

INDIA NON JUDICIAL

₹ 100

RS 100

एक सौ रुपये ONE HUNDRED RUPEES

09AA 757476

D. VEERANATHAYILU

D. VEER
SVL No. 6-1-53/104, Khairabad, HY
H. No. 6-1-53/104, Khairabad, HY

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.,

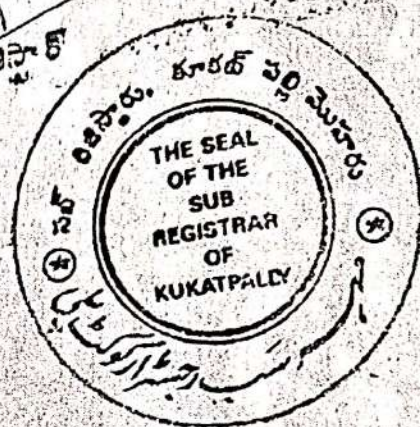
G. Ramesh Kumar

contd..2..

1 వ పుస్తకము. 2006 సం॥పు..... 3239
 పస్తావేజు యొక్క మొత్తము కాగితముల సంఖ్య...
 2 కాగితము యొక్క వరుస సంఖ్య.....

22 మార్చి 2006

సబ్-రిజిస్ట్రార్



2006 వ సం॥ మే 1 నెల 23 వ తేది
 1928 కా. శ. చైత్ర శుక్ల మాసము 07 వ తేది
 గుంటూరు మునిసిపల్ కలెక్షరు కార్యాలయములో
 శ్రీ Gr. Ramesh Kumar
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32 ఏను
 నుండి నమర్చించవలసిన ఫోటో గ్రాఫులు
 మరియు వేలి ముద్రలతో సహా దాఖలు చేసి
 తునుము రూ..... 2170/- చెల్లించినాడు.

ప్రాసాద ఇచ్చినట్లు నిర్ధారించుకొన్నది
 ఎడమ పొడవైన ప్రాసాద

Gr. Ramesh Kumar S/o Gr. Vijaya Ramesh Reddy
 Gr. Ramesh Kumar S/o Gr. Vijaya Ramesh Reddy
 600 - 8th Street 40 Plot No 302
 R.R. Tower V.V. Nagar Colony
 Kukatpally

విడుదలచేసినది

1 Ch... Ch. Mahipal Reddy
 H. NO: 10-48
 PPT Colony
 Dilshuknagar

2 K. Saitoo - 40 K. Lingesh Reddy
 H. NO. 10-48 PPT Colony Dilshuknagar

2006 వ సం॥ మే 1 నెల 23 వ తేది
 1928 కా. శ. చైత్ర శుక్ల మాసము 07 వ తేది

...
 సబ్-రిజిస్ట్రార్
 కూకట్ పల్లి

M. RAVINDER RAO
S.V.L.NO. 6/94, R.L.NO. 1/10
D.NO. 3-13, KUKATPALLY
R.R.DIST.
LICENSE NO. 24/2006



NON JUDICIAL
STAMP DUTY

आंध्र प्रदेश
MAR 27 2006
20:41
PB5646
ANDHRA PRADESH

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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.12-4-129/8, (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.62/251/BA/825/2004, Dated: 15-12-2004 for construction of Building in the above said property.

G. Ramesh Kumar

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. Prasad 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 : 1010.0 Square Feet.
(with breakup floor-wise) : 80.0 Sq.Feet of Car Parking.
Parking area in the Stilt :
In the Ground Floor : Ground + 2 Upper Floors.
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: 28-3-2016

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: 28-3-2016,

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


SIGNATURE OF THE CLAIMANT

12-4-129/7 & 8/F-104.
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, known 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.

WITNESSES:

1. *Ch...*
2. *K. Sai...*

G. Ramakrishna
VENDORS
(AS AG-CUM-GPA HOLDER)


contd..6..

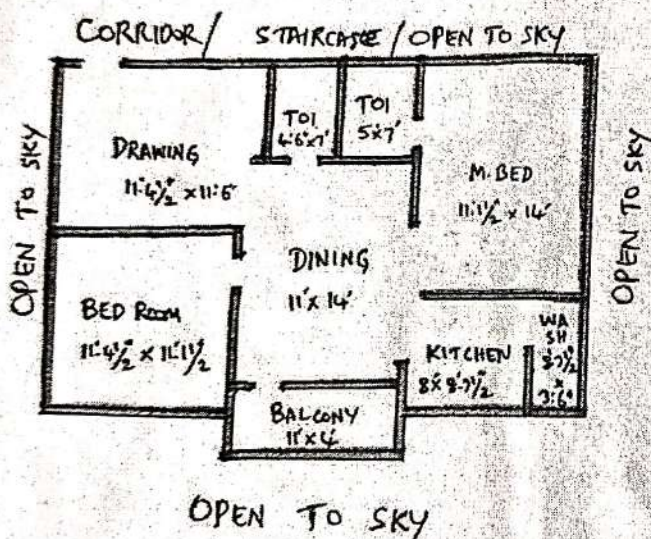
REGN. PLAN SHOWING FOR THE SEMIFINISHED FLAT No.104 (IN FIRST FLOOR),
OF "SRI SRINIVASA'S SOUDAGHAR", IN HOUSE No.12-4-129/8 & 12-4-129/7 (OLD
No.4-96/22 & 4-96/25), ON PLOT Nos.3 & 10, IN SURVEY No.330 ABC, SITUATED AT
PRAGATHINAGAR, MOOSAPET VILLAGE, UNDER KUKATPALLY MUNICIPALITY,
BALANAGAR MANDAL,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

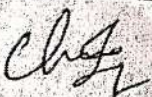
1010.0 SQ. FEET


AND

U/S. 30.0 SQ. YDS



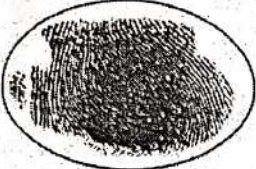



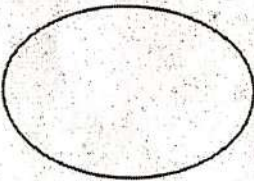
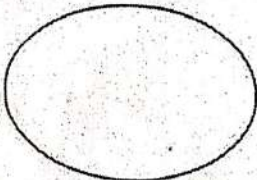
WITNESSES:

1. 


2. K Sai 

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
			<u>M/s. Sri Srinivasa Constructions</u> <u>Rep by G. Ramesh Kumar</u> <u>No. Flat no. 302, R.R Towers,</u> <u>Vivekananda Nagar Colony, Kukatpally</u> <u>Hyd-72</u>
			<u>K. Saija Reddy</u> <u>No. 40. Sridhar, H16-34,</u> <u>2nd Floor, Phase-II, KPHB</u> <u>Colony, Kukatpally, Hyd-72</u>
			
			

SIGNATURE OF THE WITNESSES :

- 
- K. Sai Reddy

G. Ramesh Kumar
SIGNATURE OF THE EXECUTANT