

WP4

SUDI KSHA SAI SUPERANNUATION FUND
GENERAL LEDGER FOR THE PERIOD 05/12/2013 TO 30/06/2014
FROM ACCOUNT 773/001 TO 773/001 - ENTRIES: ALL

Printed: Wednesday 6 May, 2015 @ 14:28:11

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
<u>773</u> <u>Real Estate Properties (Overseas)</u>						
<u>773/001</u> <u>Open House Plot Nos. 283 & 286, India</u>						
06/02/2014	0	Bank Statement	2.0000	10,909.20		10,909.20
Narration: Purchase of Land in India - Convert to 574245rupees @ 1AUD:52.6386INR						
18/02/2014	0	Bank Statement		28,985.51		39,894.71
Narration: Purchase of Land in India - Convert to 1525755rupees @ 1AUD:52.6386INR						
			----- 2.0000			
			Total Debits:	\$39,894.71		
			Total Credits:			
			Current Year Profit/(Loss):			N/A

1108/2014.

CS No. 1128



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BG 798216

SI.No. 21730/11/3/14 Rs. 100
Sold to: A. Anil Kumar s/o. Prasad Rao
For whom: Sudi Ksha Sai Superannuations
H. No. 16, Madhava

Junior Assistant
OFFICE STAMP VENDOR
S.R.O. CHOUTUPPAL

Gov't Registration

SALE DEED

THIS **SALE DEED** is made and executed on this **11th** day of **MARCH, 2014**

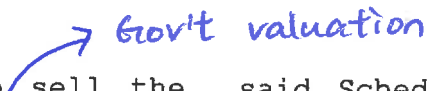
BY: -
SRI. B.V.V. BALAJI S/O. RAMA RAO, aged about 34 years,
Occupation: Business Resident of H.No.4-401/2/A, Kalyani Nagar,
Kukatpally, Ranga Reddy District. Presently residing at: H.No.10-
113/2/A, Vinayak Nagar, Bala Nagar, Hyderabad-42
(Hereinafter called as **VENDOR**) of the one part.

IN FAVOUR OF

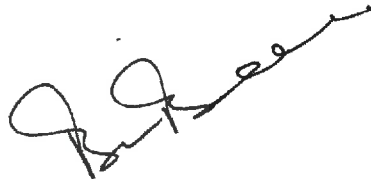
SUDI KSHA SAI SUPERANNUATION FUND, A Trust Represented by its
Trustees 1). **MR. ANIL KUMAR AMBATI S/O. A.PRASADA RAO**, aged about
34 years, Occupation: Test Lead R/o. 23 Viola ave, Point cook,
Victoria, Australia-3030.
2. **MRS. RADHIKA AMBATI W/O. A. ANIL KUMAR**, aged about 31 years,
Occupation: Account Officer, R/o. 23 Viola ave, Point cook, Victoria,
Australia-3030. Both are Permanently resident of H.No.6-10-148/
16, Sai Nagar, Bala Nagar, Hyderabad-42.
(Hereinafter called as **VENDEE**) of the other part.

The terms "VENDOR" and "VENDEE" herein used shall wherever the context so admits mean and include their respective heirs, executors, successors legal representatives, administrators and assignees etc., as the parties themselves.

Whereas the Vendor is the sole and absolute owner of the Open House Plot Nos. 283 & 286 in Survey Nos.120, 121, 122 & 123 in side Residential zone Comprising Total Area as per Plan 400.00 Sq.Yds., or equivalent to 334.45 Sq. Mtrs Situated at: SURVAIL Village, Narayanapur Mandal, Nalgonda District, Under Gram Panchayat: SARVAIL, M.P.Narayanapur, Z.P. Nalgonda Under Regn:Sub-Dist.Chandur and Regn:Dist.Nalgonda, having purchased the same from KODURU CHITTARANJAN REDDY, Vide Sale Deed Doct.No.1825/2008, Dated: 24-06-2008 Registered at S.R.O.Chandur.

Whereas the Vendor has offered to  sell the said Schedule Property for a consideration of Rs.6,00,000/- (Rupees Six Lakhs only) and the Vendee has agreed to purchase the same which is free from encumbrances for a total consideration of Rs.6,00,000/- (Rupees Six Lakhs only) and the Vendee agreed to purchase the same for the said consideration.

Now therefore this deed of sale witnesses that in pursuance of the said agreement and in consideration of the sum of Rs.6,00,000/- (Rupees Six Lakhs only) already received by the Vendor from the Vendees, the said Vendor as absolute owner of the said property described in the Schedule hereto does hereby transfer, convey and assign free from encumbrances all the said Vendee as absolute owner together with appurtenances belonging hereto and all the estate, right, title, interest, and claim whatsoever of the Vendor in or to the said property hereby conveyed. The Vendees shall hold and enjoy the same as absolute owner.



THE VENDOR HEREBY COVENANT WITH THE VENDEES AS FOLLOWS:

1. The said property shall be quietly entered into and upon by the Vendees who shall hold and enjoy the same as absolute owner without any interruption from the Vendor.
2. The Vendor has given vacant possession of the said property to the Vendee.
3. The Vendor has paid all taxes etc; payable on the said property up to date and the Vendees will have to pay such taxes etc; payable hereafter.
4. The property is free from all encumbrances, charges, mortgages, prior assignments of sale or lease hold or court attachments and it is not subject to any other litigation.
5. The previous title deeds relating to the said property are hereby handed over to the Vendee.
6. The Vendor hereby agree to co-operate with the Vendee to get the title of the said property changed in the name of the Vendee in Revenue Records.
7. The Vendor does hereby further agrees with the Vendee at all times hereafter at the cost of the Vendee to do and execute all such lawful acts, deeds and things for further and more perfectly assuring the said property to the Vendee according to the true intent and meaning of this deed.
8. The Vendor does hereby agree to keep indemnified the Vendee from and against all loses, costs, damages and expenses which the Vendees may sustain by reason of anybody to the said property.
9. The land is not an assigned land within the meaning of A.P. Assigned lands (Prohibition of Transfers) Act 9 of 1977 and it does not belong to or under mortgage to Govt. Agencies/ Undertakings.
10. There is no House or any construction in the said land.
11. The Vendor further declares that the Schedule land is not attracted by the provisions of A.P . Land Reforms (Ceiling on Agriculture Holdings). Act No. 1 of 1973.

A handwritten signature in black ink, appearing to be 'R. J. S.', is written at the bottom of the page.

SCHEDULE OF THE PROPERTY

All that piece and parcel of **Open House Plot Nos. 283 & 286** with in the **Sy.Nos. 120, 121, 122 & 123, Inside Residential Zone,** Total Area as per Plan **400.00 Sq.Yds.,** or equivalent to **334.45 Sq. Mtrs.,** Situated at: **SURVAIL VILLAGE,** Narayanapur Mandal, Nalgonda District. Under Gram Panchayat: **SURVAIL,** M.P.: Narayanapur, Z.P.: Nalgonda, Under Regn:Sub-Dist. Chandur, Regn:Dist. Nalgonda.

BOUNDARIES AS FOLLOWS:

NORTH : Plot Nos. 284 & 285
SOUTH : Plot Nos. 282 & 287
EAST : 25 Feet Wide Road.
WEST : 25 Feet Wide Road.

RULE - 3 MAIN STATEMENT

Sy.No.	Extent (Sq.Yds)	Value per Sq.Yard.	Total Market Value
120,121, 122 & 123	400.00	Rs. 1500/-	Rs.6,00,000/-

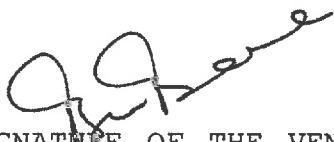
(Plan attached hereto)

In Witness whereof the Parties have signed on this Deed of Sale with their own free will and consent on this date, month and year first above mentioned in the presence of the following witnesses.

WITNESSES:

1. B, Mahesh

2. P. P. P.


SIGNATURE OF THE VENDOR

SHOWING THE REGISTRATION PLAN OF Open House Plot Nos.283 & 286 in Survey Nos.120, 121, 122 & 123 SITUATED AT: SURVAIL VILLAGE, NARAYANAPUR MANDAL, NALGONDA DISTRICT.

VENDOR: SRI. B.V.V. BALAJI S/O. RAMA RAO

VENDEE: SUDIKSHA SAI SUPERANNUATION FUND, A Trust Rep. by its Trustees 1) MR. ANIL KUMAR AMBATI S/O. A.PRASADA RAO
2) MRS. RADHIKA AMBATI W/O. A. ANIL KUMAR

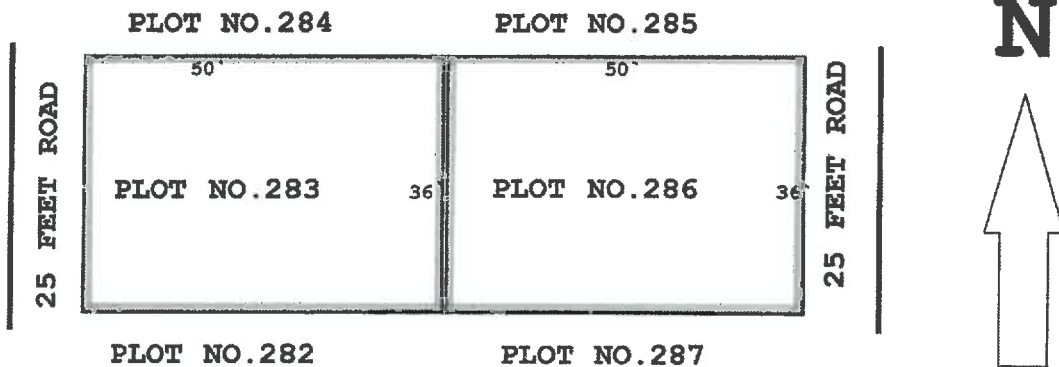
ADMEASURING: 400.00 SQ. YDS., OR 334.45 SQ.MTRS.,

REFERENCE

SCALE:

INCL:

EXCL:





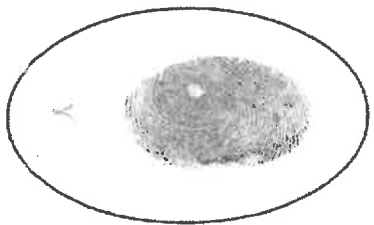

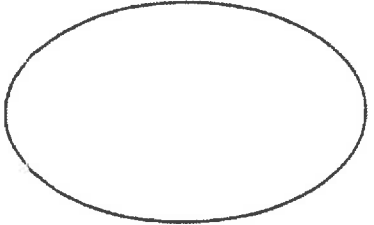



WITNESSES:

1. B, Mahish
2. P. K. H.

B. V. V. Balaji
(SIGN. OF THE VENDOR)

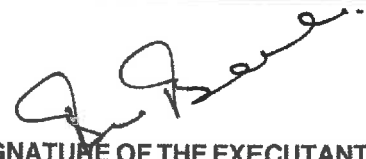
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)		NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/BUYER
			<u>B. V. V. BALAJI</u> <u>S/O. B. RAMA RAO</u> <u>HYD. BALAJI GAR</u> <u>HYDERABAD</u> <u>(VENDOR)</u>
			<u>ANIL KUMAR AMBATI</u> <u>23 VIOLA AVE</u> <u>POINT COOK</u> <u>VIC 3030, AUSTRALIA</u>
			<u>RADHIKA AMBATI</u> <u>23 VIOLA AVE</u> <u>POINT COOK</u> <u>VIC 3030, AUSTRALIA</u> <u>(VENDORS)</u>
			

PASSPORT SIZE
PHOTO
BLACK & WHITE

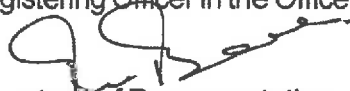
SIGNATURE OF WITNESSES


- B. Mahesh
- P. G. Reddy


SIGNATURE OF THE EXECUTANT'S

NOTE: If the 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 Form, Prescribed, through my representative, Sri : B. V. V. BALAJI as I/We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances ... CHAITUPPA


Signature of Representative


Signature(s) of BUYER(S)

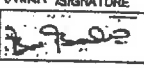
- B. Mahesh
- P. G. Reddy

वर्क अकाउंट नम्बर / PERMANENT ACCOUNT NUMBER
AFKP84787Q

नाम / NAME
VEERAVENKATA BALAJI BURRI

पिता का नाम / FATHER'S NAME
RAMARAO BURRI

जन्म तिथि / DATE OF BIRTH
12-08-1975

हस्ताक्षर / SIGNATURE


मुख्य आयकर अधिकारी, आंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
 मुख्य आयकर आयुक्त,
 आयकर भवन,
 बशीर बाग,
 हैदराबाद - 500 004.

In case this card is lost/found, kindly inform/return to the issuing authority :
 Chief Commissioner of Income-tax,
 Ayakar Bhavan,
 Basheerbagh,
 Hyderabad - 500 004.

Handwritten mark

DRIVER LICENCE WHEN DRIVING

02-83

12-08-2016 0801-80-81 0105-80-81

CHARGE OF ADDRESS LABEL HERE

PROBATIONARY DRIVER LICENCE
 VICTORIA AUSTRALIA


RADHIKA AMBATI
 23 VIOLA AVE
 POINT COOK VIC 3030

LICENCE NO. 097493939

LICENCE EXPIRY 12-08-2018
 DATE OF BIRTH 19-02-1983

LICENCE TYPE CAR
 CONDITIONS AS

PS END DATE 12-08-2018



VICTROADS


DRIVER LICENCE
 VICTORIA AUSTRALIA

ANIL K AMBATI
 TMS 2143 PELLEW ST
 SUNSHINE WEST VIC 3020

LICENCE NO. 007486011

LICENCE EXPIRY 12-08-2018
 LICENCE TYPE CAR

DATE OF BIRTH 22-06-1980
 CONDITIONS



VICTROADS

ISSUED IN VICTORIA

08-80

CHARGE OF ADDRESS LABEL HERE

AMBATI
 23 VIOLA AVE
 POINT COOK 3030



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

138

06-02-2014

A. Junil Kumar S/o. A. Prasad Rao
Self R/o. Hyderabad.

BE 263025
R. S. R. Rao

K. ... S. ...
Vendor
... 2010
Nagar,
Hyd.
7005

*Actual Sale Contract
Agreed consideration for
the land :
\$2,100,000 rupees*

AGREEMENT OF SALE

This Agreement of Sale is made and executed on this the 4th day February 2014 at S.R.O. Choutuppall, Nalgonda District A.P. by and between:

Sri. B.V.V. BALAJI S/o Sri B. RAMA RAO aged about 38 years, Occupation: Business, R/o. H.No.6-5-113/2/A, Ramya Residency, Vinayak Nagar, Balanagar, Hyderabad - 500 042

(Hereinafter called the Vendor of the "First Part" which term shall mean and include all herheirs, executors, administrators, legal representatives, nominees and assignees etc.,)

Contd...2/-

Office of the District Registrar.

05 SEP 2013

R.R. District. (West)



IN FAVOUR OF

- 1) **Sri Anil Kumar Ambati S/o Sri A. Prasada Rao**, aged about 34 years, Occupation : Software Engineer 23, Viola ave, Point cook, Victoria, Australia -3030 (permanent resident of H. No : 10-148/16, Sai Nagar BalanagrHyderabd -500 042 Andhra Pradesh India).
- 2) **Smt. RadhikaAmbati W/o Sri. Anil Kumar Ambati**, aged about 31 years, Occupation : Accounts officer, 23, Viola ave, Point cook, Victoria, Australia -3030 (permanent resident of H. No : 10-148/16, Sai Nagar Balanagr Hyderabd -500 042 Andhra Pradesh India).

(Hereinafter called the **Vendee** of the "**Second Part**" which term shall mean and include all her heirs, executors, administrators, legal representatives, nominees and assignees etc.,)

WHEREAS the Vendor herein is the sole, absolute owner and peaceful possessor of Open House Plot 283 & 286 within Survey No : 120,121,122 & 123 inside residential zone, comprising Total area as per Plan 400.00 Sq Yards = 334.45 SqMts Situated at Survail Village and Gram panchyatNarayanpur Mandal Nalgonda district, registered Sale Deed No : 4696 dated 11.06.2008,

NOW WHEREAS the Vendor has offered and agreed to sell the above said property to the VENDEE for a total sale consideration of **Rs.21,00,000/-** (Rupees Twenty one lakhs only) and the Vendee has agreed to purchase the same for the said sale consideration.

THAT IN PURSUANCE of the aforesaid offer and acceptance, the VENDEEhas paid a total sale consideration of **Rs.10,00,000 /-** (rupees ten lakhs only) by cash to the Vendoras advances payment of agreement of Sale and thus the VENDOR hereby admits and acknowledges the receipt of the same.

NOW THIS AGREEMENT OF SALE WITNESSETH AS FOLLOWS:

- 1) Whereas the Vendor(s) herein is/are the sole and absolute owner(s) and in peaceful possessor(s) of the scheduled property and that, except the above said Vendor(s) there are no any other person or persons have any manner of rights, powers interests, in the same and the Vendor(s) has/have got full authority to convey the same.
- 2) That the Vendor(s) has/have paid all the taxes, fees, dues, etc., in respect of the scheduled property up to the date of this Agreement of Sale.
- 3) That the Vendor(s) co-operate(s) with the Vendee(s) to handover all the connected and relevant documents which the Vendee(s) require(s) at the time of registration.
- 4) That the rights, titles, interests, easements, privileges, liberties, enjoyment and possession hereby agreed to transfer in favor of the Vendee(s) absolutely and of ever.
- 5) That the Vendor(s) indemnify(ies) and keep the Vendee(s) indemnified from all the losses, costs, expenses and other damages in respect of the property hereby conveyed.

- 6) That the scheduled property hereby is free from all encumbrances, charges, prior sales, mortgages, gifts, liens court attachments and litigations etc., and the Vendor(s) has/have full power and absolute authority to sell to the Vendee(s) absolutely and forever.
- 7) That the Vendee(s) shall hold and enjoy the property as absolute owner as he/she/they like(s) without any let or hindrance either from the Vendor(s) or any other person or whomsoever on registration of the schedule of property stated herein.
- 8) That the Vendor(s) has/have agreed to execute the registered Sale Deed in favor of the Vendee(s) or his/her/their nominees as and when demanded by the Vendee(s) in future and all the incidental charges of the registration shall be borne by the Vendee(s).

SCHEDULE OF PROPERTY

All that the Open House Plot 283 & 286 within Survey No : 120,121,122 & 123 inside residential zone, comprising Total area as per Plan 400.00 Sq Yards = 334.45 Sq Mts Situated at Survail Village and Gram panchyat Narayanpur Mandal Nalgonda district, and bounded as follows :

North : Plot Nos 284 & 285
South : Plot Nos 282 & 287
East : 25' Feet Wide Road
West : 25" Feet Wide Road

More fully described in the plan annexed, marked in RED colour.

IN WITNESS whereof the Vendor and Vendee have signed this Agreement of Sale with free will and consent on the day, month and year first above mentioned in the presence of the following witnesses.


VENDOR

WITNESSES:

1. B, Mahesh

2. Patel


VENDEE