

## S A L E D E E D

This Deed of Sale is made and executed on this the \_\_\_\_\_ day of \_\_\_\_\_ ,  
2014 at Hyderabad by:

1. Sri. C. Sudhakar Rao S/o. Late C.Narsing Rao, Aged about 62 years, Occ : Business,  
R/o. Flat No: 201, Sri Laxmi Enclave, Road No. 12, Vasavi Colony, L. B. Nagar,  
Hyderabad- 500035.
2. Sri. C. Jagapathi Rao S/o. Late C.Narsing Rao, Aged about 60 years, Occ : Business,  
R/o. Flat No : 102, Sri Laxmi Narayana Nilayam, Plot No. 46, Vasavi Colony,  
L. B. Nagar, Hyderabad- 500035.
3. Sri.C. Prabhakar Rao S/o. Late C.Narsing Rao, Aged about 58 years, Occ : Business,  
R/o. Flat No:306, Gayatri Nilayam,Chitra Layout, L.B.Nagar, Hyderabad- 500035.
  
4. Sri.C.Narender S/o. Late C. Narsing Rao, Aged about 55 years, Occ : Business,  
R/o. H. No. 2-2-1145/2/B, Tilak Nagar, Nallakunta, Hyderabad.
5. Smt. Sattu Ramadevi, D/o. Late C. Narsing Rao, W/o.Sri.S.Bhupathi Rao,Aged  
about 50 year, Occ: Housewife, R/o. H. No. 1-9-17/7, Plot No. 60/B, Street No. 8,  
Ravinder Nagar Colony,Habsiguda,Hyderabad.Consenting Party to this Deed.

Herein after called the '**VENDORS**'

**Represented** by their Development Agreement cum GPA Holders **M/s. S. V.Constructions** regd  
Office at H.No. 12-13-853/21, Nagarjuna Nagar Colony , Tarnaka, Hyderabad - 17. Vide  
Development Agreement Cum General Power Of Attorney Doct No . 3483/2012 ,Dated .  
07/04/2012, Registered at S.R.O, Uppal , Hyderabad.

**S.V.CONSTRUCTIONS** Represented by its

1. **Managing Partner Sri Y. SANJEEVA REDDY** S/o Sathi Reddy, Aged about 50 years, Occupation : Business, H. No :12-13-853/21, Nagarjuna Nagar Colony, Tarnaka, Hyderabad-17.
2. **Partner Sri T. JAYAPAL REDDY** S/o Ramachandra Reddy, Aged about 48 years, Occupation : Business, R/o Flat No. D, Abhinav Apts, Kakatiya Nagar, St .No. 1 Habsiguda, Hyderabad.

Herein after called the '**DEVELOPERS**'

**IN FAVOUR OF**

**Smt . Srujana Gadhe, W/o Sri. Chandrakanth Gade,** Aged about 28 years, OCC : Employee, R/o. Flat No. G2, Plot No . 222,Srinivas Nilayam ,Budha Nagar, Uppal Depo, R.R.Dist.

**Sri . Chandrakanth Gade, S/o Sri. G. Bikshapathi,** Aged about 29 years, OCC : Software Engineer, R/o. Flat No. G2, Plot No . 222,Srinivas Nilayam ,Budha Nagar, Uppal Depo, R.R.Dist.

Hereafter called the '**VENDEE**'.

The term **VENDORS , DEVELOPERS AND VENDEES** shall mean and include unless repugnant to the subject or context all their respective legal heirs, agents, administrators, successors and legal representatives etc.

**WITNESSETH:**

Whereas the Vendors are the absolute owners and possessors of the land admeasuring 4869 Sq. Yards in Sy No.150 and 151, situated at Boduppall Village and GramPanchayat, Ghatkesar Mandal, R. R. Dist., by virtue of a Regd. Sale Deed bearing Doct. No . 2705/1979, dated 16-05-1979 Registered at Hyderabad East, here in after called **SCHEDULE 'A' PROPERTY**.

Whereas the Land Owners with an intention to develop the Schedule 'A' property into residential building have executed a written Development Agreement Cum General Power Of Attorney Dated 7<sup>th</sup> Day of April 2012 in favour of **M/S S. V. Constructions** an extent of 4869 Sq.Yds, those who were carrying on business in civil construction works viz., construction of Multi-storied buildings, Flats etc, and the Vendor had entered into a Development Agreement with the Developers to construct Residential Apartment in the Open Plot in Sy No.150 and 151, admeasuring 4869 Sq. Yards situated at Boduppall Village and Gram panchayath, Ghatkesar Mandal, R.R. Dist., here in after called **said Apartment**.

Whereas the Developers obtained technical permission from HMDA vide Lr.no.32/BP/ZO-I/GTKR/HMDA/2011, Dated 22-12-2011 to construct a Residential Apartment, cellar +Ground +5Upper Floors, which is approved by Boduppall, Grampanchayat vide permit No GP.Bd./50/12-13, Dated 24-04-2012.

Whereas the purchaser has approached the Developers to purchase a Semi Finished Flat bearing No. **510** Which Comes under developers share as per Development Agreement Cum General Power Of Attorney in **Fifth Floor** in the said Apartment known as **SV's Pride - Chintalapalli Narsinga Rao Residency**, admeasuring **1660 Sft** inclusive of common area together with car parking and proportionate undivided share of land **72.00 Sq. Yards** on the Open Plot in Sy No.150 and 151, admeasuring 4869 Sq. Yards situated at Boduppall Village and Gram Panchayath, Ghatkesar Mandal, R. R Dist., here in after called **SCHEDULE 'B' PROPERTY**, for a total sale consideration of **Rs. 19,92,000/- (Rupees Nineteen Lakhs and Ninety Two Thousand Only)** and the developers agreed and accepted for the same, subject to the following terms and conditions mentioned hereof,

**NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:**

1. The developers shall Sell the said Semi Finished Flat bearing No. **510** in **Fifth Floor** in the Apartment known as **SV's Pride - Chintalapalli Narsinga Rao Residency**,

admeasuring **1660 Sft** inclusive of common area together with car parking and proportionate undivided share of land **72.00 Sq. Yards** on of the Open Plot in Sy No .150 and 151 , admeasuring 4869 Sq. Yards situated at Boduppal Village and Grampanchayat ,Ghatkesar Mandal, R.R.Dist., for a total sale consideration of **Rs. 19,92,000/- (Rupees Nineteen Lakhs and Ninety Two Thousand Only)**.

3. The Purchaser had paid an amount of **Rs.3,00,000/- (Rupees Three Lakhs Only)** in the following manner.

i) **Rs. 5,000/- (Rupees Five Thousand Only)** by way of cash dated on 07/12/2013 as an Advance.

ii) **Rs .95,000/- (Rupees Ninety Five Thousand Only)**through Cheque No. 019762, dated on 07/12/13 of ICICI Bank, Uppal Kalan Branch .

iii) **Rs .1,00,000/- (Rupees One Lakh Only)**through Cheque No. 019764, dated on 21/12/13 of ICICI Bank, Uppal Kalan Branch .

iv) **Rs .1,00,000/- (Rupees One Lakh Only)**through Cheque No. 019766, dated on 12/01/14 of ICICI Bank, Uppal Kalan Branch .

3. The Purchaser has to pay the remaining amount **Rs. 16,92,000/- (Rupees Sixteen Lakhs and Ninety Two Thousand Only)** through Cheque No. \_\_\_\_\_ , Dated on \_\_\_\_\_ Drawn On \_\_\_\_\_ .

4. The Builders/Developers do hereby sell convey, and transfer to the Vendee the Schedule Property, more fully described in the Schedule appended here to and delineated in RED ink in the plan annexed to hold, possess and enjoy the same forever as absolute owner with all rights, title, interest and easement rights whatsoever.

5. The Builders/Developers hereby covenant and assure the Vendee that they have the absolute, exclusive and clear title to convey the Schedule Property and the Schedule Property is free from all encumbrances, liabilities, charges, demands, gifts, mortgages, liens, claims and court attachments whatsoever and that the Schedule Property and its sale are not hit or covered or prohibited by way of the provisions of the urban land ceiling act or any other state or central act.

6. The Builders/Developers further assure the Vendee and undertake to indemnify the Vendee fully from all losses, damages, if any caused at any time in future on account of any defect in the title.

7. The Builders /Developers declare that they have paid all taxes upto date in respect of the Schedule Property.

8. That Builders/Developers covenant that they shall not convey transfer or lease the parking spaces, garages, to any persons other than the Vendee, Builders/Developers/Vendors of the Apartments.

9. The Builders/Developers shall have exclusive rights of the terrace of the whole building and are at liberty to construct any flats, or rooms at any future date on the terrace which they may convey, lease hold or transfer.

10. The Vendee shall never obstruct and do any act to obstruct, which constraints the Vendor and Builders/Developers from constructing or developing the open/terrace/terraces.

**THE VENDEE AS OWNER OF THE SCHEDULE PROPERTY SHALL BE ENTITLED TO HOLD ENJOY THE SAME SUBJECT TO THE FOLLOWING CONDITIONS:**

- i) That the name “SV’s Pride - Chintalapalli Narsinga Rao Residency” given to the Apartments by the Vendor shall be retained by the Vendee and by the Society/Association when formed.
- ii) That all the Vendees shall become the members of the Society/Association that may be formed later and be registered under the Societies Registration Act or any other analogous enactment/Regulation and abide by the rules and regulations that may be formed there under.
- iii) That the common areas and facilities and services like corridors, passages, staircases, toilets, in the basement, paths, drainage, water supply, electricity equipment and other properties of common enjoyment in the apartments shall vest jointly on the Vendees and shall be managed/maintained/administrated by the Society/Association when formed.
- iv) That the Vendee or his/her tenants shall not use the Flat or permit the same to be used for any illegal or immoral purpose.
- v) That the Vendee shall not store any materials hazardous or combustibile in nature which may effect the safety of the building or might endanger the life and property of the occupants.
- vi) Further the Vendee shall not act in such a manner as to endanger the foundation or superstructure of the Building.

vii) And further that the Vendee shall not demolish or cause to be demolished any portion or part of the Schedule Property here by conveyed to her/his nor shall he/she at any time, construct additional structures or effect alterations in the Schedule property or cause such additions/alterations.

viii) However the Vendee can make such internal changes as do not adversely effect other residents of their property or the main structure of the building. The Vendee further shall not close the verandhas, lounges, balconies, or build partition or make any alteration in the elevation and shall not alter contrary to the wish of the majority co-owners of the building.

ix) That the electricity consumption charges as per meter reading (on installation of meters) shall be borne by the Vendee individually.

x) The Water & Electricity consumption charges for common usage etc., shall however be borne jointly by all the Vendees of the Apartment.

The Govt. Market Value of the Property is Rs. 19,92,000/- (Rupees Nineteen lakhs and Ninety Two Thousand only) . The Stamp Duty paid on Market Value.

Stamp duty & Registration charges paid vide Challan/Receipt No. \_\_\_\_\_ ,  
Dt: \_\_\_\_\_ , at \_\_\_\_\_ .

That the Vendee have paid an amount of Rs. \_\_\_\_\_ , by way of Pay Order No. \_\_\_\_\_ ,  
Dated: \_\_\_\_\_ , Drawn on \_\_\_\_\_ ,  
towards the VAT APVAT Rules by the amendment, Rule 17 (4).

### **SCHEDULE OF 'A' PROPERTY**

All that the land admeasuring 4869 sq. yards in Sy No.150 , 151 of Boduppal Village & Grampanchayat, Ghatkesar Mandal, R.R. Dist. Bounded by.

North : Piece of land of owners in Sy.No. 150 & 151.  
South : Land of Peerzadiguda Village .  
East : 80' Wide Road (Proposed 100' road)  
West : Part of land in Sy.No.151

**SCHEDULE 'B' PROPERTY:**

All that the Semi Finished Flat bearing No. **510** in **Fifth Floor** admeasuring **1660 Sft** including Common Area together with Car Parking in the Apartment as **SV's Pride - Chintalapalli Narsinga Rao Residency** proportionate undivided share of land **72.00 Sq. yards** on the Open Plot in Sy No.150 and 151, admeasuring 4869 Sq. Yards, situated at Boduppal Village and GP, Ghatkesar Mandal, R.R. Dist., bounded by

North : Open to sky  
South : Open to sky  
East : 6'6'' wide corridor  
West : Open to sky

And more clerly shown in the plan in Red colour annexed here with.

**IN WITNESS WHEREOF** the Builders/Developers have executed this deed with free will and without any coercion on this the day, month and year first above mentioned in the presence of the following witnesses:

**WITNESSES:**

**1.**

**1.**

**2.**

**2.**

**SIG. OF THE BUILDER/DEVELOPERS**  
( Development Agreement cum GPA Holders)

**SIG. OF THE VENDEE**