

ORIGINAL

దస్తావేజులు మరియు తుదియుగముల రక్షణ

R. Kumar Reddy

ఈ ఆదేశ ఉపదేశించిన దస్తావేజులు మరియు తుదియుగముల పునరుత్పాదన.

దస్తావేజు స్వీకారము

దస్తావేజు లిఖన

స్టాంపు విలువ రూ.

దస్తావేజు సంఖ్య

రిజిస్ట్రేషన్ తుదియుగము
లోని స్టాంపు
యాజ్ఞర్ చార్జీలు
అధికార ఫీజు
5 X



మొత్తం

అక్షరం

తేది 14/12/20

భావము తేది 14/12/20

Note : Document will be returned at 3.30 p.m. to 5.00 p.m.
Joint Sub-Registrar P. R. Dist.

If Document is not claimed within 10 days from the date of Registration, sale 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.



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

C 938566

Date : 29-11-2006 Serial No : 10,416 Denomination : 100

Purchased By :

V.KOTA REDDY
S/O.V.SIVA KOTA REDDY
R/O.HYD.

Sub Registrar
Ex.Officio Stamp Vendor
S.R.O. BANJARAHILLS

For Whom :

M/S.SRI ADITYA HOMES (P) LTD.,

R/O.HYD.

SALEDEED

This Deed of Sale is made and executed on this the 27th day of December, 2006, at Hyderabad, by and between:

1. Smt.D.Sabitha, W/o. Late D.Penta Reddy, Aged about 55 years, Occupation: Housewife,
2. Sri D.Yugandhar Reddy, S/o. Late D.Penta Reddy, Aged about 35 years, Occupation: Business,
3. Sri D.Srinivas Reddy, S/o. Late D.Penta Reddy, Aged about 33 years, Occupation: Business,

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2006 వ సంవత్సరము

19 జూలై 2006 నా

పగలు

రంగారెడ్డి జిల్లా రెజిస్ట్రారు కార్యాలయంలో

మరియు పోలీసులతో

భా. 1325 లో

ప్రాసియర్మెంట్లు

ఎకమ ప్రొటెక్షన్

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10/0. Late D. Pankaj Reddy.

37, Vinayakamagar, Gachibowli, 440.

D. Yugandhar Reddy & Late Pankaj Reddy

37, Vinayakamagar, Gachibowli, 440.

D. Srinivas Reddy & Late Pankaj Reddy

37, Vinayakamagar, Gachibowli, 440.

D. Ravikant Reddy & Late Pankaj Reddy

37, Vinayakamagar, Gachibowli, 440.

D. Neerajal & Late Pankaj Reddy

37, Vinayakamagar, Gachibowli, 440.

D. Neerajal & Late Pankaj Reddy

37, Vinayakamagar, Gachibowli, 440.



ఎకమ ప్రొటెక్షన్

ఎకమ ప్రొటెక్షన్

ఎకమ ప్రొటెక్షన్

ఎకమ ప్రొటెక్షన్

B. Veeraja

4. **Sri D.Ravikanth Reddy**, S/o. Late D.Penta Reddy, Aged about 30 years, Occupation: Business,

All are residents of Plot No.37, Vinayakanagar, Gachibowli village, Serilingampally Mandal, Ranga Reddy District.

(Hereinafter called "Vendors")

AND

Smt.B.Neeraja, W/o. B.Narender Reddy, Aged about 38 years, Occupation: Housewife, R/o Plot No.37, Vinayakanagar, Gachibowli, Hyderabad.

(Hereinafter called "the Consenting Party")

IN FAVOUR OF

M/s. Sri Aditya Homes Private Limited, a company registered under the Companies Act, 1956, having its Registered Office at # 301, Nalamada Apartments, Srinagar Colony, Hyderabad - 500 072, represented by its Managing Director Sri V.Kota Reddy, S/o Sri V.Siva Kota Reddy, aged about 44 years, Occupation: Business, R/o # 1161, Road No.56, Jubilee Hills, Hyderabad - 500 033.

(Hereinafter called "Purchaser")

The expressions the "Vendors", the "Consenting Party" and the "Purchaser" shall mean and include their respective heirs, legal representatives, assignees, administrators, executors, successors-in-title, etc., wherever the context permits.

Whereas, Sri D.Pentaiah alias Sri D.Penta Reddy was the original pattedar and possessor of the lands admeasuring Ac.0.18 Gts out of the total extent of Ac.0.36 Gts in Survey No.18, Ac.1.28 Gts in Survey No.19, Ac.0.19 Gts out of Ac.0.37 Gts in Survey No.26 and Ac.0.06 Gts in Survey No.27, totally admeasuring Ac.2.31 Gts, situated at Darga Hussain Shawali village, Serilingampally Mandal, Ranga Reddy District.

Whereas, Sri D.Penta Reddy died on 8.1.1988 leaving behind his widow and three sons, namely, the Vendors herein and a daughter, who is the Consenting Party herein.

Whereas, the Consenting Party relinquished all her share or interest, whatsoever, in respect of the land of Ac.2.31 Gts in Survey Nos.18/AA, 19, 26/A* and 27 of Darga Hussain Shawali village.

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1st March 2006 No.

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దస్తవేజు యొక్క మొత్తము కాగితముల సంఖ్య

ఈ కాగితముల వరుస సంఖ్య



జాయింట్ సర్టిఫికేట్ - II

సాక్షిగా ఉన్న వారి సంతకం

V. Kotareddi

V. Kota Reddy, శ్రీ. U. Siva Subrahmanyam Reddy
1161, Road No. 56, Jubilee Hills, Hydr.

విరూపాక్షం

1. M. Bal Reddy

M. Bal Reddy, శ్రీ. Linga Reddy,
6-2-3, Main Road, R.R.D.I.

2. P.S. Damodhar Reddy

P.S. Damodhar Reddy శ్రీ. Late Sugamanyam Reddy
2-117/10, Dargah Hussain Shahi, Hydr.

2006 వ సంవత్సరం

1927 వ సంవత్సరం

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జాయింట్ సర్టిఫికేట్ - II

Whereas, the Vendors herein have, thus, become the absolute owners and possessors of the above said lands and they have orally partitioned their properties and accordingly, the joint patta was split and separate pattadar pass books and title deeds were issued by the Mandal Revenue Officer, Serilingampally Mandal, the details of which are as follows:

Name	Patta No.	Pass book No.	Title deed No.
Smt.D.Sabitha	33	31377	234690
Sri D.Yugandhar Reddy	20	31367	234680
Sri D.Srinivas Reddy	28	31372	234685
Sri D.Ravikanth Reddy	21	31368	234661

Whereas, the Vendors herein have together sold Ac.0.20 Gts and Ac.1.20 Gts, out of their total extent of Ac.2.31 Gts showing all Survey Nos.18/AA, 19, 26/A and 27 under registered sale deed bearing document Nos.4900 and 4901 of 2004 respectively, both dated 8.4.2004 to Smt.K.Kavitha Reddy and Sri K.V.Srinivas Reddy and Smt.M.Sridevi and M.Prakash Reddy respectively.

Whereas, the Purchaser herein have purchased the said extent of Ac.0.20 Gts from the said Smt.K.Kavitha Reddy and Sri K.V.Srinivas Reddy under registered sale deed bearing No.8765/2004 dated 19.8.2004 and Ac.0.30 Gts each under registered sale deed bearing document No.11494/2004 dated 17.11.2004 and 12528/2004 dated 13.12.2004 from the said Smt.M.Sridevi and M.Prakash Reddy and obtained mutation in respect of the said extents of Ac.0.17 Gts, Ac.1.21 Gts and Ac.0.02 Gts in Survey No.18/AA, 19 and 26/AA, totally admeasuring Ac.2.00 Gts from the Special Deputy Collector-cum-Mandal Revenue Officer, Serilingampally Mandal, Ranga Reddy District vide Proceedings No.B/111/2005 dated 9.2.2006 and have been in possession and enjoyment of the same.

Whereas, at the time of mutation proceedings and survey, it came to light that the land which was actually sold by the Vendors and which was later purchased by the Purchasers herein, as above, covered Ac.0.17 Gts, Ac.1.21 Gts and Ac.0.02 Gts in Survey Nos.18/AA, 19 and 26/A only and does not cover any extent of land in Survey No.27, though the said number was also mentioned in those sale deeds.

Whereas, the Purchaser has approached the Vendors to sell all their remaining land, namely, Ac.0.01 Gts in Survey No.18/AA, Ac.0.07 Gts in Survey No.19, Ac.0.13 1/2 Gts in Survey No.26/A and Ac.0.05 Gts in Survey No.27 (excluding the house with Ac.0.03^{1/2} Gts in Survey No.26/A and Ac.0.01 Gts in Survey No.27), totally admeasuring Ac.0.26^{1/2} Gts, situated at Darga Hussain Shawali village, Serilingampally Mandal, Ranga Reddy District, more particularly described as Items No.1 to 4 in the schedule annexed hereto and hereinafter referred to as "the schedule lands".

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మొత్తము 2006 నాటి
యొక్క మొత్తము కారితముల సంఖ్య
ఈ కారితముల వరుస సంఖ్య

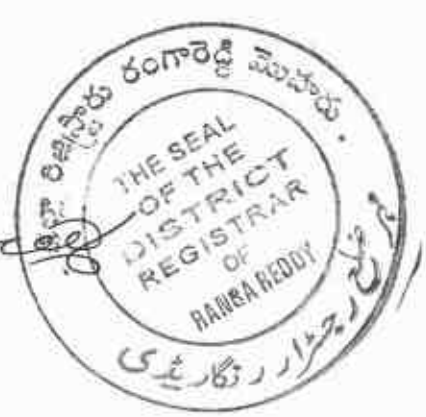
జాయింట్ సబ్ రిజిస్ట్రార్-II

An Amount Of Rs. 238400/-
Stamp duty including Transfer duty and
Rs. 3250/- Towards Registration Fees
Was Paid By The Party through Challan
Receipt 22246 Dated 27/12/06
SBH Sanath Nagar Branch
Joint Sub-Registrar
Ranga Reddy

ENDORSEMENTS UNDER SECTIONS 41 & 42 OF ACT II OF 1898
File No: 2391/06 Dated: 27/12/06
I have by certify that the proper/default stamp duty of Rs. 238400/-
has been lived in respect of this instrument from 26,50,000/-
the basis of agreed Market Value/Consideration of Rs1
being higher than the Consideration/agreed Market Value 1898

District Registrar's Office
Ranga Reddy District
Registered
Registrar/Collector
under the Indian Stamp Act

Registered as Document No. 26265 on
2006/1917 SE of Book 1, and assigned the
Identification Number as 1510-1-26265-2
For Scanning,
Date: 27/12/06
Registering Office



Whereas, the Consenting Party herein has agreed to join this sale deed to affirm the title of the Vendors herein and to assure the Purchaser that she relinquished her share or right in the lands inherited from late Penta Reddy as above, and therefore, she does not have any right in the schedule lands and has no objection for the sale of the schedule lands by the Vendors.

Whereas, the Vendors have agreed to sell and the Purchaser have agreed to purchase the schedule lands and accordingly, the Vendors execute this sale deed.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In consideration of **Rs.26,50,000/-** (Rupees Twenty six lacs Fifty thousand Only) paid by the Purchaser, in favour of the Vendors No.1 to 4 in the following manner:

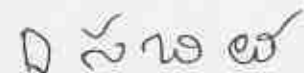
- i. Cheque No.692539 dated 27.12.2006, for Rs.662,500/- infavour of Vendor No.1
- ii. Cheque No.692540 dated 27.12.2006, for Rs.662,500/- infavour of Vendor No.2
- iii. Cheque No.692541 dated 27.12.2006, for Rs.662,500/- infavour of Vendor No.3
- iv. Cheque No.667456 dated 18.11.2006, for Rs.400,000/- infavour of Vendor No.4
- v. Cheque No.692542 dated 27.12.2006, for Rs.262,500/- infavour of Vendor No.4

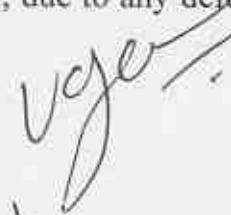
all the cheques are drawn on Corporation Bank, Jubilee Hills, Hyderabad

the receipt of which the Vendors hereby admit and acknowledge as full sale consideration and accordingly discharge the Purchaser, the Vendors do hereby transfer, convey, sell and assign all their rights, title and interest in respect of the Schedule Lands in favour of the Purchaser, along with all easements and appurtenances thereto, to the Purchaser herein to have and hold the same absolutely and forever.

2. The Vendors have today delivered vacant and peaceful possession of the Schedule Lands to the Purchaser herein and to avoid any future doubts, the neighboring owners have signed this sale deed as consenting witnesses and the Purchaser shall enjoy the Schedule Lands as absolute owner without any obstruction or hindrance from the Vendors or any claiming through them.

3. The Vendors and Consenting Party do hereby declare and assure that the Schedule Lands are free from all encumbrances, prior mortgages, charges, prior agreements of sale, adverse claims, litigations, demands, joint family interests, whatsoever, etc., and that they have got free and marketable title to sell the same to the Purchaser herein and the Vendors and Consenting Party further covenant to indemnify the Purchaser and keep the Purchaser fully indemnified from all or any loss that may be caused to the Purchaser or anyone claiming through the Purchaser, due to any defect in title of the Vendors or otherwise.

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విషయము యొక్క మొత్తము కాగితముల సంఖ్య

ఈ కాగితముల వరుస సంఖ్య

జాయింట్ సబ్ రిజిస్ట్రారు-II



4. The Vendors do hereby declare that the Purchaser shall be entitled to obtain mutation in his favour in respect of the Schedule Lands, in the Record of Rights or other Revenue Records without any further reference to the Vendors and the Vendors further agree to execute any deed or document for better conveyance as and when in the manner required by the Purchaser at Purchaser's cost.

5. The Vendors have today executed the rectification deeds in respect of the sale deeds bearing Nos.4900 and 4901 of 2004 executed by them in favour of Smt.K.Kavitha Reddy and three others and also arranged corresponding rectification deeds executed by the said Smt.K.Kavitha Reddy and three others in respect of the sale deeds executed by the said persons bearing documents Nos.8765, 11494 and 12528 of 2004 in favour of the Purchaser herein to avoid any future doubts and the Consenting Party also affirms the contents of the rectification deeds.

6. The Vendors have handed over all their pattedar pass books and title deeds mentioned above to the Purchaser.

7. The Vendors further declare that the Schedule Lands are exempted by G.O.Ms.No.733, Revenue (UC.I) Department dated 31.10.1988 and they do not have any surplus land within the meaning of Central Act 33 of 1976 or under the A.P.Act 1 of 1973 and the Schedule Lands are not assigned lands within the meaning of the A.P. Act 7 of 1977.

8. The Vendors do hereby declare that the Market Value of the Schedule Lands is Rs.26,50,000/- and the consideration under this sale deed is the same i.e., Rs.26,50,000/- and they further declare that there are no trees, fish ponds, structures, or similar other improvements in the Schedule Lands having bearing on the market value or the stamp duty and hence, the stamp duty paid is sufficient.

SCHEDULE OF PROPERTY

i) Item No.1:

All that the land admeasuring Ac.0.01 Gts in Survey No.18/AA of Darga Hussain Shawali village, Serilingampally Mandal, Ranga Reddy District, more particularly delineated in red colour in the Map annexed hereto and bounded as follows:

NORTH : Survey No.17;
 SOUTH : Survey No.19 (part) i.e. Item No.2 hereunder
 EAST : Survey No.18/AA (part) belonging to the Purchaser;
 WEST : Survey No.18 (part);

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జనవరి 2006 నా
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ఈ కాగితముల వరుస సంఖ్య.....

జాయింట్ సబ్ రిజిస్ట్రారు-11



ii) Item No.2:

All that the land admeasuring Ac.0.07 Gts in Survey No.19 of Darga Hussain Shawali village, Serilingampally Mandal, Ranga Reddy District, more particularly delineated in Green colour with measurements in the Map annexed hereto and bounded as follows:

- NORTH : Survey No.18/AA, i.e., Item No.1;
 SOUTH : Survey No.30;
 EAST : Survey No.19 (part) belonging to the Purchaser;
 WEST : Survey No.31;

iii) Item No.3:

All that the land admeasuring Ac.0.13^{1/2} Gts in Survey No.26/A of Darga Hussain Shawali village, Serilingampally Mandal, Ranga Reddy District, more particularly delineated in Brown colour with measurements in the Map annexed hereto and bounded as follows:

- NORTH : Sy.No.26/A (part) belonging to the Purchaser and partly Survey No.20
 SOUTH : Private Road and remaining part of Survey No.25;
 EAST : Survey No.21;
 WEST : Survey No.26 (part), House belonging to Sri Damodar Reddy.

iv) Item No.4:

All that the land admeasuring Ac.0.05 Gts in Survey No.27 of Darga Shawali village, Serilingampally Mandal, Ranga Reddy District, more particularly delineated in Orange colour in the Map annexed hereto and bounded as follows:

- NORTH : Survey No.26 Part and 30 Part;
 SOUTH : Survey No.28;
 EAST : House in Sy.No.27 (part) sold by the Vendors to Damodar Reddy and Survey No.26 Part;
 WEST : Survey No.28 and 30;

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దేసావేజు యొక్క మొత్తము కాగితముల సంఖ్య.....

ఈ కాగితముల వరుస సంఖ్య.....

జాయింట్ సర్వేయింగ్స్-!!



IN WITNESSES WHEREOF, the Vendors have signed and executed this Deed of Sale, out of their free will and consent, on this the 27th day of December, 2006, at Hyderabad, and in the presence of the following witnesses:

VENDORS:

1. D S R E S

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WITNESSES:

1. K. Bal Reddy

B. N. Venkatesh

CONSENTING PARTY:

2. P. S. Dhanalakshmi Reddy

గత వ్యవస్థకము 2006 సరి 26265

దస్తావేజు యొక్క మొత్తము కాగితముల సంఖ్య
17 ఈ కాగితముల వరుస సంఖ్య

జాయింట్ సబ్ రిజిస్ట్రారు-II



STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY FILED

Under Rule 3 of Andhra Pradesh Valuation of Instrument Rules, 1975

We,

D.SABITHA, W/o. Late Sri D.Penta Reddy
D.YUGANDHAR REDDY, S/o. Late Sri D.Penta Reddy
D.SRINIVAS REDDY, S/o. Late Sri D.Penta Reddy
D.RAVIKANTH REDDY, S/o. Late Sri D.Penta Reddy
B.NEERAJA, W/o. Sri B.Nrender Reddy

are hereby declare & state of the best of our knowledge and belief the Market Value of the Property intend to be intended is as follows:

Sl.No.	Survey No/ Plot No.	Place Area	Value per Acre	Total Market Value
1.	18/AA	Ac.0-01 Gts	Rs.40,00,000/-	
	19	Ac.0-07 Gts		
	26	Ac.0-03 ^{1/2} Gts		
	27	Ac.0-05 Gts		
	Total:	Ac.0-26 ^{1/2} Gts		Rs. 26,50,000/-
Darga Hussain Shawali Village Serilingampally Mandal R.R. District				

Total: Rs. 26,50,000/-

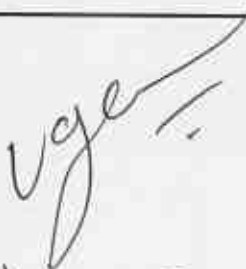
VENDORS:

1. D S R E S

2.

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B. Neeraja
CONSENTING PARTY

Station: Hyderabad
Date : 27.12.2006

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దేవావేదియొక్క మొత్తము కాగితముల సంఖ్య.....

ఈ కాగితముల వరుస సంఖ్య.....

జాయింట్ సర్టిఫికేటరు-II



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

Sl.No	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH IN BLACK & WHITE	NAME AND PERMANENT POSTAL ADDRESS OF PRESENTANT SELLER/BUYER
			<u>VENDOR-1</u> Smt. D.SABITHA W/o. Late D.Pentaiah, Plot No. 37, Vinayakanagar, Gachibowli, Serilingampally(M), R.R.District.
			<u>VENDOR-2</u> SRI D.YUGANDHAR REDDY, S/o. Late D.Penta Reddy, Plot No. 37, Vinayakanagar, Gachibowli, Serilingampally(M), R.R.District.
			<u>VENDOR-3</u> SRI D.SRINIVAS REDDY, S/o. Late D.Penta Reddy, Plot No. 37, Vinayakanagar, Gachibowli, Serilingampally(M), R.R.District.
			<u>VENDOR-4</u> SRI D.RAVIKANTH REDDY, S/o. Late D.Penta Reddy, Plot No. 37, Vinayakanagar, Gachibowli, Serilingampally(M), R.R.District.

Witnesses:

Signature of the Executants.

1. *J. Bal Reddy*

2. *P.S. Dhanu Reddy*

1. *D. S. W. R.*

3. *[Signature]*

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1వ త్రిసంవత్సరము 2006 సం॥ 26265

దస్తావేజు యొక్క మొత్తము కాగితముల సంఖ్య.....

17 ఈ కాగితముల వరుస సంఖ్య.....

బాయింట్ సబ్ రిజిస్ట్రారు



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

Sl.No	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH IN BLACK & WHITE	NAME AND PERMANENT POSTAL ADDRESS OF PRESENTANT SELLER/BUYER
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CONSENTING PARTY

Smt. B.NEERAJA,
W/o. Sri B.Narender Reddy,
Plot No. 37, Vinayakanagar,
Gachibowli, Serilingampally(M),
R.R.District.

PURCHASER

M/s. Sri Aditya Homes (P) Ltd
Rep. By its Managing Director.

SRI V.KOTA REDDY,

S/o. Sri V.Siva Kota Reddy,
1161, Road No.56,
Jubilee Hills,
Hyderabad

Witnesses:

1. *K. Lal Reddy*

2. *P.S. Dhanu Reddy*

Signature of the Executants.

1. *D S R*

3. *[Signature]*

2. *[Signature]*

4. *[Signature]*

అన పుస్తకము 2006 సం: 26265

దొంగ వేజ్ యొక్క మొత్తము కాగితముల సంఖ్య.....

17 ఈ కాగితముల పరుస సంఖ్య..... 10

అయిదవ పేజీ రిజిస్ట్రారు-11



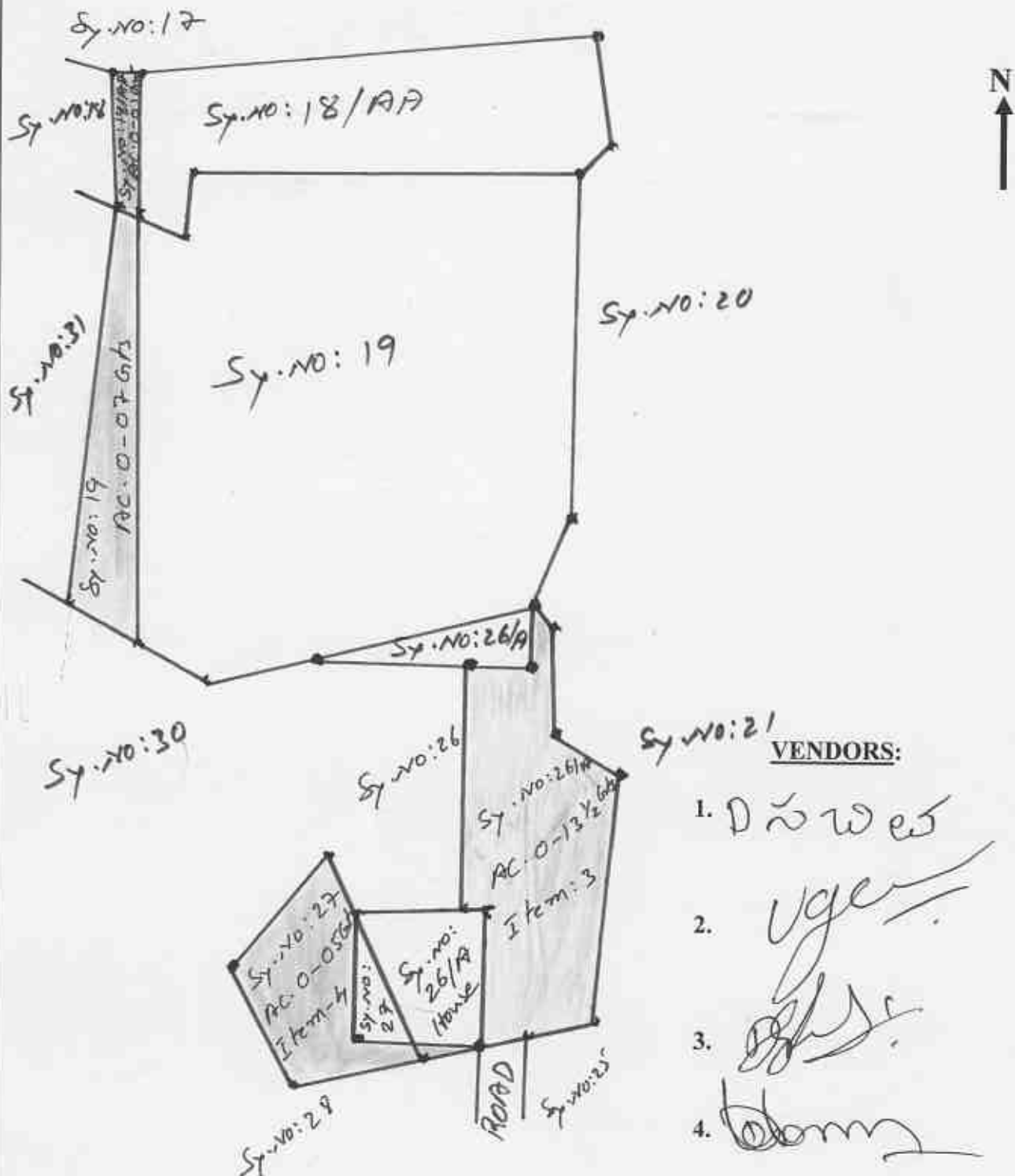
REGISTRATION PLAN SHOWING THE LAND ADMEASURING Ac.0-01 Gts, Ac.0-07 Gts, Ac.0-13^{1/2} Gts, Ac.0-05 Gts TOTAL ADMEASURING Ac.0-26^{1/2} IN SURVEY NOS. 18/AA, 19, 26/A AND 27 OF DARGA HUSSAIN SHAWALI (V), SERILINGAMPALLY (M), R.R.DISTRICT.

VENDORS:

1. Smt. D.SABITHA, W/O. LATE D.PENTA REDDY
2. SRI D.YUGANDHAR REDDY, S/O. LATE D.PENTA REDDY
3. SRI D.SRINIVAS REDDY, S/O. LATE D.PENTA REDDY
4. SRI D.RAVIKANTH REDDY, S/O. LATE D.PENTA REDDY

PURCHASER: SRI ADITYA HOMES PRIVATE LTD.,
(Rep. by its Managing Director Sri V.Kota Reddy)

REFERENCE: ITEM-1  ITEM-2  ITEM-3  ITEM-4 



WITNESSES:

1. *J. K. Reddy*

2. *P. S. Sumanth Reddy*

B. Neeraja
CONSENTING PARTY

V. Kota Reddy
PURCHASER

1వ పుస్తకము 2006 సం॥

26265

దస్తావేజు లెక్క మొత్తము కాగితముల సంఖ్య

(7) ఈ కాగితముల వరుస సంఖ్య..... (1)

జాయింట్ సర్టిఫికేట్-11

