

C.S. No. 13862

DOCT. No. 13836

Acce No. 14235



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

H 385020

38195 13/07/2007

K. Srinivas

SVL No.26/98, R.No.11/2007
City Civil Court
SECUNDERABADU.No. Date Re
Name CH. Rema

S/o. D/o. W/o. Address

For Whom Mr. Sumant

Builders

SALE DEED

This Sale Deed is made and executed on this the 22nd day of December 2007 at Secunderabad by and between:

M/S. SUMMIT BUILDERS, a registered partnership firm having its office at 5-4-187/3&4, II Floor, Soham Mansion, 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. SATISH VINJARPU, SON OF MR. V. KAMESHWAR RAO, aged about 25 years, residing at 6-3-609/70/A, Anand Nagar, Khairthabad, Hyderabad - 500 013., 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:

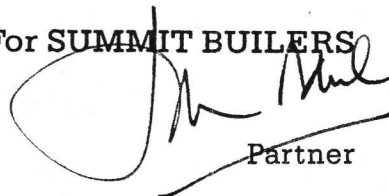
- A. The Vendor is the absolute owner and is possessed of all that land forming a part of Sy. No. 290, admeasuring about 4,375 sq. yds., situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, (hereinafter the said land is referred to as "The Scheduled Land") by virtue of under given 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.
- A. The Buyer is desirous of purchasing a semi-deluxe apartment bearing flat no. 412 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 parking space bearing no. 84 admeasuring about 15 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 BUILDERS



Partner

1 వ పుస్తకము/3836/స్థానం
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...12...ఈ కాగితపు వరుస
సంఖ్య.....2.....

Colay
సబ్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act No. 13 of 2007 of 2007 Date 22/12/07

I hereby certify that the proper deficit
stamp duty of Rs. 29300/- Rupees. Twenty nine
thousand three hundred only
has been levied in respect of this instrument
from Sri. K. Prabhakar Reddy
on the basis of the agreed Market Value
consideration of Rs. 4,20,000/- being
higher than the consideration agreed Market
Value.

S. R. O. Uppal

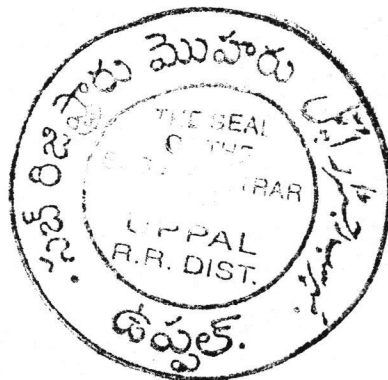
22/12/07

Colay
Sub Registrar
and Collector U/S. 41 & 42
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 29300/- towards Stamp Duty
including Transfer duty and Rs. 2100/-
towards Registration Fee was paid by the party,
through Chaitan Receipt Number 761/206
Dated 20/12/07 at SBI Habsiguda Branch Sec Bad

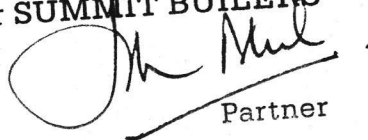
S.B.H. Habsiguda
A/c No. 01000050700
S.R.O. Uppal



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-deluxe apartment bearing flat no. 412 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. 84 admeasuring about 15 sft. situated at Block No. 2, Old Village, Cherlapally, 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. 4,20,000/- (Rupees Four Lakhs Twenty Thousand Only). and 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.

For SUMMIT BUILDERS

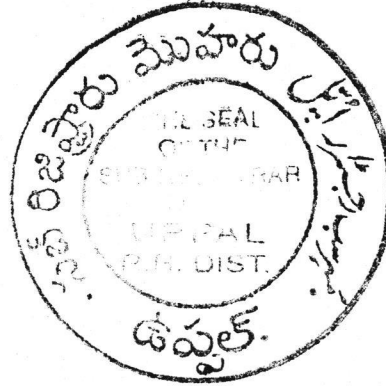

Partner

1 వ పుస్తకము. 13836/సం॥
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... 12. ఈ కాగితపు వరుస
సంఖ్య..... 3.....

Colap
సబ్-రిజిస్ట్రారు

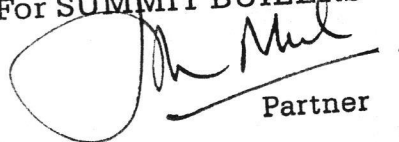
1 వ పుస్తకము సం॥ (శా.శ) పు... 13836/62
నెంబరుగా రిజిస్టరు చేయబడి స్వానింగు నిమిత్తం
గుర్తింపు నెంబరు 13836...1-2007 ఇవ్వడమైన
2007 సం॥ శా.శ. సం॥ 22..... 62

Colap
రిజిస్టరింగు అధికారి



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.

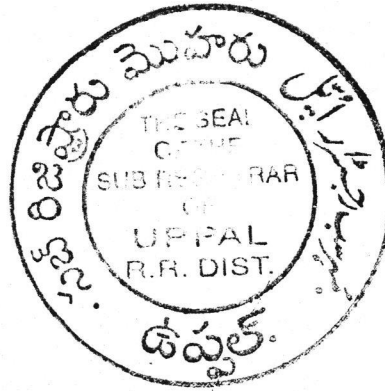
For SUMMIT BUILDERS



Partner

1 వ పుస్తకము/24366/పూర్వ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...12...ఈ కాగితపు వరుస
సంఖ్య.....4.....

Colay
సబ్-రిజిస్ట్రారు



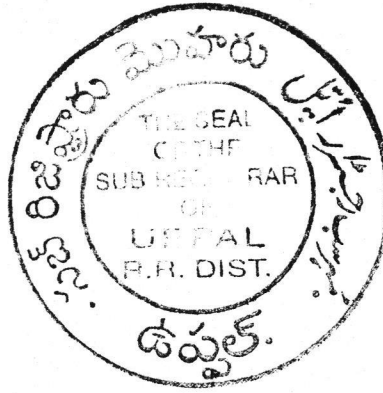
- f. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute 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. 31,500/- is paid by way of challan No. 761206, dated 20/12/07, drawn on SBH, Habsiguda Branch, Hyderabad and VAT paid an amount of Rs. 4200/- paid by way of Payorder No. 137492, dated 20/12/07, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

FOR SUMMIT BUILDERS

Partner

1వ పుస్తకము: 3వ కేసు / స్థానం
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...! 2.. ఈ కాగితపు వరుస
సంఖ్య... క.....

Collyer
పబ్-రిజిస్ట్రారు



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:

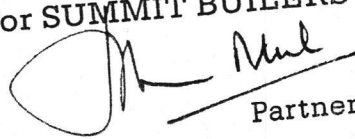
North By	Survey No. 290 (Part)
South By	Main Road
East By	Road in Sy. 288
West By	Sy. No. 289

SCHEDULE OF APARTMENT

All that forming semi-finished semi-deluxe Apartment No. 412 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 parking space bearing no. 84 admeasuring 15 sft. in residential apartment named as Silver Oak Apartments, constructed on Scheduled Land, forming part of Survey No. 290, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, R. R. District.

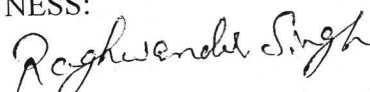
North By	Flat No. 413
South By	Open to sky & Stair case
East By	6' wide corridor
West By	Open to sky

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:

For SUMMIT BUILDERS

Partner

VENDOR

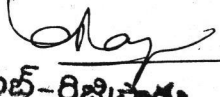
WITNESS:

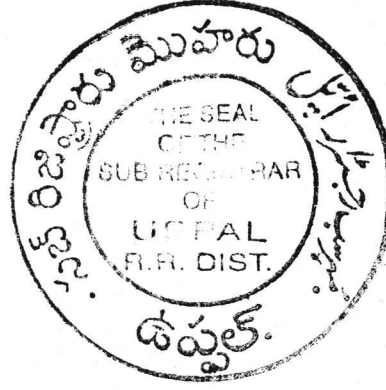
1. 

2. 


VENDEE

1 వ పుస్తకము/2013/6/...సంగ్రహ
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య....12...ఈ కాగితపు వరుస
సంఖ్య....6.....

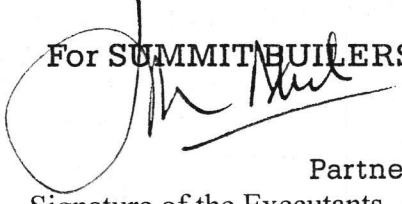

సబ్-రిజిస్ట్రారు



ANNEXTURE - 1 - A

1. Description of the Building : semi-deluxe Flat bearing no. 412 on the fourth Floor of Silver Oak Apartments, at, Residential Localities, situated at Block No. 2, Old Village, Cherlapally, Ghatkesar Mandal, R. R. District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure (semi-finished)
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 : 15sft. Parking space for Two wheeler
- (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.4,20,000/-

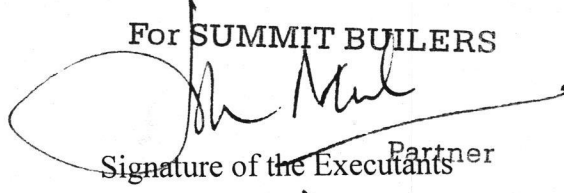
Date: 22.12.2007


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: 22.12.2007


For SUMMIT BUILDERS
Partner
Signature of the Executants
V. Satish

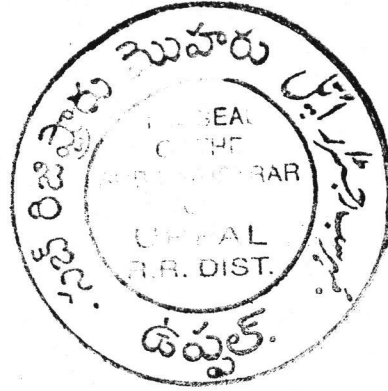
1 వ పుస్తకము 3836/...సంఖ్య

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...12..ఈ కాగితపు వరుస

సంఖ్య.....7.....

సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

FLAT NO. 412

ON THE FOURTH 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

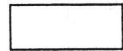
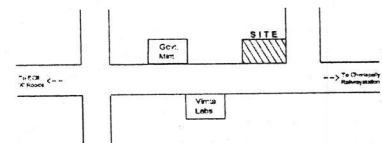
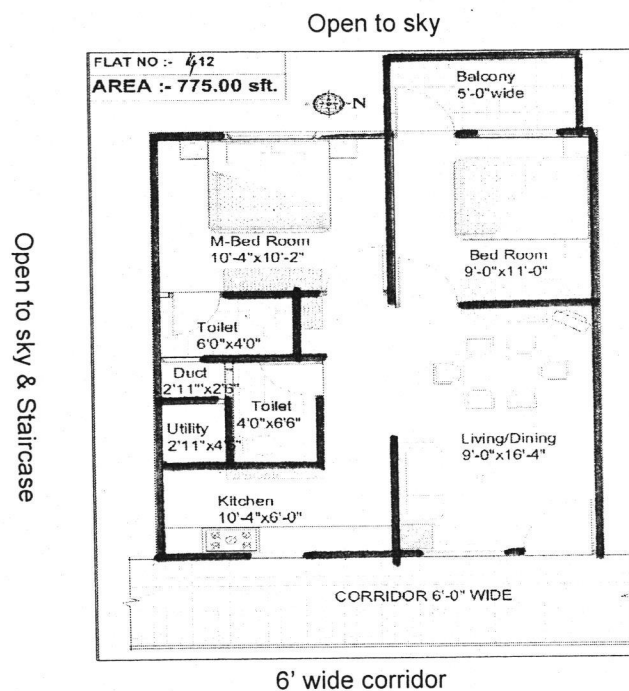
MR. SOHAM MODI, SON OF MR. SATISH MODI

BUYER:

MR. SATISH VINJARPU, SON OF MR. V. KAMESHWAR RAO

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.

Location Map

For SUMMIT BUILDERS

Partner

SIG. OF THE VENDOR

WITNESSES:

1.

2.

SIG. OF THE BUYER

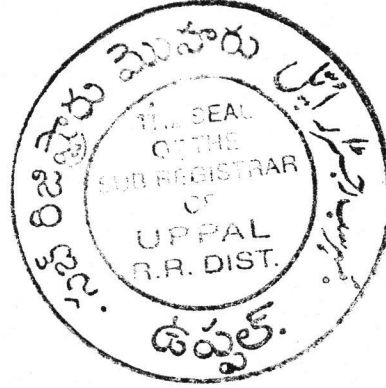
1 వ పుస్తకము 138.36 స్వంతు

దస్తావేజాల మొత్తం కాగితము

సంఖ్య...12...ఈ కాగితపు వరుస

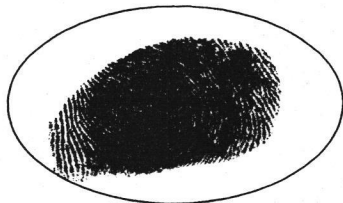
సంఖ్య...8.....

పబ్-రిజిస్ట్రారు



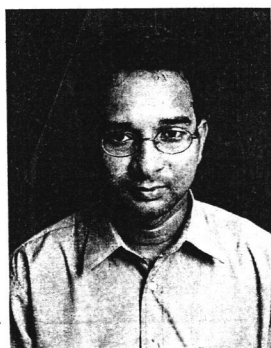
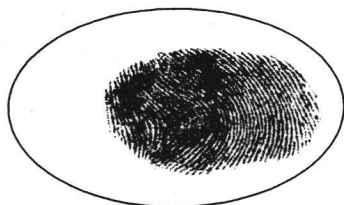
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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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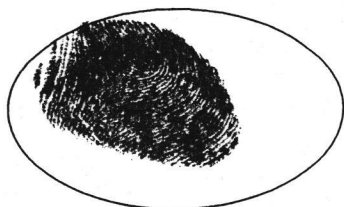
VENDOR:

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. SATISH VINJARPU
S/O. MR. V. KAMESHWAR RAO
R/O. 6-3-609/70/A
ANAND NAGAR
KHAIRTHABAD
HYDERABAD - 500 013.

SIGNATURE OF WITNESSES:

1. *Raghwanth Singh*
2. *[Signature]*

For SUMMIT BUILDERS

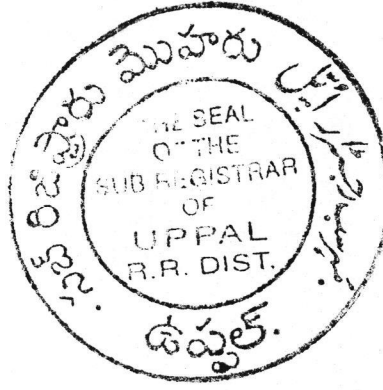
[Signature]
Partner

SIGNATURE OF EXECUTANTS

V. Satish

1 వ పుస్తకము (గెజిట్) .. స్టాంపు
దస్తావేజుల మొత్తం .. కాగితము
సంఖ్య.....12.. ఈ కాగితపు వరుస
సంఖ్య.....9.....

సబ్-రిజిస్ట్రారు



INDIAN UNION DRIVING LICENCE ANDHRA PRADESH



DRIVING LICENCE
OLDAP01193822002
PRABHAKAR REDDY K
K PADMA REDDY
2-3-64/18/24
JAISWAL GARDEN
AMBERPET
HYDERABAD

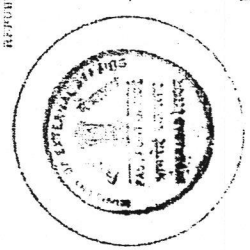
20/07/2002 DUPLICATE
Licencing Authority
RTA-HYDERABAD.EC



यह कार्ड केवल भारत सरकार के कानून के तहत ही मान्य है। इसे किसी भी अन्य देश में प्रयोग नहीं किया जा सकता है।
यह कार्ड केवल भारत सरकार के कानून के तहत ही मान्य है। इसे किसी भी अन्य देश में प्रयोग नहीं किया जा सकता है।

THESE ARE TO REQUEST AND REQUEST IN THE NAME OF THE
PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHO MAY
CONSENT 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



अधीनस्थ/अधीनस्थ
पासपोर्ट कार्यालय, हैदराबाद
Passport Office, Hyderabad

PERMANENT ACCOUNT NUMBER
ABMPM6725H
SOHAM SATISH MODI
SATISH MANILAL MODI
18-10-1969
Chief Commissioner of Income-tax, Andhra Pradesh

भारत गणराज्य REPUBLIC OF INDIA
IND B2791005
MODI
SOHAM SATISH
INDIAN male 18-10-1969
MUMBAI
PO HYDERABAD
9-10-2000 8-10-2010

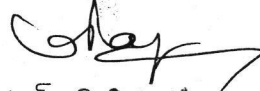
For SUMMIT BUILDERS
Partner

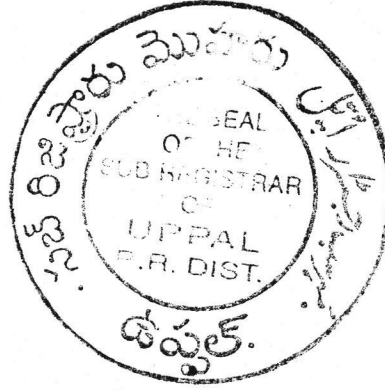
1 వ పుస్తకము. 138.36. / సం॥ ౩౬

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... 12. ఈ కాగితపు వరుస

సంఖ్య... 10.....


సబ్-రిజిస్ట్రారు



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

VINJARPU SATISH

KAMESHWAR RAO VINJARPU

10/06/1982

Permanent Account Number

AEOPV8304C

V. Satish
Signature



18052006

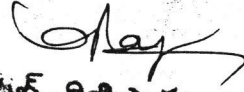
V. Satish

1 వ ప్రాప్తము 13836

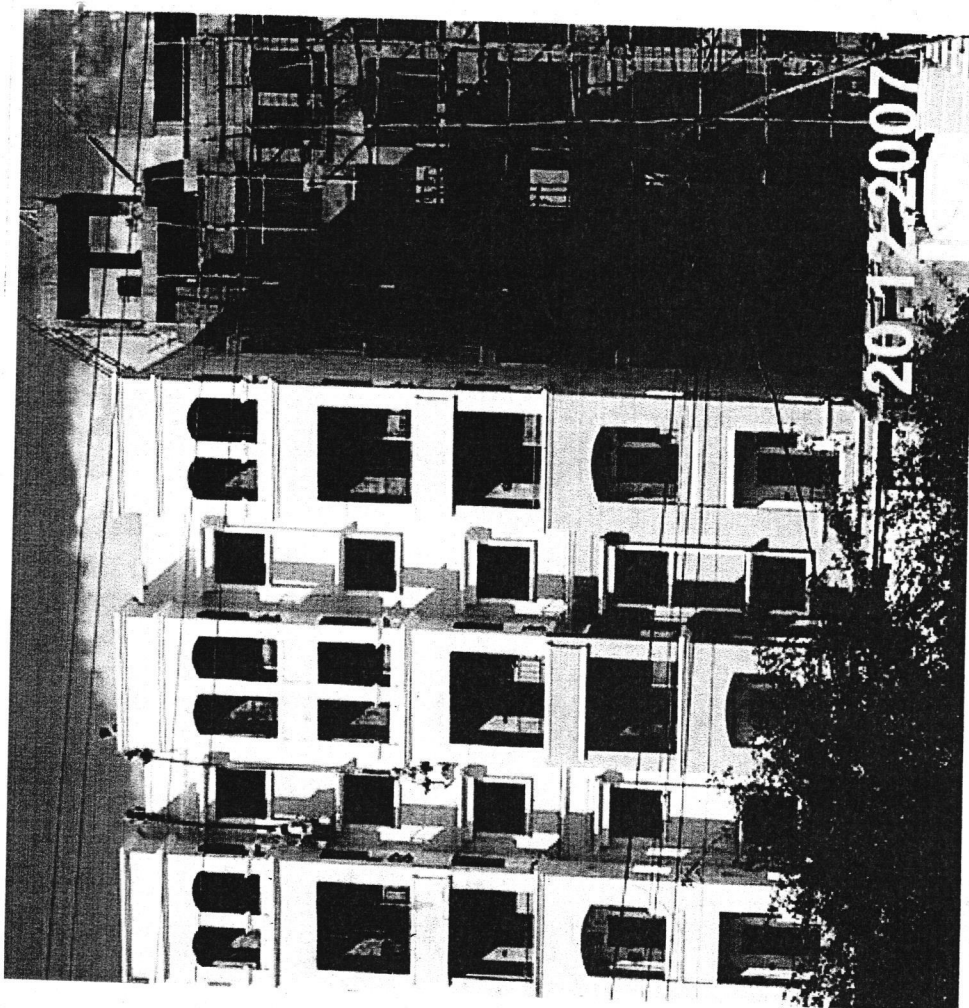
దస్తవేజుల మొత్తం కాగితము

సరఫరా... 12 ఈ కాగితపు వరుస

సరఫరా... 11

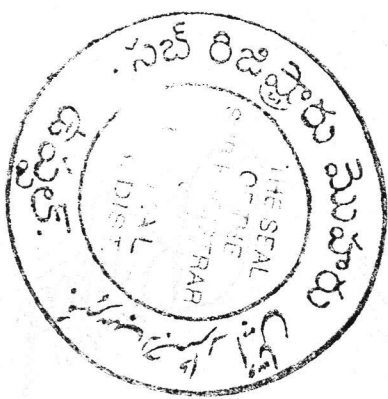

సబ్-రిజిస్ట్రారు





1 వ పుస్తకము. వెకినెడ సంగమ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....ఈ కాగితపు వరుస
సంఖ్య.....12.....


సబ్-రిజిస్ట్రారు



ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

సె

శ్రీమతి / శ్రీ

Soham Modi

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Agreement for construction		
దస్తావేజు విలువ	817000		
స్థాంపు విలువ రూ.	100	30/11/12	
దస్తావేజు నెంబరు	12837/07	Chargh	
రిజిస్ట్రేషన్ రుసుము	1000	VAT 8170	
లోటు స్థాంపు	8070	137493	
యూజర్ చార్జీలు	100	B-761207	
అధనపు షీట్లు		20/12/12	
5 X.....			
మొత్తం	9170		

అక్షరాల

తేది

22/12/12

రూపాయలు మాత్రమే)

వాపసు తేది

సా. 4 గంటలకు

సబ్ రిజిస్ట్రారు

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.

