

8157106

(22)

C. No. 8282



आन्ध्र प्रदेश ANDHRA PRADESH

Sl. No.: 543/1, 54/100 R.O.

Purchaser Name: Adinarayana Reddy

For Whom: Serene Park Constructions, Secbad

650874

DUSA SPINIVAS RAO  
S.V.L. No: 23/08 R. No: 8/04  
12-11-699, VIARABIGUDA,  
SECUNDERABAD-500 081.

SALE DEED

THIS SALE DEED IS MADE AND EXECUTED ON THIS THE 6<sup>th</sup> DAY OF APRIL 2006  
AT DISTRICT REGISTRAR OFFICE, RANGA REDDY DISTRICT, BY AND BETWEEN:

Sri Varakala Pentaiah Goud S/o. Late Sri Balaiah, aged about 42 years, Occ: Business,  
R/o. H.No 1-7-142/1, Kamalanagar, ECIL, Hyderabad. Represented by his Agreement of  
Sale Cum GPA Holder Sri. M. Ravinder Reddy S/o Late Sri Papi Reddy, aged 37 years.  
Occ: Business, R/o Flat No 103 First Floor, S R.Complex, Habsiguda, Hyderabad.

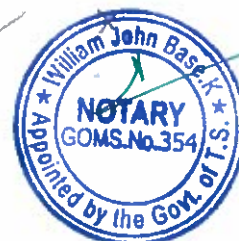
(Vide Regd.Doc.No. 6511/06 dated 13/03/06 registered at District Registrar, R.R.District)  
HEREINAFTER referred to as the VENDOR, (which expression unless repugnant to its  
context, shall mean and include his heirs, legal representatives, executors, administrators  
and successors-in-interest and assignees, nominees etc.) of the ONE PART.

AND

M/s. Serene Park Constructions, having its registered office at 5-4-187/3&4, III Floor,  
Soham Mansion, M. G. Road, Secunderabad -500 003, represented by its partner, Shri  
Sourabh Modi S/o Shri Salish Modi, aged 34 years, Occ: Business, resident of Plot No.280,  
Road. No.25, Jubilee Hills, Hyderabad -34, hereinafter referred to as the VENDEE, (which  
expression where the context so permits shall mean and include its successors in interest,  
nominees, assignees etc.) of THE OTHER PART.

For Serene Park Constructions LLP

Designated Partner



1వ పుస్తకము 2006 సం||

ఉస్మావేజు యొక్క మొత్తము కాగితముల సంఖ్య.....

..... ఈ కాగితముల వరుస సంఖ్య.....

జాయింట్ సబ్ రిజిస్ట్రారు-I

2006 వ సం|| నెల 6 వ తేది

1928 సా.శ. సం|| మాసము 16 వ తేది

పగలు 12 గంటలు

రంగారెడ్డి జిల్లా రిజిస్ట్రారు కార్యాలయంలో ఫోటోలు

మరియు నేలిముద్రలతో దాఖలుచేసి రుసుము

రూ. 65.00 చెల్లించినది

వాస ఇంట్లో ఉన్నట్లు స్పష్టమైనది

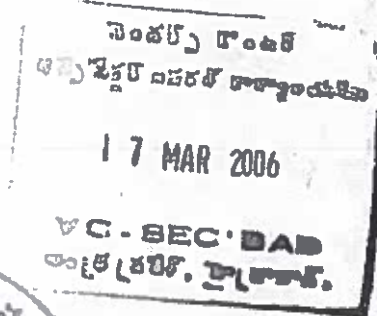
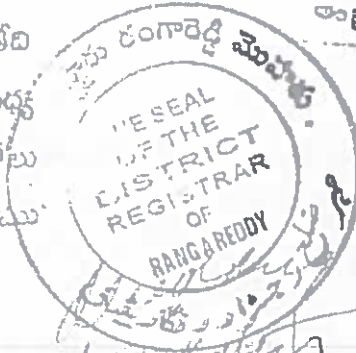
ఏదమ కోరిక వేరు



ఎడమ వ్రాసిన వ్రేలు



రూపొందినది



Handwritten signature and address: M. Paul - Reddy Business Res 103 S.R Complex

Handwritten text: Hyderabad (AS 4/A)

Handwritten text: S/o Subbarao Res 1-8 488

Handwritten text: Chitradurga Pally Res AS S.P. Adh Vender

① K. Srinivas Flat No. 309, Block No. I PRATAP CITY APPTS, MAYAPUR, HYD.

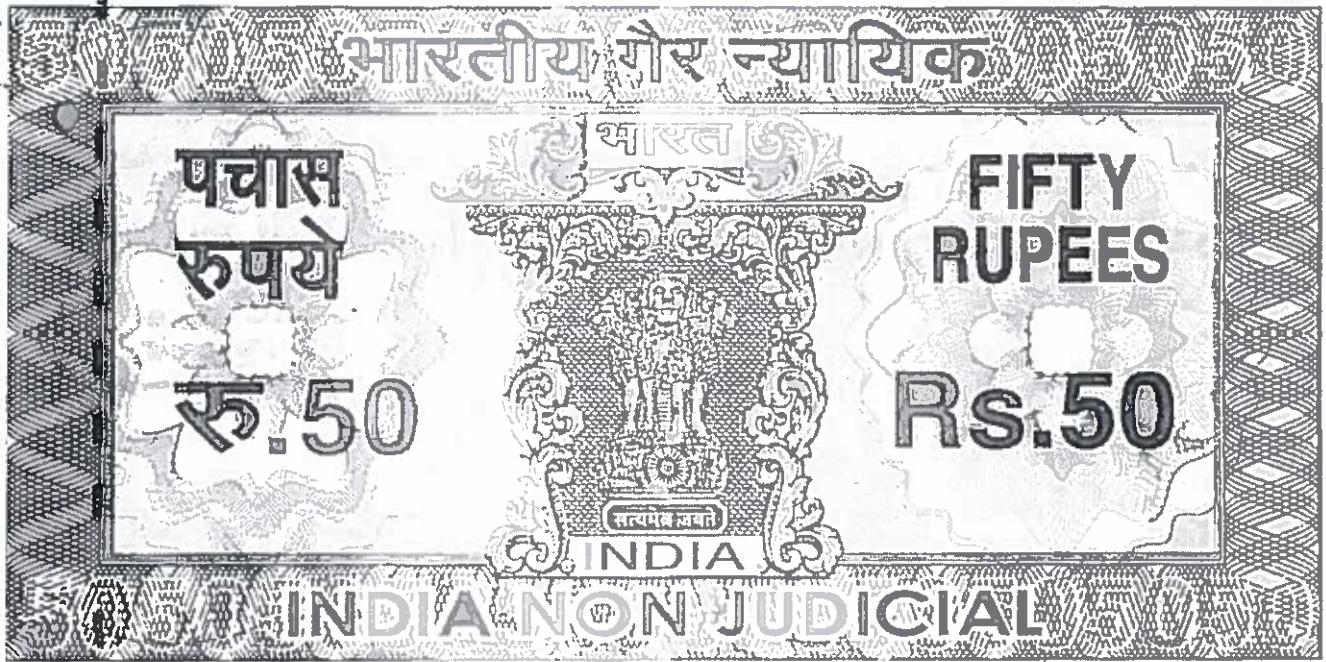
② Smt R. Smt R/o K. Bhaskar Reddy - Bunder Rd Ammapet, Hydr

2006 వ సం|| నెల 6 వ తేది

1928 సా.శ. సం|| మాసము 16 వ తేది

జాయింట్ సబ్ రిజిస్ట్రారు - I





आन्ध्र प्रदेश ANDHRA PRADESH

M. No: 5430 Dt. 5/4/06, 30/

Purchaser Name: Dura Kumar S/O. Adinarayana Reddy

For: Serene Park Constructions & Co.

650873

DUSA SRINIVAS RAO  
S.V.L. No: 23/00 R. No: 5/04  
13-11 695, VARASIGUDA,  
SECUNDERABAD-500 081.

- WHEREAS the VENDOR is the owner and peaceful possessor of dry agricultural land, admeasuring Ac.1-00 guntas, in Sy.No 96 (P) & Sy.No 97 (P), situated at Ghatkesar Village, Ghatkesar Gram Panchayat, Ghatkesar Mandal, R.R.District, having purchased the same from Sri S. Raj Reddy vide Registered Sale Deed No 685/04 dated 20/01/04, registered at the office of the S.R.O Ghatkesar, Ranga Reddy district and more clearly described in the Schedule of Property.
- Whereas Sri S. Raj Reddy had previously purchased the above land admeasuring Ac.1:00 guntas, in Sy.No.96 (P) & Sy.No. 97 (P), situated at Ghatkesar Village, Ghatkesar Gram Panchayat, Ghatkesar Mandal, R.R.District from Sri Rathnapuram Brahmachary vide Registered sale deed No. 5614/2002 dated 15/07/2002 registered at the office of the SRO Ghatkesar, R.R.District.
- Whereas Sri Rathnapuram Brahmachary had previously purchased the above land admeasuring Ac.1-00 guntas, in Sy.No 96 (P) & Sy.No.97 (P), situated at Ghatkesar Village, Ghatkesar Gram Panchayat, Ghatkesar Mandal, R.R.District from Sri Mohd Miyajani & Sri C.Koti Reddy vide Registered sale deed no 5423/81 dated 26/12/1981.
- Whereas the rights of the former owner Sri Rathnapuram Brahmachary with respect to the above land are confirmed vide Order No 3388/99 dated 15/10/99 issued by the office of the Mandal Revenue Officer, Ghatkesar Mandal, R.R.District.

*Handwritten signature*

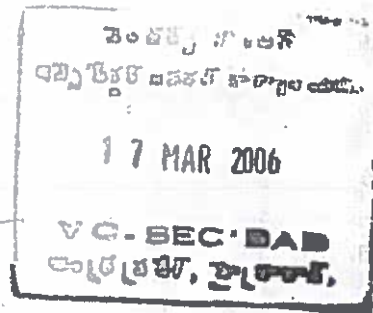


1వ పుస్తకము 2006 నంబర్ ..... 857

దస్తావేజు యొక్క ముత్తము కారితముల సంఖ్య.....

..... ఈ కారితముల వరుస సంఖ్య..... 2

జాయింట్ సబ్ రిజిస్ట్రారు-3



All Amount Of Rs. 107900/- Towards  
Stamp duty in Charging Transfer duty and  
Rs. 6510/- Towards Registration Fees  
Was Paid by The Party through Challan  
Receipt No. 86166 Dated 6/4/06  
SBH Bharath nagar Branch

Joint Sub-Registrar  
Ranga Reddy

ENDORSEMENTS UNDER SECTIONS 41 & 42 OF ACT II OF

File No. 857/06 Dated: 6/4/06

I here by certify that the proper stamp duty of Rs. 107900/-  
has been paid in full in the instrument from

the basis of agreed Market Value of Rs. 1200000/-  
being higher than the Government/Agreed Market Value 1893

District Registrar

Ranga Reddy District

Dated: 6/4/06

Registrar/Collector  
under the Indian Stamp Act

Registered as Document, No. 857 on  
2006/1927 SE of Book 1, and assigned the  
Identification Number as 1010-1-857-2006

For Scanning.

Date: 6/4/06

Reg. Office.



- Whereas the Vendor has entered into an Agreement of Sale Cum General Power of Attorney infavour of Sri Ravinder Reddy, vide Regd. Doc.No.6511/06 dated 13/3/06 registered at the office of the District Registrar, R.R. District.
- The VENDOR has offered to sell and the VENDEE has offered to purchase, the above dry agricultural land admeasuring Ac1:00 guntas, in S.No 96 (P) & S.No 97 (P), situated at Ghatkesar Village, Ghatkesar Gram Panchayat, Ghatkesar Mandal, R.R.District, along with rights of easement (hereinafter called the Scheduled Property) for a consideration of Rs. 12,00,000/- (Rupees Twelve Lakhs Only) and the same is accepted and set out below

**NOW THEREFORE THIS SALE DEED WITNESSETH AS UNDER**

The VENDOR in consideration of the said sum of Rs. 12,00,000/- (Rupees Twelve Lakhs Only), received by the VENDOR, the receipt, of which sum is hereby acknowledged and full and final discharge wherefore is hereby given by the VENDOR to the VENDEE, the VENDOR, does hereby sell, transfer and convey absolutely to the VENDEE, the Schedule Property, admeasuring Ac1:00guntas, in S.No 96 (P) & S.No 97 (P), situated at Ghatkesar Village, Ghatkesar Gram Panchayat, Ghatkesar Mandal, R.R.District, shown in detail in the plan annexed thereto.

The VENDOR further covenants with the VENDEE as follows:

1. HENCEFORTH, the VENDOR shall not have any right, title or interest in the Schedule Property, which shall be enjoyed absolutely by the VENDEE without any let or hindrance from the VENDOR or anyone else claiming through them.
2. The VENDOR do hereby declare, assure and covenant with the VENDEE that the recitals contained herein are all true and correct, that no one else has any right, title or interest in the Schedule Property, that all rates, taxes etc., payable in respect of the Schedule Property have been paid and it has not been alienated or encumbered in any manner whatsoever and that the Schedule Property is not the subject matter of any legal or acquisition proceedings.
3. The VENDOR, hereby, agree to indemnify and keep indemnified the VENDEE at all times in respect of all losses, expenses and costs including, court costs to which it may be put on account of the breach of all or any of the covenants contained herein or on account of any of all of the recitals contained herein being false or incorrect, or on account of anyone else claiming any right, title or interest in the Schedule Property by the VENDOR or anyone claiming through them, or on account of any let or hindrance to the Vendors in the enjoyment of the Schedule Property for the Vendors or anyone claiming through them.

*M. Reddy*  
*Notary*



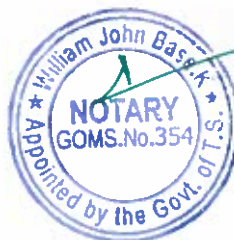
8157  
1వ నైపుకము 2005 స.సం: .....  
దస్తావేజు యొక్క మొత్తము కారితముల సంఖ్య .....  
ఈ కారితముల వరుస సంఖ్య ..... 3

డా. ఎం. ఎస్. బి. రెడ్డి-1



4. Agricultural lands in Sy No's 96, 97, 98 & 99 of Ghalkesar Village, Ghatkesar Gram Panchayat, Ghalkesar Mandal, Ranga Reddy District were subdivided with rights of easement and the Scheduled property admeasuring Ac 1.00 guntas in Sy.No 96 (P) & 97 (P) lies as No. 27 & No.28 (Part)
5. The VENDOR, hereby, further agrees to sign all documents and do all acts as may be necessary to complete or defend the title of the Vendee to the Schedule Property.
6. The VENDOR has this day delivered vacant and peaceful possession of the Schedule Property to the VENDEE
7. The VENDOR has delivered all the original documents of title, link documents and all other relevant documents, pertaining to the Schedule Property to the VENDEE.
8. The Vendors do hereby declare that this land is not assigned land within the meaning of A.P. Assigned Lands (Prohibitions of Transfers) Acts 9 of 1977 and it does not belong to or is under mortgage to any Government Agencies/Undertakings.
9. The VENDOR hereby declare that owning dry agricultural land admeasuring Ac.1-00 guntas, located in Sy. No. 96(P) & 97 (P), Ghatkesar Village, Ghalkesar Gram Panchayat, Ghatkesar Mandal, R.R District, that the same does not attract the provisions of the A.P. Reforms (Ceiling or Agricultural Holdings Act) No 1 of 1973
10. The Vendor does hereby declared that there are no Mango Trees/Coconut trees/betel leaf gardens/Orange groves/ or any such other gardens, that there are no mines or quarries of granite or such other valuable stones that there are no machinery, no fish ponds, etc., in the land now being transferred, that if any suppression of fact is noticed at a future date, we will be liable for prosecution as per law, besides payment of deficit duty.
11. The market value of the property is Rs 12,00,000/- (Rupees Twelve Lakhs Only) per acre. The total value is Rs. 12,00,000/- (Rupees Twelve Lakhs Only) for Ac.1 - 00 guntas, stamp duty being paid on Market value
12. Rs. 1,14,510/- (Rupees one lakh Fourteen Thousand Five hundred and Ten only) paid by way of Challan No. 561616, dated 6-4-06 drawn on State Bank of Hyderabad, Sanatnagar Branch, Hyderabad towards stamp duty and registration charges.

*Neeraj*

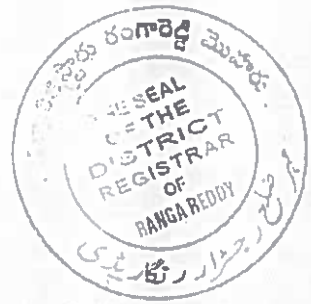


1వ పుస్తకము 2006 నం: 8757

దస్తావేజు యొక్క మొత్తము కాగితముల సంఖ్య

ఈ కాగితముల పునః సంఖ్య 9

జయ బసవ రిజిస్టరు - I



SCHEDULE OF PROPERTY

All that dry agricultural land Ac.1-50 guntas, in Sy.No 96 (P) & Sy.No 97 (P), situated at Ghatkesar Village, Ghatkesar Gram Panchayat and Mandal, R.R.District, along with easement rights and bounded by

|       |                                                 |
|-------|-------------------------------------------------|
| North | Agricultural land in Part of Sy.No 97           |
| South | Agricultural land in Part of Sy.No 97           |
| East  | Agricultural land belonging to S R Smitha Bindu |
| West  | Road                                            |

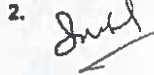
IN WITNESS WHEREOF THE ABOVENAMED PARTIES AFFIX THEIR SIGNATURE HERE  
UNDER IN THE PRESENCE OF THE UNDERMENTIONED WITNESSES.

  
Sri M. Ravinder Reddy

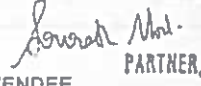
Agreement of sale cum GPA Holder of Sri V.Pentlah Goud  
(VENDOR )

Witnesses:

1. K.S.D.

2. 

For SERENE PARK CONSTRUCTIONS,

  
PARTNER.

VENDEE



8157

1వ పుస్తకము 2006 సం|| .....

దస్తావేజు యొక్క మొత్తము కాగితముల సంఖ్య .....

ఈ కాగితముల వలన సంఖ్య .....

జామింటి సబ్ లిజిస్ట్రారు-1



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

| FINGER PRINT IN BLACK INK (LEFT THUMB)                                             | PASSPORT SIZE PHOTOGRAPH (BLACK AND WHITE)                                         | NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/BUYER                                                                                                                                                                             |
|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   |   | <b>VENDOR</b><br>Sri. M.Ravinder Reddy<br>Agreement of sale cum GPA<br>Holder of Sri V.Pentiah Goud<br>R/o Flat No 103<br>First Floor, S.R.Complex,<br>Habsiguda,Hyderabad                                                             |
|   |   | <b>VENDEE</b><br>M/s. Serene Park Constructions<br>5-4-187/3&4, 11rd Floor Soham<br>Mansion, M.G.Road,<br>Secunderabad-500 003<br>Rep by its Patner<br>Sri.Sourabh Modi<br>R/o. Plot.No.280, Road No.25,<br>Jubilee Hills Hyderabad-34 |
|  |  | Sri. G.Srinivasa Rao<br>S/o.Subba Rao<br>1-8-488, Chikkadapally<br>Hyderabad-20                                                                                                                                                        |

Note: If Buyer(s) is/are not present before the Sub-Registrar, the following request should be signed.

I/We send herewith my/our photograph(s) and fingerprints in the for prescribed, through my representative Sri. G.Srinivasa Rao as I/We cannot appear personally before the Registering officer in the office of the Sub-Registrar of Assurances.

Signature of the Representative

Signature of Witnesses:

1. K.S.D.S.
2. 

for SERENE PARK CONSTRUCTIONS,

Signature of the Buyer  
PARTNER.

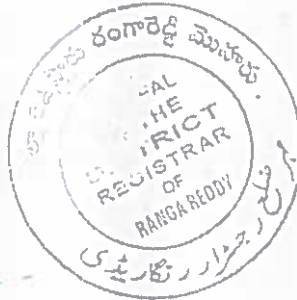


1వ పుస్తకము 2006 నం. 8757

దస్తావేజు యొక్క మొత్తము కాగితము సంఖ్య.....

7 ఈ కాగితమును పంపించు స్థానము.....

రామయ్య నట దిబ్బెస్వారు-1

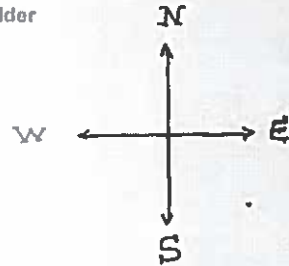


Plan of dry agricultural land admeasuring Ac 1.00 guntas in Sy.No 96 (P) & Sy.No 97 (P), situated at Ghatkesar Village, Ghatkesar Gram Panchayat & Mandal, R.R District,

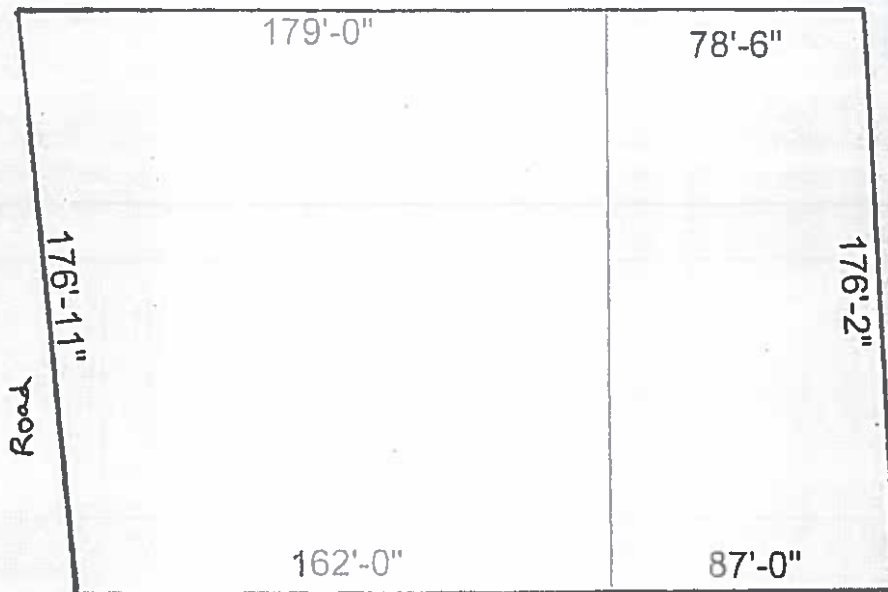
**VENDOR** : Sri Varakata Pentiah Goud  
(Rep. by his Agreement of Sale cum GPA Holder  
Sri. M Ravinder Reddy)

**VENDEE** : M/s. Serene Park Constructions  
(Rep by its Partner. Sri Sourabh Modi)

**AREA:** : Ac.1.00 guntas.



*Agrl. land Part of Sy no. 97*



*Agrl land Part of Sy.no. 97*

**Signature of Witnesses:**

1. K. Sri

2. *[Signature]*

*[Signature]*  
Signature of the Executant

For SERENE PARK CONSTRUCTIONS,

*[Signature]*  
PARTNER,

SIGNATURE OF THE BUYER

For Serene Park Constructions LLP

*[Signature]*  
Designated Partner



**ATTESTED**

*19/2/21.*  
**WILLIAM JOHN BOSE. K**  
ADVOCATE & NOTARY  
(1-20-40/38 (21-205), Road No.9,  
West Venkatapuram, SECUNDERABAD-500 015.

1వ పుస్తకము 2006 సం: 8157

దస్తావేజు యొక్క మొత్తము ముల సంఖ్య.....

ఈ కాగితముల సంఖ్య.....

జాయింట్ సబ్ రిజిస్ట్రారు-1

