

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	Schedule and area	Document No	Registered with
Dated	of land	1917	Sub Registrar, Uppal, R. R. Dist
24/05/2004	705/2004 1,815 Sq. yds.	6020/2004	Sub Registrar, Uppal, R. R. Dist
24/05/2004		6022/2004	

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.
- A. The Buyer is desirous of purchasing a semi-deluxe apartment bearing flat no. 409 on fourth 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 two wheeler and car parking space bearing no. 81 & 20 admeasuring about 15 & 100 sft. in the building known as Silver Oak Apartments and has approached the Vendor.
- B. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

For SUMMIT BUILERS
Partner

13 3) 35 san. 60 1 36 13 దస్తావేజుల మొత్తం కాగితముం సంఖ్య...... కాగితపు వరుష్ట 30ay

Authorn Under Section 42 of Act | of 18 No. 80/ of 2008. Date. 28/1/08 I hereby certify that the proper deficit stamp duty of Rs. LAT Thupees Frank has been levied in respect of this instrument From Sri. Solian on the basis of the agreed Market, Value consideration of Rs. 62.8500 being higher than the consideration agreed Market ARO. Uppal

and Collector U/S. 41&4.
INDIAN STAMP

Registration Endorsement

150 25 OF An amount of Rs. 47395 towards Stamp Dur Including Transfer duty and Rs. 395 towards Registration Fee was paid by the part, through Challan Receipt Number . 34734 Dated 28/1/08 at SBH Habsiguda Branch, Sec'bad.

S.B.M. Habelgude A/c No. 01000056786 # 8.R.O. Uppal.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:

3.

7.

In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-deluxe apartment bearing flat no. 409 on fourth 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 two wheeler parking space bearing no. 81 admeasuring about 15 sft.

A reserved car parking space bearing no. 20 admeasuring about 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 total consideration of Rs. 6,78,500/- (Rupees Six Lakhs Seventy Eight Thousand Five Hundred Only). and the Vendor hereby admit and acknowledge the receipt of the said consideration.

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.

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.

The Vendor have this day delivered vacant peaceful possession of Scheduled Apartment to the Buyer.

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.

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.

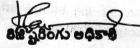
The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.

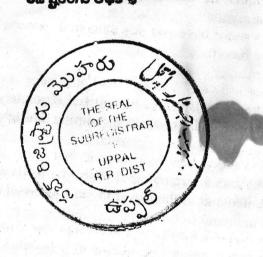
For SUMMIT BUILERS

దస్తావేజుల మొడ్డం కాగితముల సంఖ్య......! ఈ కాగితపు వరుస సంఖ్య......?...

හන්-පිනිදුල

1 ప పుస్తకము సం॥ (శా.శ) పు....దింగ్ లక్ట్రి సెంజరుగా రిజిప్టరు పేయబడి స్కానింగు నిమిత్తం గుర్తింపు సెంజరు...కి.మి......1-200 ఇవ్వడమైన 200 క్రోసెం॥ మెన్నెడ్డినిల... మెద్ది...కేడి







- 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.

For SUMMIT BUILERS

1 వ పుస్తకము... క్రిర్స్ నిర్మేత్తు దస్తావేజుల మొత్తం కాగితముల సంఖ్య.... / ఈ కాగితపు వరుప సంఖ్య.... . ఆ

වන්−6සිලි



- 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.
- 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.

Stamp duty and Registration amount of Rs. SQ 890-/- is paid by way of challan No. 76434, dated 18.01.08, drawn on SBH, Habsiguda Branch, Hyderabad and VAT paid an amount of Rs. 6785-/- paid by way of Payorder No. 138078, dated 18.01.08, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For SUMMIT BUILERS

1 వ పుస్తకము. కిర్రం! సినంగా దస్తావేజుల మొత్తం కాగితముల సంఖ్య.....!2 ఈ కాగితపు వరుష సంఖ్య...... మ

නත්-රිස්ල**්**



2000 31 (1 St.)

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 forming semi-deluxe Apartment No. 409 on the fourth floor, admeasuring 775 sft. of super built up area together with proportionate undivided share of land to the extent of 38.75 sq. yards and a reserved two wheeler and Car parking space bearing no. 81 & 20 admeasuring 15 & 100 sft. in residential apartment named as Silver Oak Apartments, constructed on Scheduled Land, forming part of Survey No. 290, situated at Cherlapally Village, Ghatkesar Mandal, R. R. District.

North By	6' wide corridor	1.1.1.
South By	Open to sky	
East By	Flat No. 408	
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:

For SUMMIT BUILERS

Partner

VENDOR

G. Urapani

VENDEE

1 వ పుస్తకము.. 801/ సర్యీస్తు దస్తావేజుల మొత్తం కాగితముల సంఖ్య..... 2 కాగితపు వరుస్తు సంఖ్య..... 6 కాగితపు వరుస్తు

හිත්-රිසිල්ල**්**



ANNEXTURE-1-A

1. Description of the Building

: semi-deluxe Flat bearing no. 409 on the fourth Floor of Silver Oak Apartments, at Block No. 2, Residential Localities, situated at Sy. No. 290, Cherlapally Village, 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

(b) In the Ground Floor

: 115sft. Parking space for Two wheeler and Car

(c) In the First Floor

(d) In the Second Floor

(e) In the Third Floor

(f) In the Fourth Floor

: 775 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.6,78,500/-

For SUMMIT BUILERS

Partner

Date: 28 - 01. 200 8

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 BUILERS

Signature of the Executants

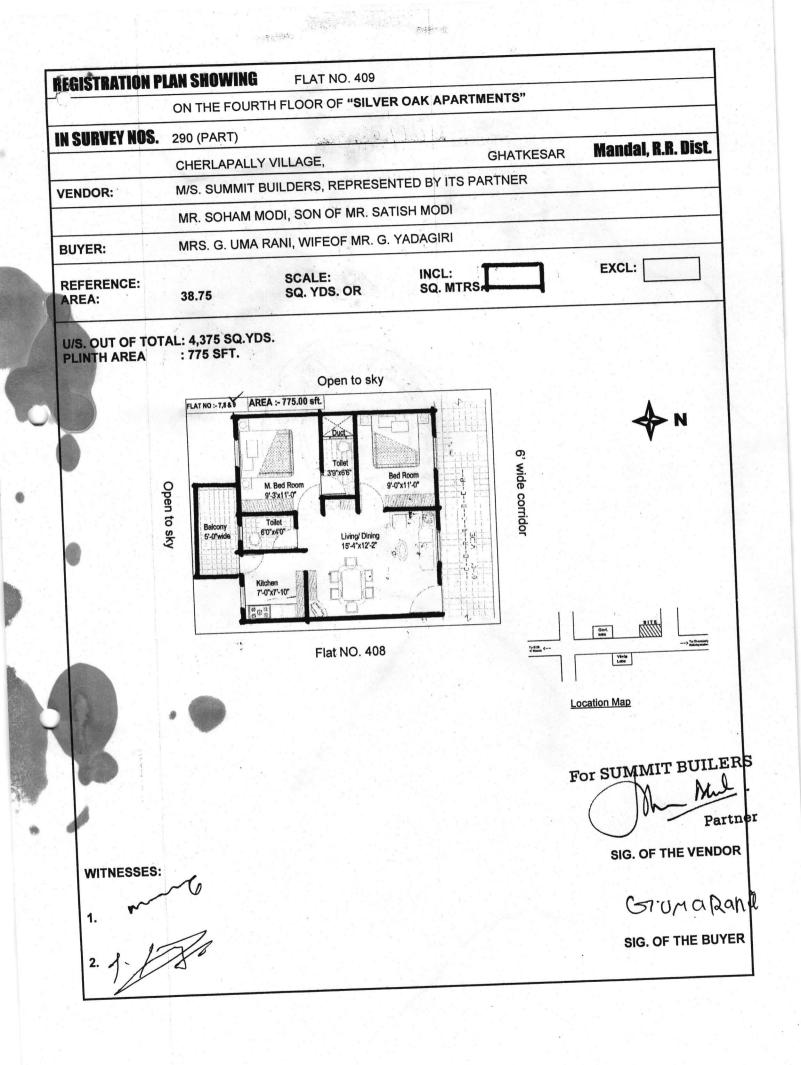
Date: 28-01, 2008

G. UMar Rand

1 వ పుస్తకము<u>క్ 0 / సంగం</u> దస్తావేజుల మొత్తం కాగితముల సంఖ్య....! ఈ కాగితపు వరుస సంఖ్య..... సా

හිව්-පිසිල්ල**්**





1 ప పుస్తకము క 0 1 స్ట్రాంట్లో దస్తావేజుల మొత్తం కాగితముల సంఖ్య...... ఈ కాగితపు వరుప సంఖ్య..... క

නව්-වස්ල්



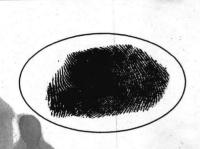
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

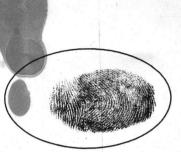




M/S. SUMMIT BUILDERS
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD
SECUNDERABAD – 500 003.
REPRESENTED BY ITS PARTNER

MR. SOHAM MODI S/O. MR. SATISH MODI

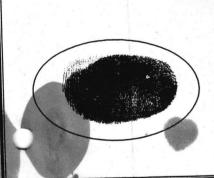
VENDOR:





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:

MRS. G. UMA RANI W/O. MR. G. YADAGIRI R/O. H. NO. 1-7-723, 3RD FLOOR SRI CHANDI NILAYAM OPP: VASAVI PHOTO STUDIO RAMNAGAR 'X' ROADS HYDERABAD – 500 020.

SIGNATURE OF WITNESSES:

1.

2. 1.

For SUMMIT BUILERS

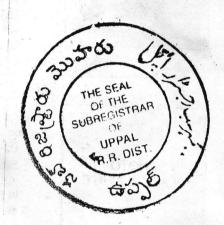
Partner

SIGNATURE OF EXECUTANTS

Gruma pana

1 ప పుస్తకము...ట్స్! సంగ్రీ దస్తావేజుల మొత్తం కాగితముల సంఖ్య.... మ.ఈ కాగితపు వరుస సంఖ్య..... ని....

නව්-චිසිලුද







DRIVING LICENCE DLDAP011193822002

PRABHAKAR HEDDY K
K PADAK REDDY
2-3-64/18/24
JAISWAL CHADEN
AMBERRES
HYDERABAD

2002 DUPLICATE Licencing Authority



खाई केव्ह संस्था /PERMANENT ACCOUNT NUMBER

ABMPM6725H

HIP NAME

SOHAM SATISH MODI

नित का नाम ,FATHER'S NAVE SATISH MANILAL MODI

जन्म तिथि DATE OF BIRTH

18-10-1969

RECTION SIGNATURE

- Many

क्षा भारत होता. अह स्था

Chief Commissioner of Incomorbix, Andria Pradesh



MICH PERSON DESCRIPTION OF THE TWO

Maria de la compansión de

PHUAN in the transfer to the transfe

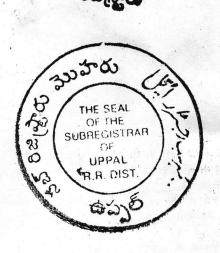
8-10-20-10

Market or Caraches, An

B 279 1005

For SUMMIT BUILERS

නත්-8ස්ල**්ර**



In case this card is lost / family kindly inform / rearn to a come Tax PAN Services Unit, UTIISL.
Plot 17, Sector 11, CRD Beimper,
Navi Manbai - 400 614.

Up and oil aid ut a pour affent at / oil are.

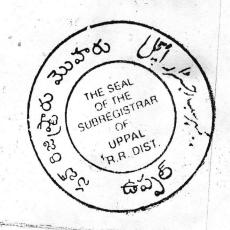
ROMETAL DEARTHAIT
GAJJELA UMA RANI
BIXPATI TADICHETU
Finosti 965
Peprilipint Account Number
AHMPG7720Q

31. UKROS

GrunaRano

L వ పుస్తకము. & O 1/20 క్ర దస్తావేజుల మొత్తం కాగితముల సంఖ్య.....! ఈ కాగితపు వరుస్తే పంఖ్య.....!

හත්-භිස්දුල්**ර**



ORIGINAL దస్తావేజులు మరియు రుసుముల రశీదు _{ão}. 5310 ල්ක**ල**√ල්_ ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది. దస్తావేజు స్వభావము దస్తావేజు విలువ స్వాంపు విలువ రూ. దస్తావేజు నెంబరు రిజిస్టేషన్ రుసుము లోటు స్టాంపు యూజర్ చార్జీలు అధనపు షీట్లు 5 ×..... మొత్తం రూపాయలు మాత్రమే) సబ్ రిజిస్టారు వాపను తేది. సా. 4 గంటలకు

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.

