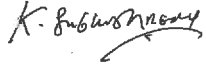


WP 7

RECEIPT DETAILS:

This is to confirm that the amount Rs 50,000(fifty thousand rupees which equals to A\$1000) Received from vijay kumar chinapalli and rajani gunda towards the purchase of the property as mentioned in the sale contract



Regards

Sri K. SUBHASH REDDY S/o Late K. RAJA REDDY, aged 42 years

Date: 15/04/2016

CONTRACT OF SALE

This Agreement of Sale is made and executed on this the 15th day of April 2016 at Secunderabad by and between :-

Sri K. SUBHASH REDDY S/o Late K. RAJA REDDY, aged about 42 years, Occupation: Self Employed, R/o Flat No. 104, Premises No. 12-10-618, Medi bavi, Seetaphalmandi, Secunderabad.

(Hereinafter called the "**VENDOR**" which terms shall mean and include all his heirs, executors, administrators, legal representatives, nominees and assignees etc., of the FIRST PART)

IN FAVOUR OF

Smt RAJANI GUNDA, aged about 37 years, Occupation : , R/o 33 Fogo drive , Point cook, Australia.

Sri VIJAY KUMAR CHINAPALLI, aged about 42 years, Occupation: Self Employed, R/o 33 Fogo drive , Point cook, Australia.

(Hereinafter called the "**PURCHASER**" which terms shall mean and include all his heirs, executors, administrators, legal representatives, nominees and assignees etc., of the OTHER PART)]

Where the vendor is the sole and absolute owner and in peaceful possession of Flat No. 202 on Second Floor, as 12-10-618/202, in the building known as "RAM REDDY RESIDENCY" having a plinth area 900 sft. (including common area) and one car parking space of 50 sft. bearing slot No. C-202, together with undivided share of land area 50 sq. yards out of total area 617 Sq. Yards, in the premises bearing Municipal No. 12-10-618, situated at MEDI BAVI , SEETAPHALMANDI, SECUNDERABAD, Telangana State, (here in after Smt. G.V. Bhaskari under a Sale Deed Registered as Document No. 1282 to 2008, Book 1, dated 25-6-2008, at S>R>O> Marredpally, Secunderabad)

Whereas the vendor agreed and offer to sell the above said property to the purchaser for the total sale consideration of RS. 16,50,000 (Sixteen Lakhs Fifty Thousand Only) and the purchaser has agreed to purchase the said property for the said price.

THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER

1. That is pursuance of the above agreement, offer, acceptance and consideration of RS. 16,50,000 (Sixteen Lakhs Fifty Thousand Only) the purchaser has this day paid of Rs 50,000/- (Fifty thousand rupees equivalent to \$1000 Australian Dollars) towards advance. The receipt of which sum the Vendor hereby accept admit and acknowledge.
2. That purchaser agreed to pay the balance sale consideration of RS 16,00,000/- (Rupees sixteen lakhs rupees), to the Vendor on or before 180 days from the date of this agreement and the Vendor also agreed and accept .
3. That the Vendor hereby declare that the property is free from all encumbrance, charges, court litigations, mortgages lies etc., futher the Vendor here by assures the Purchaser that he has full Rights and authority to sign and execute the present deed of agreement.
4. That Vendor undertakes that he has neither executed nor execute any documents conveying the rights, title, interest etc., over the schedule property.
5. That the Vendor here by assure the purchaser that the schedule property is not the subject matter of any court litigation and no court cases is pending where the schedule property the subject matter in issue.
6. That the vendor undertakes to identify the purchaser for all such acts, deeds, etc.,m resulting or causing any loss , damage, injury, hardship etc.,to the purchaser.

SCHEDULE PROPERTY

All that the Flat No. 202 on Second Floor ,(Assessed as 12-10-618/202), in the building known as “**RAM REDDY RESIDENCY**” having a plinth area 900Sft. (including common area) and one car parking spáce of50 sft. bearing slot No. C-202, together with undivided share of land area 50 sq. yards out of total area 617 Sq. Yards, in the premises bearing Municipal No. 12-10-618, situated at MEDI BAVI , SEETAPHALMANDI, SECUNDERABAD, Telangana State and bnonuded on the :-

NORTH : CORRIDOR & FLAT No. 203,

SOUTH : OPEN PLACE,

EAST : FLAT No. 201,

WEST : OPEN PLACE

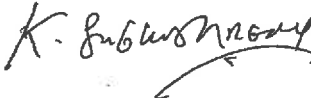
IN WITNESS WHERE OF the Vendor and purchaser have set their hands to this agreement of sale with their free will, sound mind and consent without any coercion or undue influence whatsoever, on this day month and year first above written in the presense of the following witnesses.

WITNESSES :-

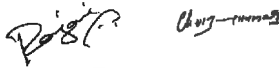
1.



2.



Sig. of VENDOR



Sig. of PURCHASER