

SCANNED



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

09AA 757476

D. VEERANAJI RAJU
SV N..... R.L. No. 43/2005
H. No. 6-1-53/14, Khairatabad, Hyderabad



SALE DEED

This Deed of Sale is made and executed on this the 28th day of March 2006 at Kukatpally by:-

1. SRI. PAKALAPATI SARATH KUMAR son of SRI.P.SATYANARAYANA aged about 45 years, Occupation: Professional, R/o. A/19, Journalist Colony, Road No.70, Jubilee Hills, Hyderabad-33.
2. SRI. GUTTA RAVI KISHORE son of SRI. G.U. BHASKARA RAO, aged about 42 years, Occupation: Business, R/o. Plot No.29, Street No.5, Lalithanagar Colony, Hyderabad-44.

Represented by their Agreement of Sale cum GPA Holder:

M/s. SRI SRINIVASA CONSTRUCTIONS, Represented by its Partner: SRI. G. RAMESH KUMAR son of SRI. G. VIJAYA RAMA RAJU, aged about 32 years, Occupation: Business, R/o. Flat No.302, R.R. Towers, Vivekananda Nagar Colony, Kukatpally, Hyderabad-72. Vide registered Agreement of Sale cum GPA Nos.3239/2005, dt:28-4-2005, & 3276/2005, dt:29-4-2005, both document registered at S.R.D. Kukatpally, Ranga Reddy District.

Hereinafter called the "VENDORS" of the First Part which term shall mean and include all their heirs, executors, administrators, legal representatives, nominees and assignees etc.,

G. Ramesh Kumar

contd..2..

1 వ శుష్టము 2006 నం॥పు..... 3239
చస్తా వేళ యొక్క మొత్తము కాగితముల సంఖ్య.....
ఈ కాగితము యొక్క వరువు సంఖ్య.....

2006 న నం॥ప్రైస్ నెల 12 లో.... వ తారీ
1928 రా. 4 నుచ్చిత్రుచుసముద్దా.... వ తెబు
నగలు 1..... మరియు 2..... గ. 11 మహిమ
చూకటపట్ల నాడ్-రిట్యూషన్ కార్యాలయములో

శ్రీ G. Ramesh Kumar

ఎంప్రైవ్ వట్టము 13 బ్లటి నో 3 నెచ్చర్ 32 ఏస్
మాన్సించి నమర్చించవటసిన ఫోటో గ్రాఫ్యు
మరియు వెలి ముద్రలో సోషా దాడలు చేసి
చునుము రూ 2170/- చెట్టి ఉచిసాధు
శ్రీ విజయ రామ రాజు
పట్టము వొండ క్రెడిత్

నాడ్-రిట్యూ



G. Ramesh Kumar S/o G. Vijaya Rama Rao

G. Ramesh Kumar

S/o G. Vijaya Rama Rao

CC - Subregistrar No. Platno 302
R-L-Town V.V-Nagar colony
Censor Pally Tad

చిక్కాపిండిపం

Ch. Mahipal Reddy
U.N.O:10-48
PFT colony
Dilshuknagar

2 K. Soi 208 - 190 K Lingeswari etc - Begum
T.A.N.O. 10-48 PFT colony Dilshuknagar

2006 న సంఖ్య నుచ్చిత్రుచుల 28..... వ తారీ
1928 రా. 4 నుచ్చిత్రుచు కాగితము 197..... వ తారీ

వి. ప్రైస్ నెల 12
కూకట ప్రాంతముల చార్జరీ

M.RAVINDER RAO
 S.V.L.NO. 6/94, R.L.NO. 1/1
 D.NO.3-13, KUKATPALLY
 R.R.DIST.
 LICENSE NO.24/2006

भारत	08694	आధ్య ప్రదేశ
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		R.00000300 PB5646
INDIA		NON-JUDICIAL STAFF DUTY
ANDHRA PRADESH		

-2-

IN FAVOUR OF

SRI. KATPALLY SAYA REDDY son of SRI. SAYULU, aged about 25 years, Occupation: Software Engineer, R/o. C/o. Sridhar, HIG-34, 2nd Floor, Phase-V, KPHB Colony, Kukatpally, Hyderabad-72...

Hereinafter called "THE VENDEE" of the Second part which term shall mean and include all his heirs, executors, administrators, legal representatives, nominees and assignees etc.,

WHEREAS the Vendor No.1 herein is the sole and absolute owner and peaceful possessor of House bearing No.12-4-129/B, (Old No.4-96/22), on Plot No.3, in Survey No.330 ABC, admeasuring 267 Square Yards or 223.23 Square Metres, Situated at Pragathi Nagar, MOOSAPET VILLAGE, under Kukatpally Municipality, Balanagar Mandal, Ranga Reddy District, having purchased the same Vide registered Sale Deed Document No.1904 of 1984, dated:20-3-1984, registered at R.O. Ranga Reddy District.

WHEREAS the Vendor No.2 herein is the sole and absolute owner and peaceful possessor of House bearing No.12-4-129/7 (Old No.4-96/25), on Plot No.10, in Survey No.330 ABC, admeasuring 267 Square Yards or 223.23 Square Metres, Situated at Pragathi Nagar, MOOSAPET VILLAGE, under Kukatpally Municipality, Balanagar Mandal, Ranga Reddy District, having purchased the same Vide registered Sale Deed Document No.1903 of 1984, dated:20-3-1984, registered at R.O. Ranga Reddy District.

WHEREAS the Vendors obtained Permission from the Kukatpally Municipality vide No.G2/251/BA/825/2004, Dated: 15-12-2004 for construction of Building in the above said property.

G. Ramash Kethmar

contd.3..

WHEREAS the Vendors have offered and agreed to sell the Semifinished Flat bearing No.104 (in First Floor), admeasuring 1010 Square Feet and 80.0 Sq.Feet of Car Parking, along with an Undivided share of land 30.0 Square Yards (out of 534.0 Square Yards), in H.No.12-4-129/8 and 12-4-129/7 (Old Nos.4-96/22 & 4-96/25), on Plot Nos.3 & 10, in Survey No.330 ABC, Situated at Pragathi Nagar, MOOSAPET VILLAGE, under Kukatpally Municipality, Balanagar Mandal, Ranga Reddy District, to the Vendee for a total sale consideration of Rs.4,34,000/- (Rupees Four Lakhs Thirty Four Thousand only) and the Vendee has agreed to purchase the same and morefully described in the SCHEDULE PROPERTY annexed hereto.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

In pursuance of the said sale consideration of Rs.4,34,000/- (Rupees Four Lakhs Thirty Four Thousand only) and the Vendors have received the full consideration amount from the Vendee and the Vendor do hereby admit and acknowledge the receipt of the said sum and also delivered the vacant possession of the said property to the Vendee, the Vendee shall hold and enjoy the same.

THAT all the rights, titles, interests including the power to sell which the Vendors have got and enjoyed either to have been transferred in favour of the Vendee.

WHEREAS the Schedule of the Property is free from all kinds of Encumbrances, Charges, Sales, Gifts, Mortgages and other Court attachments etc.

WHEREAS the Vendors further covenant with the Vendee that if the Vendee is deprived of whole or any part on account of any defect in the Vendor's title, the Vendors shall indemnify and compensate the Vendee against the same.

THAT the Vendee hold and enjoy the schedule property as an absolute owner as he/she likes without any let or hindrance either from the Vendors or any other person or persons whomsoever.

THE Vendee shall not demolish at any time or cause to be demolished his/her flat or any part of the building including the common area such as stair-case and parking area, drainages, pipes, cables, water courses, gutters, wires and other conveniences necessary for proper utility and service for all flat owners and or shall which is likely to cause any injury or damage in the structure of the building.

G. Prakash Kumar

ANNEXURE-I-A

1. Description of the Building : Semifinished Flat No.104 (in First Floor), in "SRI SRINIVASA'S SOUDAGHAR" in House No.12-4-129/8 and 12-4-129/7 (Old Nos.4-96/22 & 4-96/25), on Plot Nos.3 & 10, in Survey No.330 ABC, Situated at Pragathi Nagar, MOOSAPET VILLAGE, under Kukatpally Municipality, Balanagar Mandal, Ranga Reddy District,

a) Nature of roof : R.C.C.
b) Type of structure : Framed Structure
2. Age of the Building : Under Construction

3. Total Extent of site : U/S of 30.0 Sq.Yards
(out of 534.0 Sq.Yards)

4. Builtup area particulars (with breakup floor-wise)
Parking area in the Stilt : 1010.0 Square Feet.
In the Ground Floor : 80.0 Sq.Feet of Car Parking.
In the 1st Floor :
In the 2nd Floor :
In the 3rd Floor etc., :
5. Annual Rental Value : Rs.5000/-
6. Municipal Taxes per month :
7. Executants's estimate :
MV of the Building : Rs.4,34,000/-

Dated: 28-3-2006

G.Ramash Kumar G.Ramash Kumar
SIGNATURE OF THE EXECUTANTS
(AS AG-CUM-GPA HOLDER)

CERTIFICATE

We do hereby declare that what is stated above is true to the best of our knowledge and belief.

Dated: 28-3-2006,

G.Ramash Kumar G.Ramash Kumar
SIGNATURE OF THE EXECUTANTS
(AS AG-CUM-GPA HOLDER)

Jay/.
SIGNATURE OF THE CLAIMANT

12-4-129/7 B/F
1141207519

-5-

SCHEDULE OF THE PROPERTY

ALL THAT Semifinished Flat bearing No.104 (in First Floor), admeasuring 1010 Square Feet and 80.0 Sq.Feet of Car Parking, along with an Undivided share of land 30.0 Square Yards (out of 534.0 Square Yards), in H.No.12-4-129/8 and 12-4-129/7 (Old Nos.4-96/22 & 4-96/25), on Plot Nos.3 & 10, in Survey No.330 ABC, Situated at Pragathi Nagar, MOOSAPET VILLAGE, under Kukatpally Municipality, Balanagar Mandal, Ranga Reddy District, knowns as "SRI SRINIVASA'S SOUDAGHAR", and bounded by:

NORTH : 30'-0" WIDE ROAD
 SOUTH : 30'-0" WIDE ROAD.
 EAST : Y.R. SARMA'S HOUSE & HOUSE OF A.SAKKUBAI
 WEST : NEIGHBOUR'S HOUSE & G. BHEEM REDDY HOUSE

BOUNDARIES FOR FLAT No.104

NORTH : OPEN TO SKY
 SOUTH : CORRIDOR/STAIRCASE/OPEN TO SKY
 EAST : OPEN TO SKY.
 WEST : OPEN TO SKY

More clearly delineated in the Plan annexed hereto and marked in RED colour.

In witness whereof the Vendors through Agreement of Sale cum GPA Holder have signed on this of Sale with own free will and consent on this the day, month and year first above mentioned.

G. Ramash Kumar

VENDORS
(AS AG-CUM-GPA HOLDER)

WITNESSES:

1. *Chef*
2. *K. Saini*

contd...6..

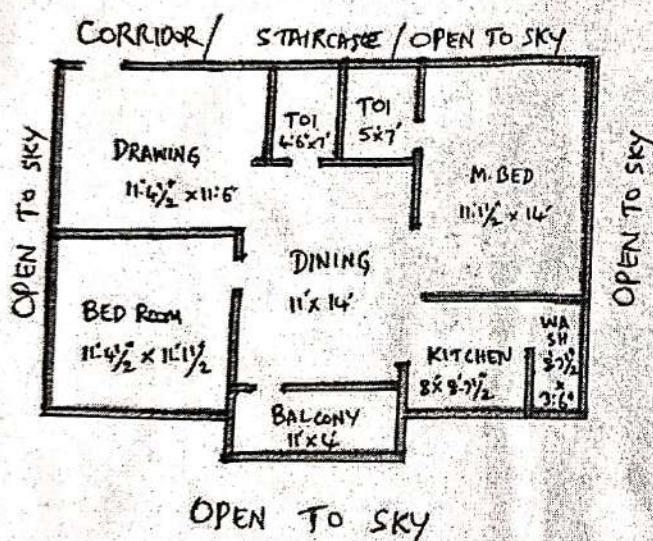
REGN. PLAN SHOWING FOR THE SEMIFINISHED FLAT No.104 (IN FIRST FLOOR),
 OF "SRI SRINIVASA'S SOUDAGHAR", IN HOUSE No.12-4-129/8 & 12-4-129/7 (OLD
 NO.4-96/22 & 4-96/25), ON PLOT Nos.3 & 10, IN SURVEY No.330 ABC, SITUATED AT
 PRAGATHINAGAR, MOOSAPET VILLAGE, UNDER KUKATPALLY MUNICIPALITY,
 BALANAGAR MANDAL, RANGA REDDY DISTRICT.

VENDOR : 1. SRI. P. SARATH KUMAR S/o. SRI. P. SATYANARAYANA & OTHER
 Rep. by GPA Holder: M/s. SRI. SRINIVASA CONSTRUCTIONS
 Rep. by its Managing Partner: SRI. G. RAMESH KUMAR
 S/o. SRI. G. VIJAYA RAMA RAJU.

VENDEE : SRI. K. SAYA REDDY S/o. SRI. SAYULU

REF:

INCLUDED :



AREA
 1010.0 SQ.FEET
 AND
 U/S. 30.0 SQ.YDS



WITNESSES:

1. *[Signature]*
2. *K. Sayulu*

G. Ramesh Kumar
 SIGNATURE OF THE VENDORS
 (AS GPA HOLDER)

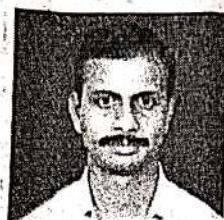
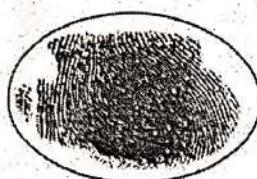
**PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32 A OF
REGISTRATION ACT, 1908.**

Sl. No.

**FINGER PRINT
IN BLACK INK
(LEFT THUMB)**

**PHOTOGRAPH
PASSPORT SIZE
BLACK & WHITE**

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



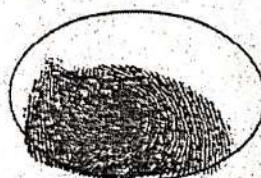
M/s. Sri Srinivas Construction

Rep'd by A. Ravish Kumar

No. Flat no. 302, R.R.Towers,

Vivekananda Negan Color, Vellore

Thd-22

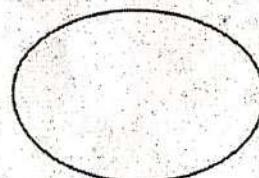


K. Saya Reddy

No. 90, Sardar, H14-34,

2nd Floor, Phase-II, ICPRHS

Colony, Kullabatt, Hyd-72



SIGNATURE OF THE WITNESSES:

1. Chay

2. La Scia 100

G. Ramachandran

SIGNATURE OF THE EXECUTIVE