SCANNED Doc No 3399/2013 R-402/2013



CS 3444 AEK 3672

ఆంధ్రప్రదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH

BC 596068

Sl.No. 10281 Dt: 28/11/2013 Rs. 100/-

Sold To. K. Nagesh

S/o. D/o. W/o. K. Nagamma

For whom Self R/o Hyd.

Marked & Through ... on ... in ...

E. BALAKRISHNA
Licensed Stamp Vendor, L.No. 15-29-027/2013,
H.No.4-15, ChowdariGuda (V),Ghatkesar (M),
R.R. District, Pin Code: 501301.
Ph: + 919989063309

1900 100

75900 DSD 25500 TD 9500 RT 100 UC 11 4000

SALE DEED

This Sale Deed is made and executed on the 28th th day of **November, 2013,** at Hyderabad by and between:

Sri.M.Venkat Reddy, S/o.M.Krishna Reddy,Aged About;42 yrs, Occ: Agriculture, R/o.H-No:4-1-219, Rajiv Nagar Colony, Nacharam Village,R.R.Dist.

Rep. by their AGPA Holder.

M/s MYE INFRA PVT. LTD., a company incorporated under the Companies Act Represented by its Managing Director, **Sri. E.PRABHAKAR YADAV, S/o Sri. E. MUTHYALU,** Aged About:35yrs,Occ:Business,having the Head Office at # Plot No. 1, Silicon Valley, Image Garden Lane, Madhapur, Hitech City, Hyderabad – 081.

as per Regd AGPA Doc No: 1642 of 2007 And 1644 of 2007, Regd at SRO Ghatkesar,R.R.Dist.

Regular document number 1404 5571 of year 2013

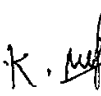
Signature of Joint SubRegistrar15
Shamirpet

Sheet 1 of 12 Sheets

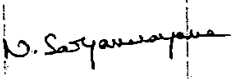
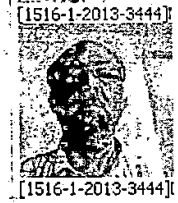
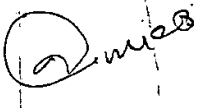
Presentation Endorsement:

Presented in the Office of the Sub-Registrar, Shamirpet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 9500/- paid between the hours of 3 and 5.20 on the 28th day of NOV, 2013 by Sri E.Prabhakar Yadv

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1			 [1516-1-2013-3444]	E PRABHAKAR YADAV(MANAGING DIRECTOR) PLOT NO.1,SILICON VALLI,IMAGE GARDEN LANE, MADHAPUR,HITECH CITY,HYD	
2	CL		 [1516-1-2013-3444]	K NAGESH 12-13-700/3,NAGARJUNA NAGAR COLONY, TARNAKA,HYD	

Identified By Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 [1516-1-2013-3444]	N.SATYANARAYANA JUBILEE HILLS, HYDERABAD	
2		 [1516-1-2013-3444]	DINESH TARNAKA, SCUNDERABAD	

28th day of November ,2013

Signature of Joint SubRegistrar15
Shamirpet

THE SEAL OF THE SUB-REGISTRAR OF SHAMEERPET

AND

Sri. K.Nagesh , S/o. K.Naganna, Aged about: 37 yrs, Occ: Business, Resident of H-No: 12-13-700/3, Nagarjuna Nagar Colony, Tarnaka, Hyderabad-17.

(Herein after referred to as **VENDEE** which term shall mean and include all their Legal Representatives, Legal Heirs, Administrators, Attorneys and Assignees of the **SECOND PART).**

WHEREAS Originally Sri. M. Venkat Reddy was the absolute owner of land in Sy No. 33/12 to an extent of AC. 10.03 gts in Sy No.33/12 at Chengicharla Village, Gahatkaser Mandal R.R District and One Sri.R.Parameshwar Goud was the absolute owner and possessor of land to an extent of Ac.2-00 Gts in the Sy.No.33/12,who has received the total cost of the land and executed and agreement of sale cum GPA in favour of Sri M. Venkat Reddy and accordingly Sri. M. Venkat Reddy has become absolute owner and possessor of land admeasuring Ac. 12.03 gts in Sy. No.33/12.and vide patta No.328,Patta pass book No.367736,title deed no.381586,Issued By the MRO Ghatkesar,R.R.Dist through ROR Proc.No.ROR/5A/47/89-97,,Dt.6-4-2000.of mandal Revenue officer ghatkesar,which lay out was approved by.grampanchyat chengicherla.

Whereas The **VENDOR** has developed the scheduled land into plots and obtained permisson from grampanchyat chengicherla village ,R.R.Dist under the name of the SAPTHGIRL LAYOUT (now known as MYE VILLAS)and offered to sell plot s bearing no.46 to 61 to M/s Mye infra pvt ltd a company in corropated under the companies act representated by its Managing director sri.E.Prabhakar yadav

Regular document number 1402 / 3379 of year 2013

Sheet 2 of 12 Sheets

Signature of Joint SubRegistrar15
Shamirpet

Endorsement:

Description of Fee/Duty	Stamp Papers	Challan u/s 41of i.s Act	In the Form of Cash	Stamp Duty u/s 16 of i. act	DD/BC/ Pay Order	Total
Stamp Duty	100	75900	0		0	76000
Transfer Duty	NA	28500	0		0	28500
Reg. Fee	NA	9500	0		0	9500
User Charges	NA	100	0		0	100
Total	100	114000	0		0	114100

Rs. 104400/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 9500/- towards Registration Fees on the chargeable value of Rs. 1900000/- was paid by the party through Challan/BC/Pay Order No ,771719 dated ,28-SEP-13.

Challan NO 230623 Dt 28/11/13

Date

28th day of November ,2013

Signature of Registering Officer
Shamirpet

OFFICE OF The Seal of Joint SubRegistrar Office Shamirpet JOINT SUBREGISTRAR

ఈ పుస్తకము 2013 సం:I (కా.శ 1935) సం:II వ
...3379.. నెంబరుగా రిజిష్టరు చేయబడినది స్కానింగ్
నిమిత్తం గుర్తింపు నెంబరు 16-I-...3379...-2013
ఇవ్వబడినది
తేది:28 సం:II...నవంబర్.....నెల...29.....తేది

సబ్-రిజిస్ట్రార్ అధికారి
యం. సుబ్బలక్ష్మి

THE SEAL OF THE SUB-REGISTRAR OF SHAMIRPET

and the said company have purchased the said plots for valid sale consideration vide registered agreement of sale GPA of respective plots whereas the vendor is sole and absolute owner and peaceful possessor of the plot Nos - 50 ,in SyNo-33/12 of sapthgiri colony admeasuring 267 sqyds each or 223.21 Sqmts situated **at Chengicharla Village, Ghatkaser Mandal ,R.R District** . Whereas the Vendor is sole and absolute owner and peaceful possession of the plot No- 51, in SyNo-33/12 of sapthgiricolony admeasuring 267 sqyds each or 223.21 Sqmts situated **at Chengicharla Village, Ghatkaser Mandal ,R.R District** .

Whereas the Vendors have obtained due permission No. **37/06-07** from the grampanchyat **Chengicharla Village, Ghatkaser Mandal ,R.R District** . for construction of residential cmplex/apartments consisting of G+2 floors there on the propsed project of development is styled as **'MYE VILLAS' and the said residential apartment /residential complex is built in 8 blocks.**

Whereas the vendor has offered to sell apartment bearing flat No. 201, Second floor ,Block No- 3 ,admeasuring 54 sqyds,or 45.01,sqmts,(out of 534 Sqyds,) consisting of G+2 flors on plot bearing 50 and 51 in SyNo-33/12, situated **at Chengicharla Village, Ghatkaser Mandal ,R.R District** . (Hereafter referred to as schedule property and more fully described in the schedules annexed herewith) along with car parking area to be constructed there on in the project by name and style " MYE VILLAS " for a total sale consideration of Rs.19,00,000/- only) in words (Rupees Ninteen Lakhs Only) to the Vendee and the Vendee have accepted to purchase the schedule property fot the above sale consideration.

Sheet 3 of 12 Sheets

Signature of Joint SubRegistrar15
Shamirpet



NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

1) That the VENDEE **on this day has paid the entire sale consideration a sum of Rs.19,00,000/- Only through DD No. 140989, Dt. 23-10-2013, Drawn on UCO Bank, Madhapur Branch, Hyderabad, is paid to the Vendor, and the vendor hereby admits and acknowledges the same. The vendor does hereby sell, convey, transfer the schedule property with all rights, title, interest, whatsoever of the Vendor to HOLD AND TO HAVE the same to the use the vendee for ever absolutely.**

2. That the **VENDOR** has delivered the vacant peaceful and physical possession of the property to the vendee.

3. That the schedule property is absolutely free from all kinds of encumbrances, claim and demands of what soever nature.

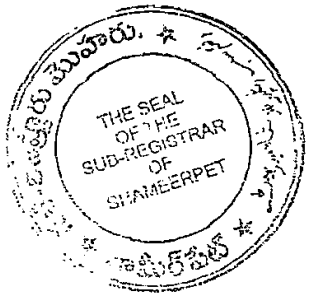
4) That the **VENDOR** has paid all taxes et:, payable on the said property unto date and the vendee will be to pay taxes etc., payable to the vendee.

5) That the **VENDOR** is the rightfull owner and have got fullright and absolute authority to convey the schedule property to the vendee.

6) That the vendee shall hereafter peaceably hold, use and enjoy the same his/her own property without any hinderance, interruption, claim or demand by or from the vendor or any other person whomsoever.

Sheet 4 of 12 Sheets

Signature of Joint SubRegistrar15
Shamirpet



7) That Vendor does hereby agree to keep indemnify the vendee against all losses,costs,damages and expenses which the vendee may sustain by reason of any claim being made by anybody to the said property due to the defective title of vendor.

8) The **VENDEE** has from the day become the full and absolute owner of the schedule property and the vendor from this day onwards shall cease to have any rights title or interest of whatsoever therein.

9) That the land mentioned in the document is not an assigned land as defined in AP Act No.9 of 1977.

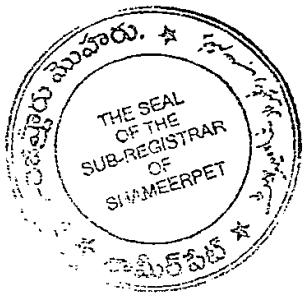
10) That land vendor shall do and execute or cause to be done and executed all such lawful acts,deeds and things whatsoever for futher and more perfectly conveying the said property and for mutation of the name of the vendee in all the concerned Govt.offices.

11. That the schedule property sought to be Alinated/transferrred is not Government property or properties covered by mortgage to the government agencies or their undertakings.

Regular document number [illegible] of year [illegible]

Sheet 5 of 12 Sheets

Signature of Joint SubRegistrar15
Shamirpet



That the AGPA holder further declares that principal owners of the said land is alive and he have not revoke his GPA which is still in force.

The value of the property is **Rs.19,00,000/-** Stamp duty paid on the Value.

A sum of Rs. 1,141000/- is paid by way of challan No. 771719.123062 3 Dt. 1.28.9.13 2.28.11.13, drawn on SBH ,Shameerpet branch ,R.R.Dist.

SCHEDULED PROPERTY

All that the part and parcel of **Flat No. 201, Second Floor in Block No- 3, with plinth area of 1136 Sft ,undivided share of land together with 54 Sqyds ,or 45.01 sqmts ,out of 534 Sqyds ,consisting of G+2 floors of plot No-50 and 51 in** Sy. No. 33/12 Chenghicharla vilage, Ghatkesar Mandal, R.R. District along with car parking area in the project by name and style "MYE VILLAS " under SRO ,Narapally and bounded on:

Boundaries of Flat No- 201

NORTH : 7 wide corridor/Flat No-202.

SOUTH : open to sky.

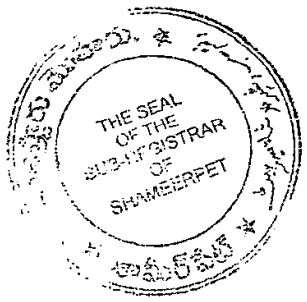
EAST : Flat No-203.

WEST : Open to sky.

Regular document number 1402 / 3577 of year 2013

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Sheet 6 of 12 Sheets



Boundaries of Plot - 50 & 51

NORTH : Plot No-48 and 49/Block No-2.

SOUTH : Plot No-52 and 53/Block No-4.

EAST : 40 Ft road.

WEST : Plot No-74 and 75.

More fully shown in the plan in RED Colour annexed hereto .

IN WITNESS the Vendor has signed this DEED of sale out of free will and consent on the day, month and year first above mentioned in the presence of the following witness

WITNESSES:

1.

2.

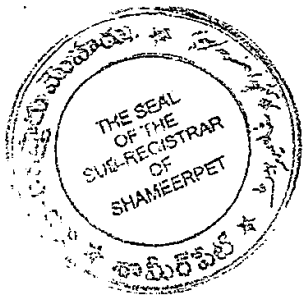
VENDOR

VENDEE.

Regular document number (1402) 3393 of year 2013

Signature of Joint SubRegistrar15
Shamirpet

Sheet 7 of 12 Sheets



IN SURVEY NO.(S) 33 | 12 : Situated at

CHENGICHERLA(V), GHATKESAR MANDAL, R.R. DIST.

VENDORS : M. VENKAT REDDY S/D. M. KRISHNA REDDY

AGPA HOLDER :- M/S. MYE INFRA PVT. LTD.

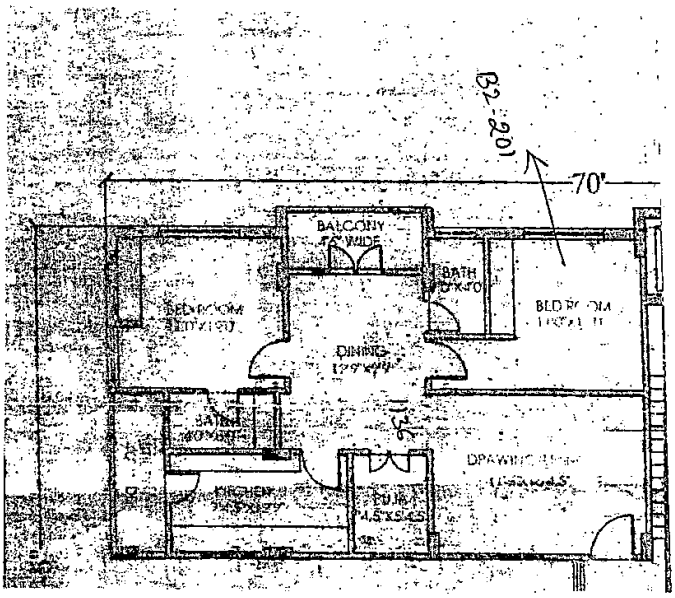
E. PRABHAKAR YADAV S/D. E. MUTHYAL YADAV

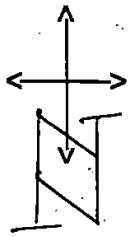
VENDEE : SRI. K. NAGESH

S/D. K. NAGANNA

REFERENCE : SCALE : 1" - INCL : [ ] EXCL : [ ]

AREA : 54 SQ. YDS. OR 451 SQ. MTRS. 1136. SFT





SIGNATURE OF WITNESSES :

1. D. Satyanarayana

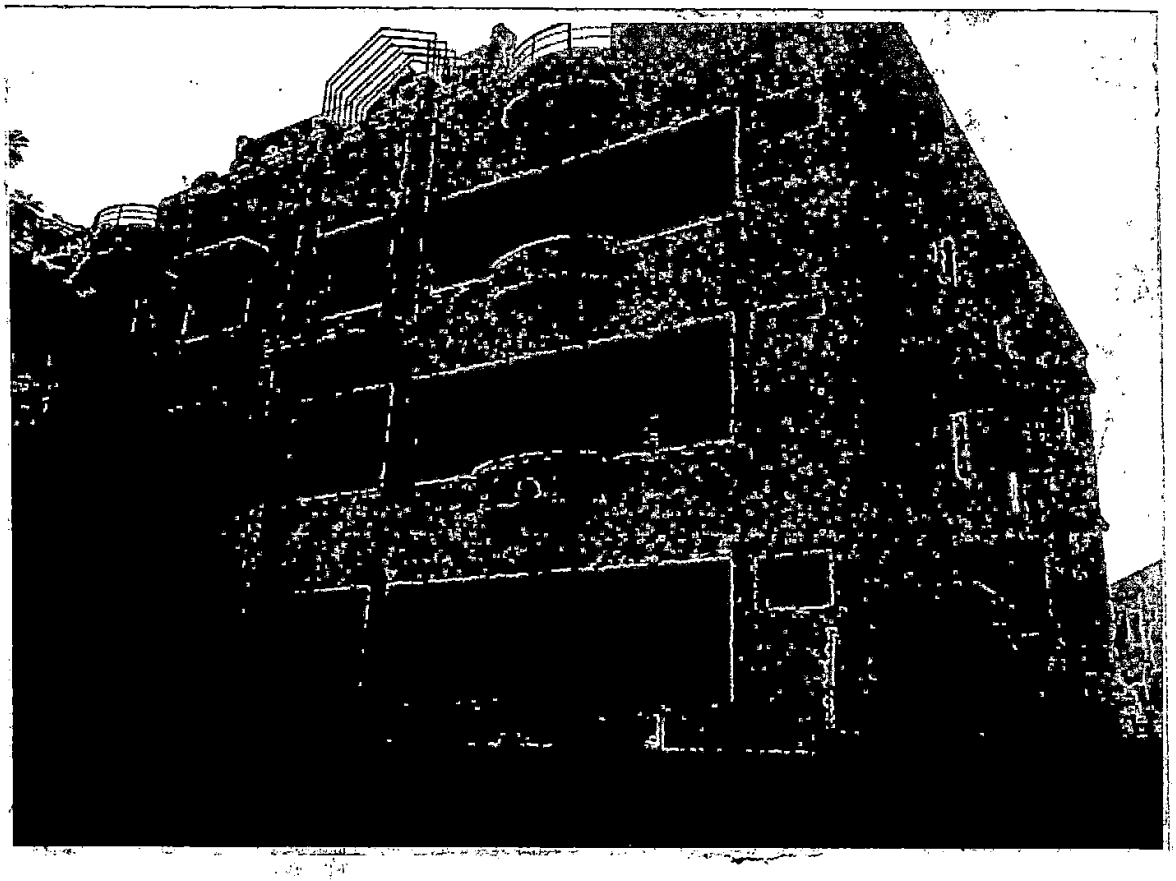
2. Owner

K. Nagesh

SIG. OF THE VENDEE

SIG. OF THE VENDOR

SITE PHOTO of Flat No. 201, Second Floor, Block No. 3, with a Plinth of Area 1136.0 Sq.feet, in Plot Nos. 50 and 51, in Survey No. 33/12, and with undivided land of share in total land extent 54.0 Sq.yards, or 45.01 Sq.Meters, out of admeasuring 534.0 Sq.yards, alonth with Car Parking area in the project by name and style "MYE VILLAS" under SRO Narapally, Situated at CHENGHICHERLA Village Ghatkesar Mandal, Ranga Reddy District.



~~Witnesses:~~

1.

~~V E N D O R~~