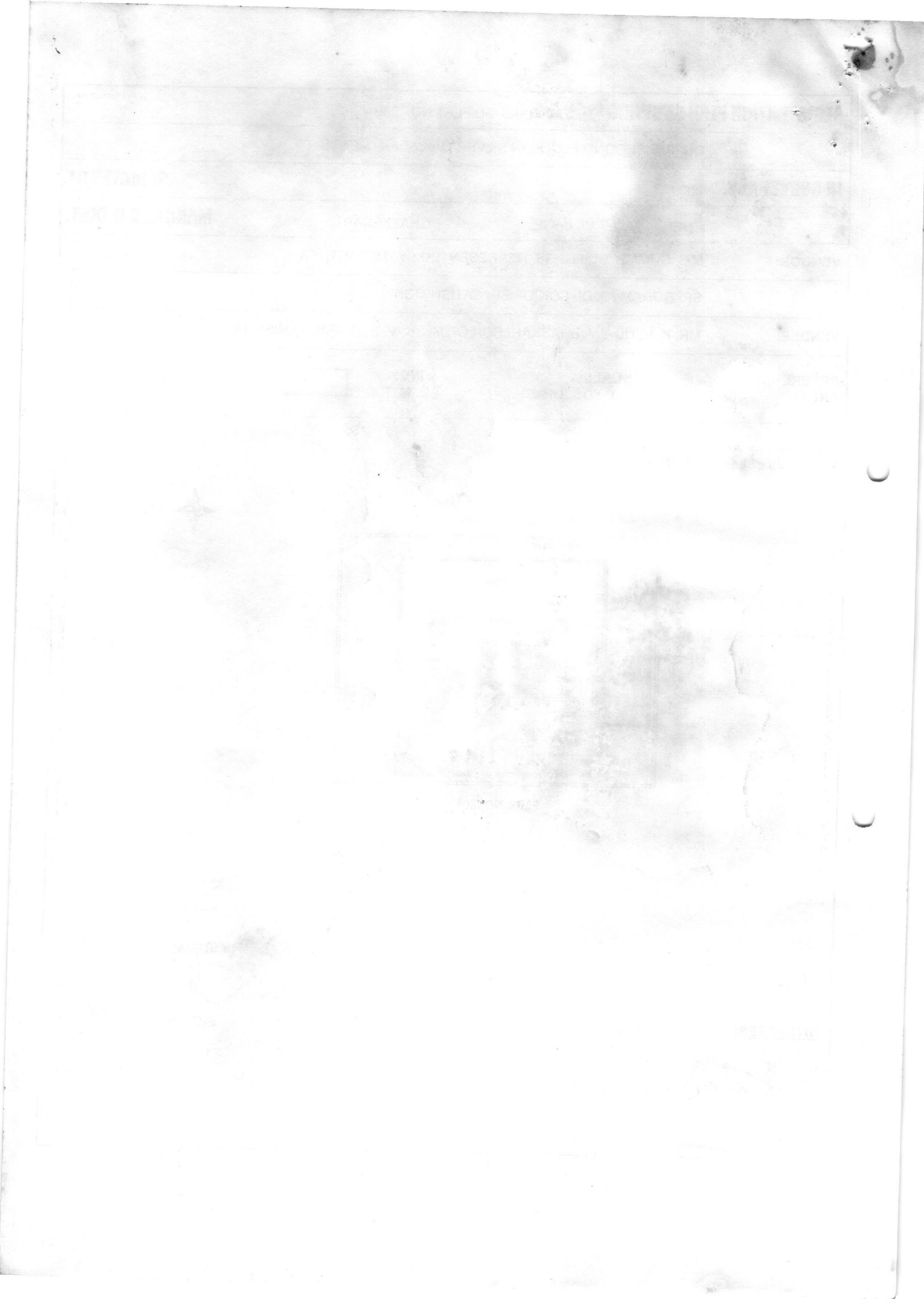
Date: 13/04/2006

For SUMMIT BUILDERS

  
Signature of the ~~Executant~~ PARTNER

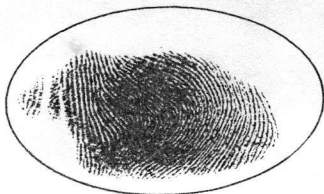






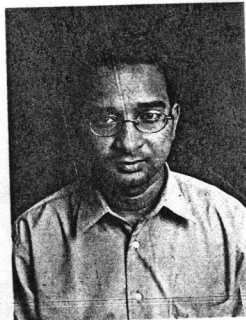
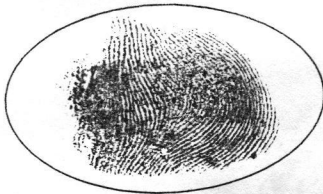
# **PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.**

| 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 |
|--------|------------------------------------------|----------------------------------------------|----------------------------------------------------------------------|
|--------|------------------------------------------|----------------------------------------------|----------------------------------------------------------------------|



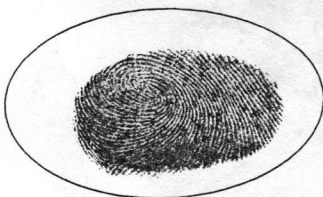
## **VENDOR:**

**M/S. SUMMIT BUILDERS,**  
HAVING ITS OFFICE AT 5-4-187/3 & 4  
III FLOOR, SOHAM MANSION  
M. G. ROAD, SECUNDERABAD – 003  
REP. BY PARTNER  
**MR. SOHAM MODI**  
S/O. MR. SATISH MODI



## **GPA FOR PRESENTATION DOCUMENTS:**

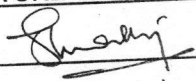
**MR. K. PRABHAKAR REDDY**  
S/O. MR. K. PADMA REDDY  
(O). 5-4-187/3 & 4  
III FLOOR, SOHAM MANSION  
M. G. ROAD, SECUNDERABAD – 003

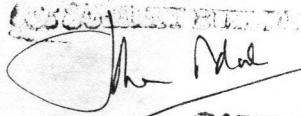


## **VENDEE:**

**MR. K. V. UDAYA BHASKAR**  
S/O. MR. K. V. R. GOPALA KRISHNA  
FLAT NO. 12, BLOCK 'C',  
TAARIKA ENCLAVE,  
SRI SAI SIDDHARTHA NAGAR,  
DOMMAIGUDA, KUSHAIGUDA,  
HYDERABAD.

## **SIGNATURE OF WITNESSES:**

1.   
2. 



**SIGNATURE OF THE EXECUTANT'S**



**SIGNATURE OF THE VENDEE**

SECTION 12A OF

STATE OF

THE COURT OF

IN

THE COURT OF

SIGNATURE OF

DATE