

SCANNED

Case: 12087/22

DOCT NO: 11699/2022



తెలంగాణ తెలంగాణ TELANGANA

Sl. No: 10496 Date: 05/11/2022.  
Sold To : S Kumar  
S/o : Jaganatham R/o Hyd.  
To Whom : Aparna Infrahousing Pvt Ltd.

K. RAJESWARI

LICENSED STAMP VENDOR  
L.No. 18-11-043/2017,  
R.L.No. 18-11-016/2020  
H.No. 6-3-382,  
NEAR HIMALAYA BOOK WORLD  
RESERVE SOC PETROL PUMP  
PUNJAGUTTA, HYDERABAD-50  
Mobile Number 86 86 66 99 73

### SALE DEED

This SALE DEED is made and executed on this 17th day of December 2022 at The Sub-Registrar Office, Serilingampally, by:

1. Sri M. Nagi Reddy, S/o. Late M. Subba Reddy, aged about 73 Years, Occ: Business, R/o: Plot No. 166, Gulmohar Park, Serilingampally Mandal, Hyderabad.
2. Sri B.V. Sreenivasa Reddy, S/o. Late B. Ramakrishna Reddy, aged about 63 Years, Occ: Business, R/o. Flat No. 209, H.No.8-2-547/1, Aparna Chandradeep Apartments, Near Mee-Seva, Road No. 7, Banjara Hills, Hyderabad - 500034.
3. M/s. Aparna Constructions And Estates Private Limited a Company registered under the Companies Act 1956, having its registered office at # 802, Astral Heights, H.No.6-3-352/2&3, Road No.1, Banjara Hills, Hyderabad, Represented by its Authorized Signatory, Sri B. Venu Gopal Reddy S/o. Late B. Lakshmana Reddy, aged about 55 Years, Occ: Service, O/o. 802, Astral Heights, H.No.6-3-352/2&3, Road No.1, Banjara Hills, Hyderabad.

T. Gnanaraj.

K. Vaisa

For APARNA INFRAHOUSING PVT. LTD.

T. Gnanaraj.  
Authorized Signatory



Further the Promoter & Developer has given the Specific Power of Attorney to Sri. A. Srinivasa Rao, S/o. Late Sri A. Kondaiah, aged about 51 years, Occ: Private Service, O/o. #802, Astral Heights, Road No.1, Banjara Hills, Hyderabad-500034 to present the document signed and executed by them before the registration authorities for registration purpose and registered the same with Joint Sub-Registrar, Office of the Sub-Registrar, Serilingampally, Ranga Reddy District, vide Specific Power of Attorney No.75/IV/2021, dated 19.03.2021. Aadhar No: 5058 3273 1305.

### IN FAVOUR OF

1. Mr. Tirumalla Gnanavikas, S/o. Mr. Tirumalla Denakar, aged about 29 Years, Occupation: Software Employee, Present Address: Flat-501, Prashanthi Nivas, DD Colony, Bagh Amberpet, Hyderabad- 500013; PAN No. AWOPT7314G, Aadhaar Card No: 6792 4188 8380, Ph. No: 9949699736.
2. Mrs. Kuppam Anantharam Vaishnavi, W/o. Mr. Tirumalla Gnanavikas, aged about 28 Years, Occupation: Software Employee, Present Address: Flat-501, Prashanthi Nivas, Dd Colony, Bagh Amberpet, Hyderabad- 500013; PAN No: EZFPK2312P, Aadhaar Card No: 5586 4575 2585, Ph. No: 8412015319.

(Hereinafter called the "PURCHASER(S)")

The expressions the "VENDORS", "PROMOTER/DEVELOPER" and "PURCHASER(S)" shall mean and include their respective heirs, legal representatives, executors, administrators, assignees, liquidators, successors-in-interest, etc., wherever the context permits.

Whereas, the Owners/Vendors are absolute owners and Possessors of land admeasuring Ac.37-01.Gts in Survey Nos. 222/AA, 223, 224/A, 224/AA, 225/A, 225/AA, 226(P), 282(P), 284 to 293, 294/A, 294/AA, 294/E, 294/EE, 294/U, 294/UU and 295 of Nallagandla Village, Serilingampally Mandal, Ranga Reddy District having purchased the same under Registered Sale Deeds from the previous Pattadars/Owners as mentioned below:

| Sl. No. | Name of the Vendor                            | Sale Deed Date & Doc. No. | Executed by                    | Sy. No. | Extent Ac-Gts |
|---------|---|---------------------------|--------------------------------|---------|---------------|
| 1.      | Sri M. Nagi Reddy                             | 10896/2006<br>12-05-2006  | Sri P. Narsimha Reddy & others | 222/A1  | 0-37          |
|         |   | 6233/2007<br>29-03-2007   | Sri P. Narsimha Reddy & others | 295     | 1-05          |
| 2.      | Sri B.V. Sreenivasa Reddy                     | 10795/2006<br>25-04-2006  | Sri Puram Raji Reddy & others  | 222/AA  | 1-20          |
| 3.      | M/s. Aparna Constructions And Estates Pvt Ltd | 141/2008<br>15-12-2007    | Smt D. Sujatha & others        | 222/A   | 1-00          |
| 4.      | Sri D. Uday Kumar Reddy                       | 9168/2006<br>21-03-2006   | Sri B. Janap Reddy & others    | 223     | 0-04          |
|         |   |                           |                                | 289     | 0-16          |

T. Gnanavikas.  
K. Vaish

For APARNA INFRAHOUSING PVT. LTD.

*T. S. M.*  
Authorised Signatory







# Presentation Endorsement:

Presented in the Office of the Sub Registrar, Serilingampalli along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 65000/- paid between the hours of \_\_\_\_\_ and \_\_\_\_\_ on the 17th day of DEC, 2022 by Sri B.V.S.R.Krishna

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

| Sl No | Code | Thumb Impression  | Photo   | Address   | Signature/Thumb Impression  |
|-------|------|---|---|---|---|
| 1     | CL   |  | <br>KUPPAM ANANTHARAM VAISHNAVI<br>[1522-1-2022-12067] | KUPPAM ANANTHARAM VAISHNAVI<br>W/O. TRIMALLA GNANAVIKAS<br>BACHAMBERPET, HYD  | <i>K. Vaish</i><br> |
| 2     | CL   |  | <br>TRIPALLA GUNNAI<br>[1522-1-2022-12067]             | TRIMALLA GNANAVIKAS<br>W/O. TRIMALLA DENAKAR<br>BACHAMBERPET, HYD   | <i>T. Gnanavikas</i>  |
| 3     | EX   |  | <br>ALL ARE REP BY GFA<br>[1522-1-2022-12067]          | ALL ARE REP BY GFA MISAPARNA<br>INFRAHOUSING PVT LTD REP BY<br>S.V.S.R.KRISHNA (REP BY SPA<br>ASRINVASA RAO)<br>S/O. S.V.SUBRAHMANYAM<br>SANJARA HILLS, HYD | <i>ASR</i>  |

Identified by Witness:



| Sl No | Thumb Impression  | Photo  | Name & Address              | Signature                   |
|-------|---|--|-----------------------------|-----------------------------|
| 1     |   | <br>S SURESH KULKACHARLA<br>[1522-1-2022-12067]  | S SURESH<br>KULKACHARLA     | <i>S. Suresh</i>            |
| 2     |  | <br>MD RAHMATULLAH BADAL<br>[1522-1-2022-12067] | MD RAHMATULLAH BADAL<br>HYD | <i>MD RAHMATULLAH BADAL</i> |

17th day of December, 2022

Signature of Sub Registrar

Serilingampalli

E-KYC Details as received from UIDAI:

| Sl No | Aadhaar Details   | Address  | Photo   |
|-------|---|--|---|
| 1     | Aadhaar No: XXXXXXXX1306<br>Name: Ambapally Srinivasa Rao | C/O Kondalah,<br>Kondapur, K.V. Rangareddy, Telangana, 500084      |  |
| 2     | Aadhaar No: XXXXXXXX0380<br>Name: Trimalla Gnanavikas     | S/O Trimalla Denakar,<br>Mushoorabad, Hyderabad, Telangana, 500044 |  |

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regard to the interpretation of the terms of this deed shall be referred to the sole Arbitrator to be selected by the Purchasers out of any three persons having experience in construction and development to be suggested by the Developer. The remuneration of the Arbitrator shall be 1% of the value of the dispute, subject to a minimum of Rs.1,00,000/-. The Arbitrator shall commence the arbitration and pass the Award within three months of such reference. The venue of Arbitration shall be Hyderabad and subject to the jurisdiction of the Hyderabad District Courts only.

33. Notwithstanding anything contained herein above, this deed shall not super-cede or override any agreement entered into by the purchasers with the Developer and shall not create any absolute rights, unless and until all the amounts due to the Vendors/Developer are fully paid and the Vendors /Developer delivers the actual physical possession of the B-Schedule Apartment to the purchaser/s and the rights of the purchasers shall always be subject to the terms of this deed.

#### SCHEDULE-A PROPERTY

All that land admeasuring Ac.21-29Gts (87,939 Sq. mts) after excluding peripheral road area and approach road area, out of Ac.24-18<sup>1</sup>/<sub>2</sub>Gts in Survey Nos.222(P), 223, 224, 225, 226(P), 282(P), 284(P), 285, 286, 287, 288, 289, 290, 291, 292, 293, 294(P) & 295 Nallagandla Village, Serilingampally Mandal, Ranga Reddy District, and bounded as follows:

|       |   |   |
|-------|---|---|
| NORTH | : | Aparna Cyberlife Project;                 |
| SOUTH | : | Road;                                     |
| EAST  | : | 12.19Mts Wide Peripheral Road;            |
| WEST  | : | Land in Survey Nos. 282(P), 294(P) & 296. |

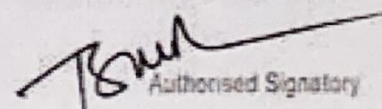
The above schedule is as per the sanctioned plan approved by Greater Hyderabad Municipal Corporation vide file No.102941/01/11/2016 HO, Permit No. 53203/HO/WZ/Cir-11/2016, dated 03-05-2017.

#### Schedule 'B' -Property

All that Part and Parcel of Apartment No. G6, Floor No. Ground in Block No. C, with Saleable area of 1510 Sq. feet which includes Carpet area (Including Internal Walls) of 972.30 Sq. feet, balconies and Utility area of 99.35 Sq. feet, External walls of 79.66 Sq. feet and common area of 358.69 Sq. feet (subject to tolerance +/- 3% on account of structural, design and construction variance) along with undivided share of land 33 Sq. Yards together with 2 Car Parking slots, to be constructed in the project named as "Aparna Sarovar Zenith", in Schedule - 'A' Property bounded as follows:

|       |   |                         |
|-------|---|-------------------------|
| North | : | Open to Sky,            |
| South | : | Open to Sky,            |
| East  | : | Open to Sky & Corridor, |
| West  | : | Open to Sky.            |

For APARNA INFRASTRUCTURE PVT. LTD.

  
Authorized Signatory

T. Gnanasekar  
K. Vairaj