



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

A. No. 22/86/100

For M. G. Venkatesh

By A. Rao

For Summit Builders

Sec

L-G. Chimalg  
H 385391  
LEELA G CHIMALG  
STAMP VENDOR

N. 02/2007  
5-4-76/A, (Collar Road) Secunderabad  
SECUNDERABAD-500 003

### SALE DEED

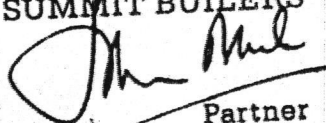
This Sale Deed is made and executed on this the 22<sup>nd</sup> day of September 2007 at Secunderabad by and between:

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. VINAY KUMAR JHA, SON OF MR. KALANAND JHA, aged about 30 years, residing at, 23, Sri Sai Nilayam, 2<sup>nd</sup> Floor, Vinayaka Nagar, (Near HSR 6<sup>th</sup> Sector) Bangalore - 560 068, 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

రెవెన్యూ గ్రామ పంచాయతీ  
హస్తిగూడ  
12.12.2007

వ పుస్తకము/1268/2007  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య.../...ఈ కాగితపు వరుస  
సంఖ్య.../.....

సబ్-రిజిస్ట్రారు

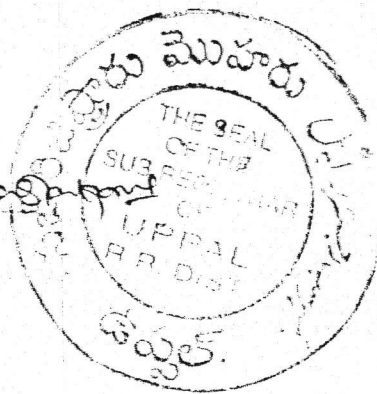
2007 వ సం॥ సెప్టెంబరు నెల...22...వ తేది  
1929 వ.శ.శా...92...మాసము...31...తేది  
వగలు.../...మరియు...గంటల మధ్య  
ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

K. Prabhakar Reddy  
రజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
అనుసరించి సమర్పించవలసిన పోట్ గ్రాఫులు  
మరియు వీలిముద్రలతో సహా దాఖలుచేసి  
రుసుము రూ॥ 2300/- చెల్లించారు.

Receipt No 603557 Dt. 20/12/2007  
SBH, Hahsiguda Branch, Sec'bad

ప్రాసెస్ యొచ్చినట్లు ఒప్పుకొన్నది  
ఎడమ బ్రాటనవేలు

K. Prabhakar Reddy



K. Prabhakar Reddy, S/o. Mr.K.P.Reddy, Occupation: Service,  
5-4-187/3 & 4, 3rd, Floor, Soham Mansion, M.G.Road, Secunderabad.  
Attested GPA. through General Power of Attorney, Vide Doc. No.55/IV/06  
Registered at SRO. Uppal, R. R. Dist

విరూపించినది.

1.

Krishna Murthy S/o Ramachandra Rao occ: Business  
R/o. 101. SRI SA, APTS, NAGOLE 'x' Road, Hyderabad

2. Krishna Murthy S/o Ramachandra Rao occ: Business at Uppal R.R. Dist

2007 వ.సం॥ సెప్టెంబరు నెల...22...వ తేది  
1929 వ.శ.శా...92...మాసము...31...తేది

**WHEREAS:**

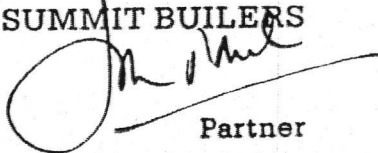
- A. The Vendor is the absolute owner and is possessed of all that land forming a part of Sy. No. 290, admeasuring about 4,375 sq. yds., situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, (hereinafter the said land is referred to as "The Scheduled Land") by virtue of under given 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.
- A. The Buyer is desirous of purchasing a semi-deluxe apartment bearing flat no. 524 on fifth floor, having a super built-up area of 775 sq. ft. 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. 120 admeasuring about 15 sq. ft. & a car parking space bearing no. 42 admeasuring about 100 sq. ft. 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. పుస్తకము 1126867

విస్తావేజాల మొత్తం కాగితముల

పంపు 11. ఈ కాగితపు వరుస

సంఖ్య 2

2

Endorsement Under Section 42 of Act 1 of 1907  
No. 11268 of 2007 Date 22/9/67

I hereby certify that the proper deficit  
stamp duty of Rs. 32100/- Rupees.

thousand one hundred only.

has been levied in respect of this instrument  
from Sri. K. P. Reddy  
on the basis of the agreed Market Value  
consideration of Rs. 460000/- being  
higher than the consideration agreed Market  
Value.

S.R.O. Uppal

Dated 22/9/67

Sub Registrar

and Collector U/S 41&4  
INDIAN STAMP ACT

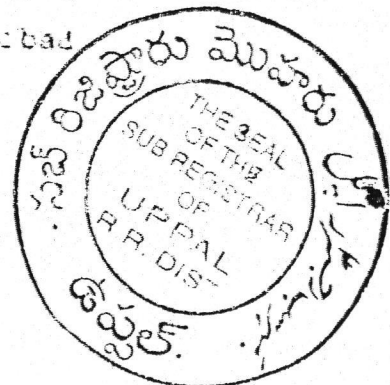
### Registration Endorsement

An amount of Rs. 32100/- towards Stamp Duty  
including Transfer duty and Rs. 2200/-  
towards Registration Fee was paid by the party  
through Challan Receipt Number 603557  
Dated 20/9/67 at C.T. Habsiguda Branch Secbad

C.B.H. Habsiguda

A/c No. 0108005078

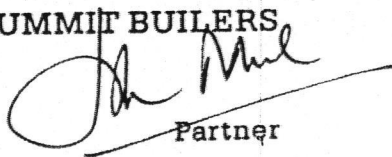
of S.R.O. Uppal



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. 524 on fifth 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. 120 admeasuring about 15 sft.
  - c. A reserved car parking space bearing no. 42 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. 4,60,000/- (Rupees Four Lakhs Sixty 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.

For SUMMIT BUILDERS



Partner

1 వ పుస్తకము 11264/07

దస్తావేజాల మొత్తం కాగితములు

సంఖ్య 11 ఈ కాగితపు వరుస

సంఖ్య 3

1

సబ్-రిజిస్ట్రార్

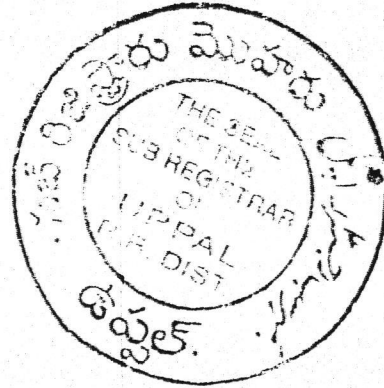
1 వ పుస్తకము సంఖ్య (కా.క) పు 11264/07

నెంబరుగా రిజిస్టరు చేయబడి స్థానికు నిమిత్తం

గుర్తింపు నెంబరు 11264-1-2007 ఇవ్వడమైన

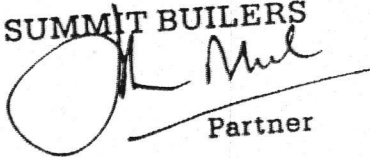
2007 సంవత్సరమున 22 తేది

రిజిస్ట్రార్



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 BUILDERS

  
Partner

1 న పుస్తకము 1126867

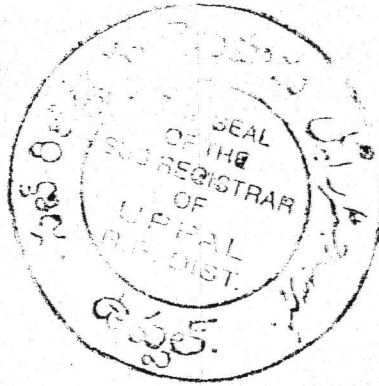
నస్తావేదాల వేదముల కారితముల

సంఖ్య 11 ఈ కారితపు పర. ప

పంఖ్య 5

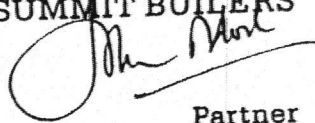
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నామ - దేవకేశ్వర



- 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.
10. Stamp duty and Registration amount of Rs. 34,495/- is paid by way of challan No. 60357, dated 20.09.07, drawn on SBH, Habsiguda Branch, Hyderabad and VAT paid an amount of Rs. 4,600 = 00/- paid by way of Payorder No. 135311, dated 06.9.2007, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For SUMMIT BUILDERS



Partner

1. వ. పుస్తకము!! 268/67

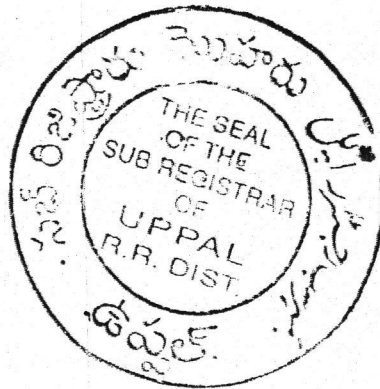
దస్తావేజాల వెయిత్తం కాగితముల

సంఖ్య... 1/... ఈ కాగితపు వరుస

సంఖ్య... 6.....

1

సబ్-రిజిస్ట్రార్.



### 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           |

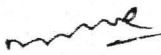
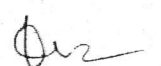
### SCHEDULE OF APARTMENT

All that forming semi-finished semi-deluxe Apartment No. 524 on the fifth 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. 120 admeasuring 15 sft. & car parking space bearing no. 42, admeasuring 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 | Open to sky      |
| South By | 6' wide corridor |
| East By  | 6' wide corridor |
| West By  | Flat No. 523     |

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:

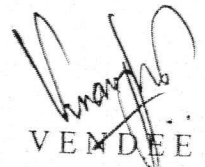
1. 
2. 

For SUMMIT BUILDERS



Partner

VENDOR

  
VENDEE

1 వ పుస్తకము 1126867

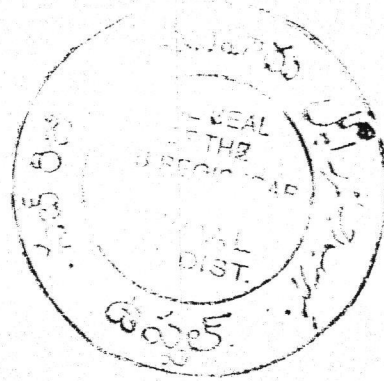
దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... 11... ఈ కాగితపు వయస్

సంఖ్య 6

1

సెల్-రిజిస్ట్రార్

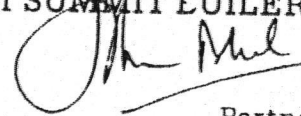


ANNEXTURE-1-A

1. Description of the Building : semi-finished semi-deluxe Flat bearing no. 524 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 : 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 :
- (g) In the Fifth Floor : 775 sft.
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV :  
of the Building : Rs.4,60,000/-

Date: 22.09.2007

For SUMMIT EULERS



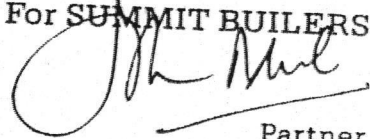
Partner

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.

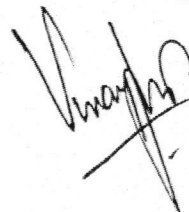
For SUMMIT BUILDERS



Partner

Signature of the Executants

Date: 22.09.2007

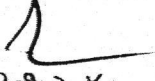


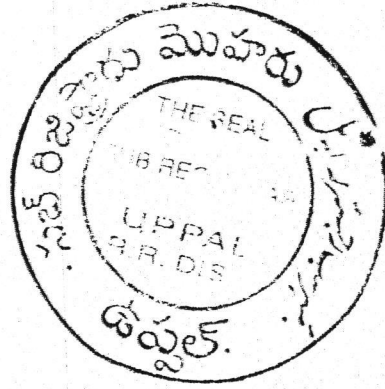
1వ పుస్తకము..!!268నంబు

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...!!.....ఈ కాగితపు వరుస

సంఖ్య.....

  
సబ్-రిజిస్ట్రార్



**REGISTRATION PLAN SHOWING**

FLAT NO. 524

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. VINAY KUMAR JHA, SON OF MR. KALANAND JHA

**REFERENCE:****AREA:**

38.75

**SCALE:**

SQ. YDS. OR

**INCL:**

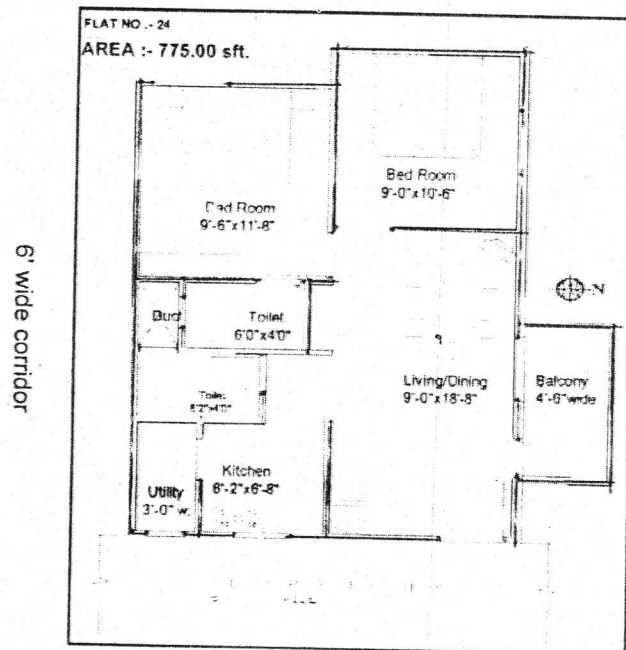
SQ. MTRS.

**EXCL:**

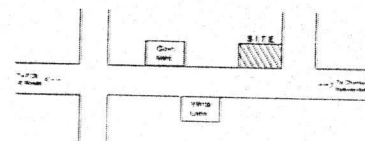
U/S. OUT OF TOTAL: 4,375 SQ.YDS.

PLINTH AREA : 775 SFT.

Flat No. 523



Open to sky



Location Map

For SUMMIT BUILDERS

Partner

SIG. OF THE VENDOR

SIG. OF THE BUYER

**WITNESSES:**

- 1.
- 2.

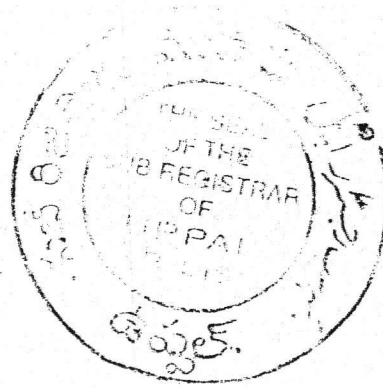
1 వ పుస్తకము: 126867

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య... 11... ఈ కాగితపు వరుస

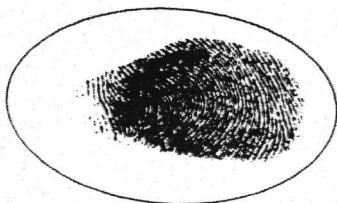
నెంబ్ర: 6





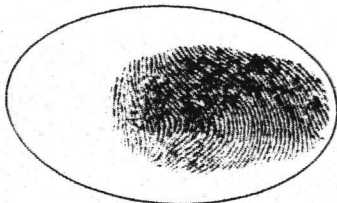
# **PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.**

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



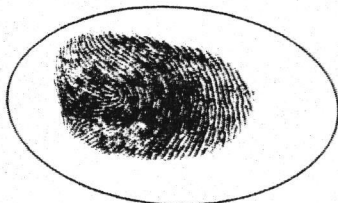
## VENDOR:

M/S. SUMMIT BUILDERS  
HAVING ITS OFFICE AT 5-4-187/3 & 4  
III FLOOR, SOHAM MANSION  
M. G. ROAD  
SECUNDERABAD - 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. VINAY KUMAR JHA  
S/O. MR. KALANAND JHA  
R/O. 23, SRI SAI NILAYAM, 2<sup>ND</sup> FLOOR  
VINAYAKA NAGAR  
(NEAR HSR 6<sup>TH</sup> SECTOR)  
BANGALORE - 560 068.

SIGNATURE OF WITNESSES:

1.

2.

For SUMMIT BUILDERS

Partner

SIGNATURE OF EXECUTANTS

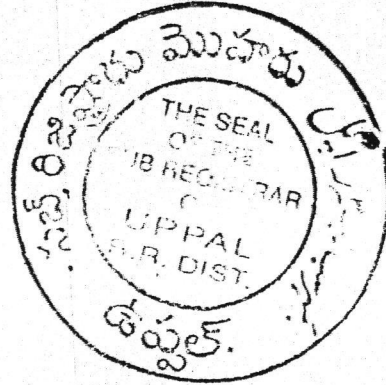
1వ పుస్తకము!! 268/107

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...!!...ఈ కాగితపు వరుస

సంఖ్య 9.....

~~సబ్-రిజిస్ట్రార్~~





FRANKLIN HEDDY  
K. RADAM HEDDY  
23 44/7/724  
JAGUEL GARDEN  
AMBERPET  
HUNDERRAD

[illegible]

1110  
 B 279 100  
 MOD  
 SOUTH SHETLAND  
 INDIAN  
 MOLE  
 MURDER  
 PO. HYCERONE  
 7. 10. 2000

For SUMMIT BUILDERS

Partners

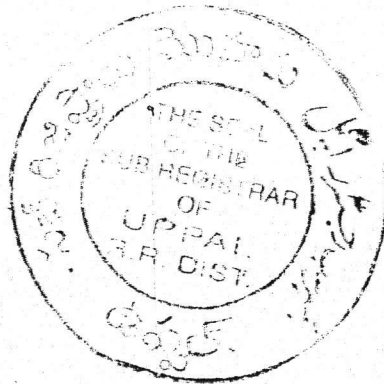
1వ పుస్తకము 11268107

దస్తావేజుల మొత్తం కాగితముల

పుస్తకము 11

10

2  
సబ్-రిజిస్ట్రార్



आयकर विभाग  
INCOME TAX DEPARTMENT  
VINAY KUMAR JHA  
KALANAND JHA  
08/05/1977  
Permanent Account Number  
ADMPJ8996K  
Signature

भारत सरकार  
GOVT OF INDIA  
भारत सरकार  
19-2007



*Vinay Jha*

1 వ పుస్తకము. 1269 నింజా  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... 1/1... ఈ కాగితపు వరుస  
సంఖ్య... 11.....

సబ్-రెజిస్ట్రార్

