

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం. 3114  
 శ్రీమతి / శ్రీ. Sohani Modi Kalyani Prabhakar Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

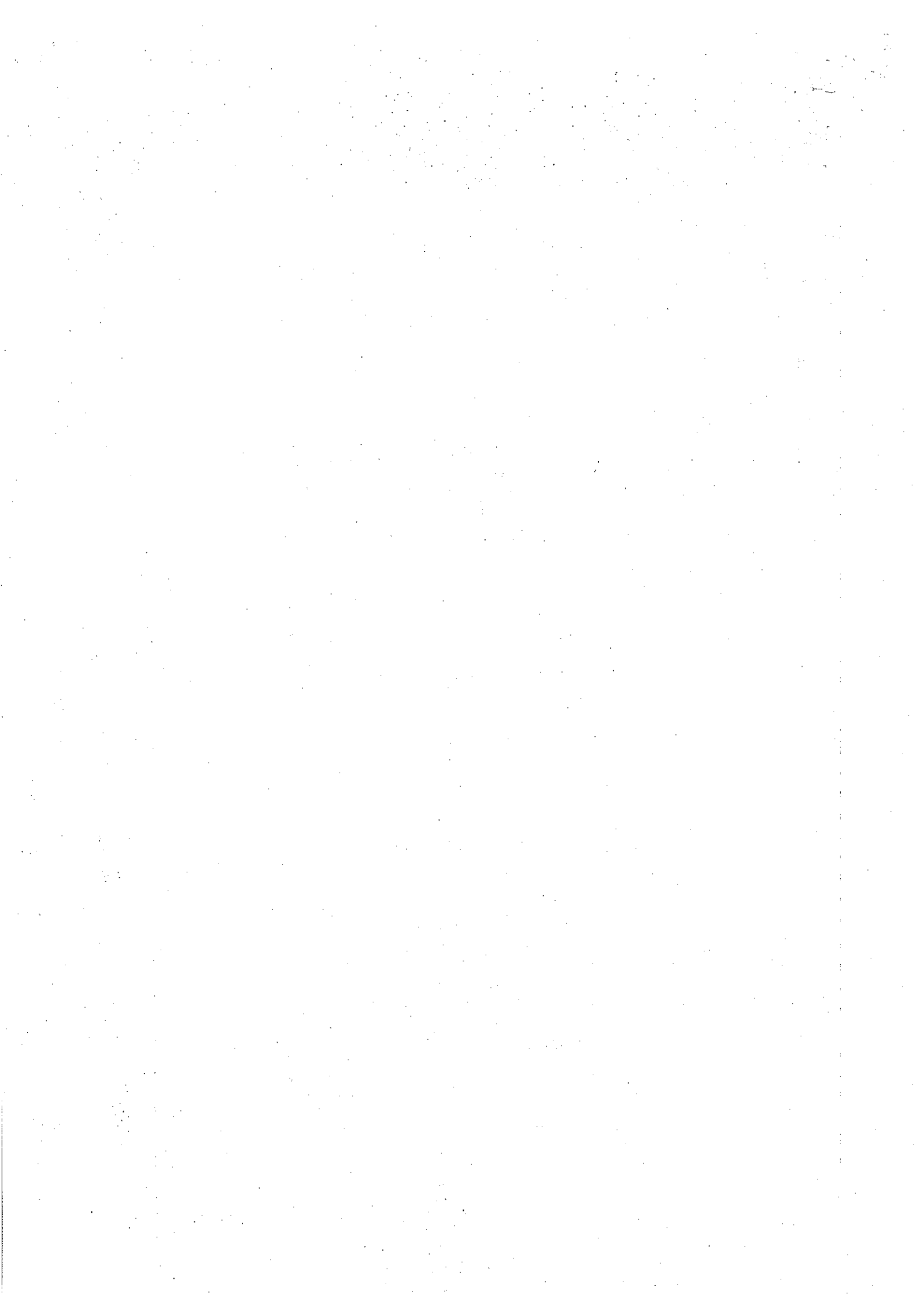
దస్తావేజు స్వభావము	Sal	vat- 42/02	F
దస్తావేజు విలువ	1460000	Ch 100 0000/8611	M.Pr
స్టాంపు విలువ రూ.	100	21/3	
దస్తావేజు నెంబరు	1161/2013		
రిజిస్ట్రేషన్ రుసుము	7300		
లోటు స్టాంపు(D.S.D.)	72900	610991	
GHMC (T.D.)	100	21/3	
యూజర్ ఛార్జీలు	29200		
అదనపు షీట్లు	1		
5 x .....			
మొత్తం	109500		

(అక్షరాల Nil)

తేది 21/3/13 రూపాయలు మాత్రమే)  
 వాపసు తేది \_\_\_\_\_

సబ్-రెజిస్ట్రారు  
 రెవెన్యూ-రిజిస్ట్రారు  
 కర్నూలు

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.



CS  
220

W. 30. 1161 / 2013




SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 425566

S.No. 2867 Dt. 27-02-2013 Rs. 100/-  
Sold to : Sri. Ramesh S/o Narsing Rao R/o Hyd  
For Whom: Modi Ventures

  
K. GIRIBABU  
LICENCED STAMP VENDOR  
LIC.No. 16-02-30/1998  
REN. No. 16-02-009/2013  
Sub-Bapunagar, Amberpet, Hyd-13  
CELL No. 9989259839

**SALE DEED**

This Sale Deed is made and executed on this the 21<sup>st</sup> day of March 2013 at SRO, Kapra, Ranga Reddy District by:

M/s. MODI VENTURES, a registered partnership firm having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad 500 003, represented by its Managing Partner, Mr. Soham Modi, S/o. Sri Satish Modi, aged about 43 years, Occupation: Business, hereinafter referred to as the "Vendor" (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

**AND**

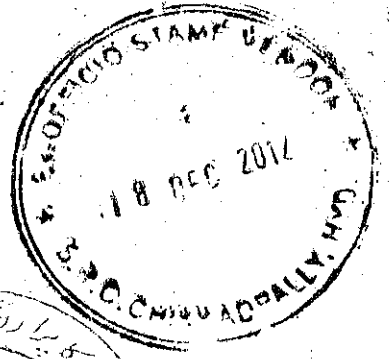
M/s. SRI SAI BUILDERS, a registered partnership firm having its office at 25, A & B Electronic Complex, Kushaiguda, Hyderabad - 500 062 represented by Mr. Soham Modi, S/o. Sri Satish Modi, aged about 43 years, Managing Partner of M/s. Modi Ventures who are the Agreement of Sale cum General Power of Attorney Holders by virtue of document no.10302/05 registered at S.R.O. Uppal, hereinafter called the "Firm" (which expression where the context so permits shall mean and include its successors in interest, nominee, assignee).

**IN FAVOUR OF**

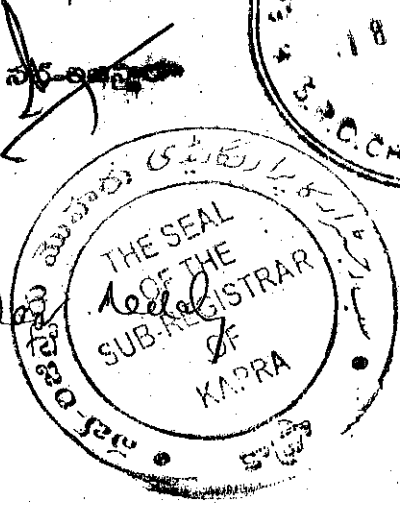
Mr. Hota Venkata Surya Narayana Murty, son of Mr. H. V. Somayajulu, aged about 48 years, Occupation: Service, residing at Flat No. 404, Mega Sushila Apartments, H. No. 12-2-715/1, Padmanaba Nagar, Mehdipatnam, Hyderabad - 500 028., hereinafter referred to as the "Buyer" (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For MODI VENTURES  


1వ వుస్తకము 2013 నం. వి. 1161  
 దస్తావేజు మొత్తము కారితముల సంఖ్య 17  
 ఈ కారితము వరుస సంఖ్య



2013 వ సం. 1161 నెల 21 వ తేది  
 1924 శా.శ. సం. 1161 నెల 30 వ తేది  
 పగలు 3 మరియు 4 గంటల  
 మధ్య కాప్రా సబ్-రిజిస్ట్రార్ కార్యాలయములో  
 శ్రీ. Soham Mod. lefty, le. Prabhakar  
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32. ఎను  
 అనుసరించి సమర్పించబడిన ఫోటో గ్రాఫులు  
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి  
 ధునును రూ. 7300/- లు చెల్లించినారు



వ్రాసి ఇచ్చినట్లు ఒప్పకొన్నది  
 ఎడమ బొటన వ్రేలు



విరూపింపినది

K. Prabhakar Reddy S/o. K. P. Reddy, Occ: Sonar  
 O/p: 4 K-4-187/397, Red Cross, Soham Extension, 4th  
 Road, Sec: 8, through. G.P.A for presentation of documents,  
 with G.P.A No. 64/BK/09, at S-06.09 at S.R. Kapra,  
 R.R. Dist.

M.V.S.A. Prabhakararam S/o. M.A. Ranayya,  
 42-8757, Raha Aride, Jambharapuram  
 Maulali, Hyd.

M.L.N. MURthy S/o. Salya Dorrajana  
 42.756. SP Nagar Maulali  
 Hyd 40.

2013 వ సం. 1161 నెల 21 వ తేది  
 1924 శా.శ. సం. 1161 నెల 30 వ తేది

నల్ల-రిజిస్ట్రార్  
 (సై.కా.వ. అశోక్ కుమార్)

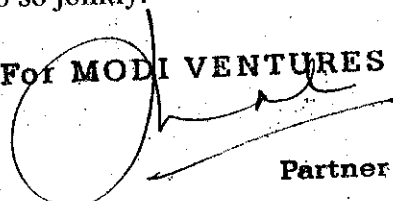
**WHEREAS:**

- A. The Firm constituted by its partners (1) Sri Nareddy Kiran Kumar, (2) Smt. K. Jaya, (3) Sri K. V. Chalapathi Rao and (4) Sri B. Anand became the absolute owners and possessors of open agricultural land in Sy. Nos. 93, 94 & 95, situated at Mallapur Village, Uppal Mandal, R. R. District, admeasuring Ac. 4-00 Gts. by virtue of registered sale deed dated 10<sup>th</sup> July, 2003 bearing document no. 8184/03 and sale deed dated 5<sup>th</sup> February 2004 bearing document no. 1311/04 which are both registered at the office of the Sub-Registrar, Uppal, R. R. District hereinafter the said land is referred to as The Schedule A Land, more fully described in Schedule 'A' annexed to this Agreement.
- B. The Vendor became absolute owners and possessors of open agricultural land in Sy. Nos. 93, 94 & 95, situated at Mallapur Village, Uppal Mandal, R. R. District, admeasuring Ac. 1-08 Gts. by way of registered sale deed dated 23<sup>rd</sup> March, 2007 bearing document no. 4000/07 (for purchase of Ac. 1-13 Gts.) and sale deed dated 7<sup>th</sup> April 2004 bearing document no. 4464/07 (for sale of Ac. 0-05 Gts.) which are both registered at the office of the Sub-Registrar, Uppal, R. R. District hereinafter the said land is referred to as the Schedule B Land, more fully described in Schedule 'B' annexed to this Agreement.
- C. The Firm and the Vendor had purchased the Scheduled A Land and Scheduled B Land for a consideration from its previous owners viz., Sri Koukutla Mogulaiah Alias Mogula Reddy, Sri Koukutla Jangaiah Alias Janga Reddy, Sri Koukutla Narsimhulu Alias Narsimha Reddy and others (hereinafter referred to as the Original Owners).
- D. The Original Owners got their rights as per ORC issued vide proceeding by the RDO East Division, File No. H/6733/79 dated 10.02.1982 and confirmed in the proceedings bearing file no. J/7156/96 dated 06.09.1997. Patta Passbook and title deeds were issued in favour of the Original Owners for a portion of the lands in Sy. No. 93, 94 & 95 of Mallapur Village, Uppal Mandal, R. R. District, as per details given below:

Survey No.	Area Ac-Gts.	Issued in favour of	Title Book No.	Passbook No.
93	0-28	K. Mogulaiah	179141	73706
94	0-29			
95	2-14			
93	0-27	K. Jangaiah	179115	73738
94	0-30			
95	2-14			
93	0-27	K. Narsimhulu	176051	73741
94	0-30			
95	2-13			

- E. The Firm invited the Vendor to develop the Schedule A Land into residential apartments in a group housing scheme named and styled as 'GULMOHAR GARDENS' and both of them had agreed to do so jointly.

For MODI VENTURES



Partner

1వ పుస్తకము 2013 ప సం॥ పు 1161  
 దస్తావేజు మొత్తము కారితముల నంబు 17  
 ఈ కారితము పరుస నంబు 2

1460000/ -

ENDORSEMENT  
 Certified that the following amounts have  
 been paid in respect of this document  
 By challan No. 610991 DL 21/3/13

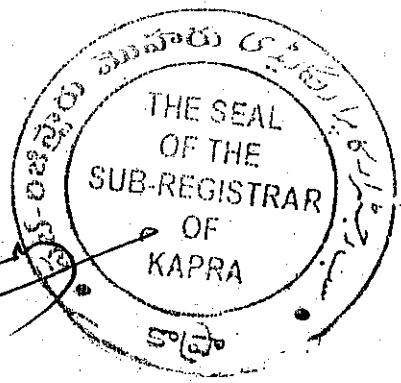
*[Signature]*

- I. Stamp Duty:
- 1. in the shape of stamp papers Rs 100/ -
  - 2. in the shape of challan (u/s.41 of I.S.Act.1899) Rs. 72900/ -
  - 3. in the shape of cash (u/s.41 of I.S.Act.1899) Rs. -
  - 4. adjustment of stamp duty (u/s.16 of I.S. Act.1899, if any) Rs. -
- II. Transfer Duty:
- 1. in shape of challan Rs. 29200/ -
  - 2. in the shape of cash Rs. -
- III. Registration fees:
- 1. in the shape of challan Rs. 7300/ -
  - 2. in the shape of cash Rs. -
- IV. User Charges
- 1. in the shape of challan Rs. 100/ -
  - 2. in the shape of cash Rs. -
- Total Rs 109600/ -

*[Signature]*  
 SUB REGISTRAR  
 KAPRA

1వ పుస్తకము 2013 పం./ కా.శ. 1934వ  
 పు 1161 నెంబరుగా రిజిస్టరు చేయబడి  
 స్టాంపింగ్ విమిత్తం గుర్తింపు నెంబరు 106  
 1161/2013 గా యివ్వబడ్డెనది  
 2013 సంవత్సరం నెం 21 వ తేది

*[Signature]*  
 సబ్-రిజిస్ట్రార్



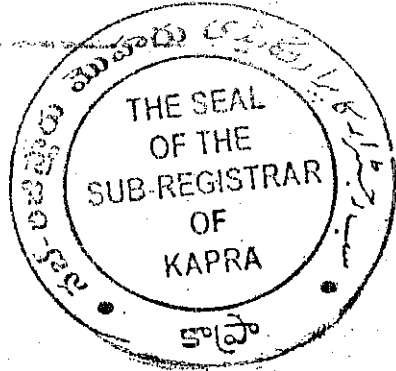
- F. The Firm and the Vendor hereto had applied to the Urban Development Authority and Local Municipality for obtaining necessary building construction and other permissions at the cost of the Vendor for the Schedule A Land. The permissions were received from HUDA vide their Letter No. 1481/P4/Plg/HUDA/2005, dated 22.08.2005 and Kapra Municipality vide their Proceedings No. BA/G2/150/2005-06, dated 29.09.2005. In accordance with the sanctioned plan in all 350 number of flats in 5 blocks (A to E) aggregating to about 2,83,825 sft., along with parking on the stilt floor and other amenities were constructed on the Schedule A Land.
- G. The Firm and the Vendor for the purposes of joint development of the Schedule A Land had reached into an understanding whereby the Vendor agreed to purchase certain area of land out of the total land area of Ac. 4-00 Gts., and the balance land to be retained by the Firm. To give effect to this broad understanding, the Firm and the Vendor had executed following documents:  
(a) Joint Development Agreement dated 20.10.2005  
(b) Agreement of Sale-cum General Power of Attorney dated 20.10.2005  
Both the above documents are registered with the office of the Sub-Registrar Office as documents No.10300/05 and 10302/05 respectively.
- H. By virtue of above two referred documents, the Firm and the Vendor hereto had identified and determined their respective ownership of 350 flats, along with proportionate parking space proposed to be constructed in a group housing scheme named and styled as 'GULMOHAR GARDENS' forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District, together with their respective proportionate undivided share in the Scheduled A Land.
- I. After the purchase of Schedule B Land, the Vendor applied for obtaining the necessary building construction and other permissions to HUDA & GHMC for the Schedule A Land and Schedule B Land put together. The permissions for an additional 155 flats in 2 blocks aggregating to about 1,91,650 sft. has been obtained as per proceedings in file no. 0514/CSC/TP1/2008 of GHMC.
- J. In the permission for construction of the first 350 flats (in 5 blocks marked as Block A to E) obtained in the year 2005 and area about 1,623 sq yds was effected in a proposed 100 ft. wide road. The said proposed road was deleted in the new master plan which was notified in April 2008. Accordingly in the permission for construction obtained in 2008 an additional block F consisting of 40 flats on 5 floors having an area of 50,600 sft along with parking on the stilt floor is proposed to be constructed in the area which was earlier effected in the 100 ft wide proposed road. Block F entirely falls within the Schedule A Land. As per the sanction obtained in 2008, Block G which falls entirely in the Schedule B Land, consisting of 115 flats on 5 floors having an area of about 1,41,050 sft along with parking on the stilt and basement floor is proposed to be constructed.

For MODI VENTURES

  
Partner

1వ పుస్తకము 2013 నం|| పు|| 1161  
దస్తావేజు మొత్తము కార్గితముల సంఖ్య 17  
ఈ కార్గితము వరుస సంఖ్య 3

సబ్ రిజిస్ట్రార్



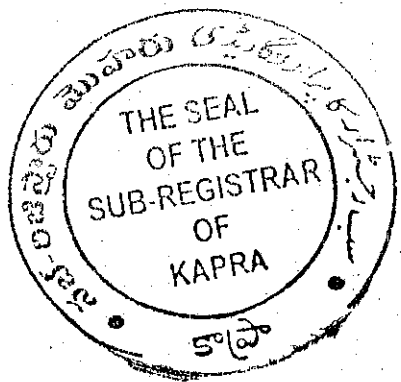


- K. The Firm and Vendor have agreed to jointly develop the flats in Block F falling in the Schedule A Land as per the terms and conditions mentioned in the Supplementary Agreement dated 22.12.2008. As per the terms of the said Supplementary Agreement the Vendor shall become exclusive owners of 28 flats in Block F having an area of about 35,080 sft along with proportionate parking and the Firm shall become absolute owners of 12 flats in Block F having an area of about 15,520 sft along with proportionate parking. The Vendor has agreed to develop Block F including the flats belonging to the Firm and the Firm has agreed to reimburse the cost of construction of its share of flats to the Vendor.
- L. The Vendor and the Firm have further agreed that Block G consisting of 115 flats on 5 floors having an area of about 1,41,050 sft along with parking on the stilt and basement floor is falling within Schedule B Land which belongs to the Vendor and the Vendor shall be absolute owner of all the flats along with proportionate parking without any let or hindrance from the Firm. The Vendor shall develop Block G at its own cost.
- M. The respective share / ownership of each flat in Gulmohar Gardens together with proportional share in parking space etc., belonging to the Firm and the Vendor is detailed in the Schedules/ Annexures / Appendix attached to the Joint Development Agreement referred above.
- N. By virtue of the above referred Joint Development Agreement and Agreement of Sale cum General Power of Attorney the Vendor is absolutely entitled to develop and sell its share of flats to any intending buyer.
- O. The Buyer is desirous of purchasing a deluxe apartment bearing flat no. 522 on the fifth floor, in block no. 'G' having a super built-up area of 1400 sft., together with undivided share in the schedule B land to the extent of 56.00 sq. yds., and a reserved parking space for family car on the basement / stilt floor admeasuring about 150 sft., in the building known as 'Gulmohar Gardens' and has approached the Vendor, such apartment is hereinafter referred to as Scheduled Apartment.
- P. The Vendor and the Firm have represented to the Buyer that the Scheduled Apartment has fallen to the share of Vendor and thus absolutely belongs to it by virtue of above referred agreements.
- Q. The Buyer has inspected all the documents of the title of the Vendor in respect of the Schedule B Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities, which are attached to and/or are common to the project of Gulmohar Gardens. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.
- R. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs.14,60,000/- (Rupees Fourteen Lakhs Sixty Thousand Only) and the Buyer has agreed to purchase the same.

FOR MODI VENTURES

1వ పుస్తకము 20 13 న సం॥ పు 1161  
దస్తావేజ మొత్తము తాగితముల సంఖ్య 17  
ఈ తాగితము వరుస సంఖ్య \_\_\_\_\_

సబ్ రిజిస్ట్రార్



- S. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.
- T. The Firm at the request of the Vendor and Buyer is joining in execution of this agreement so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigation. The Firm has no share in the sale consideration agreed herein.

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

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished, deluxe apartment bearing flat no. 522 on the fifth floor, in block no. 'G' having a super built-up area of 1400 sq. ft., in building known as Gulmohar Gardens together with:
  - a. Undivided share in schedule B land to the extent of 56.00 sq. yds.
  - b. A reserved parking space for family car on the basement / stilt floor admeasuring about 150 sq. ft.

Situated at Sy. Nos. 93, 94 & 95 of Mallapur Village, Uppal Mandal, Ranga Reddy District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs.14,60,000/- (Rupees Fourteen Lakhs Sixty Thousand Only) issued by ICICI Bank Ltd., The Vendor hereby admit and acknowledge the receipt for said consideration.

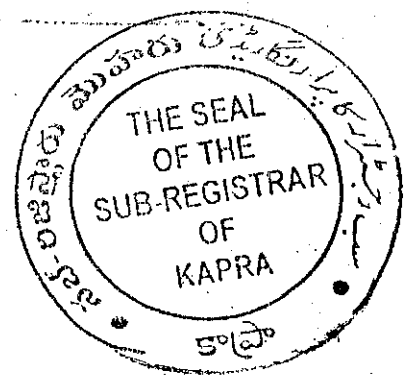
2. The Vendor hereby covenant that the undivided share in Schedule B Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
3. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Apartment to the Buyer.

For MODI VENTURES

  
Partner

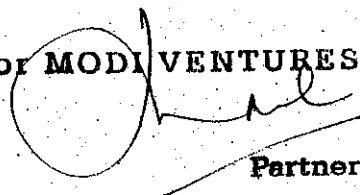
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సచివశాసనము



5. Henceforth the Vendor shall not have any right, title or interest in the scheduled apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Apartment unto and in favour of the
7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the apartments under this sale deed.
9. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Gulmohar Gardens as follows:-
  - a. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Apartment is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking space in GULMOHAR GARDENS.
  - b. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule apartment and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
  - c. That the Buyer shall become a member of the Gulmohar Gardens Owners Association that has been / shall be formed by the Owners of the apartments in GULMOHAR GARDENS constructed on the Schedule B Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Buyer ever fails to pay maintenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity, etc. The Buyer shall pay a sum of Rs. 15,000/- & Rs. 20,000/- for two & three bedroom flats respectively, by way of deposit in favour of the Association / Society towards the corpus fund at the time of taking possession of the completed apartments.

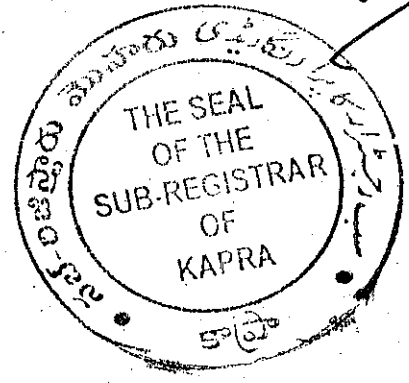
For MODI VENTURES



Partner

1వ పుస్తకము 2013 నం|| ఖ 1161  
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ఈ కారితము వరుస సంఖ్య 6



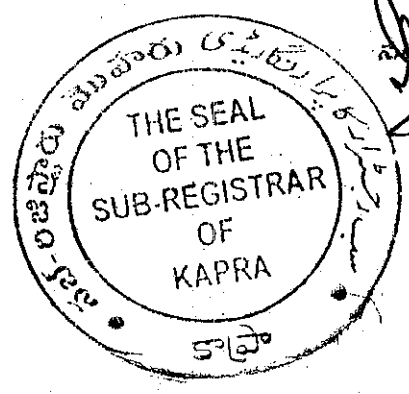


- d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the GULMOHAR GARDENS, shall vest jointly with the owners of the various tenements/ apartments / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
- e. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor to the Buyer.
- f. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- g. That the blocks of residential apartments shall always be called GULMOHAR GARDENS and the name thereof shall not be changed.
- h. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled Apartment nor shall he/she/they make any additions alterations in the Scheduled Apartment without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.
- i. That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or voidable any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose. (g) install grills or shutters in the balconies, main door, etc. (h) change the external appearance of the building.
10. Stamp duty and Registration amount of Rs.1,09,500/- is paid by way of challan no. 610931, dated 21.03.2013, drawn on State Bank of Hyderabad, Kushaiguda Branch, Hyderabad and VAT an amount of Rs. 42,107/- paid by way of challan no.0000186111, dated 21.03.2013 drawn on Axis Bank, Treasury Branch, Hyderabad.

FOR MODI VENTURES

Partner

1వ పుస్తకము 20 13 సం. పు 1161  
దస్తావేజు మొత్తము లాగితముల సంఖ్య 17  
ఈ లాగితము వరుస సంఖ్య 7





SCHEDULE 'A'  
SCHEDULE OF LAND

ALL THAT PIECE OF LAND admeasuring Ac.4-00 Gts., forming part of Sy Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District are bounded as under:

North By	Part of Sy. No. 95
South By	40' side road (Shakti Sai Nagar road)
East By	Land belong to Vendor – Schedule B Land
West By	Sy. No. 92

SCHEDULE 'B'  
SCHEDULE OF LAND

ALL THAT PIECE OF LAND admeasuring Ac.1-08 Gts., forming part of Sy Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District are bounded as under:

North By	Part of Sy. No. 95
South By	Neighbors land
East By	Shakti Sai Nagar Colony
West By	Land belonging to Firm and Vendor – Schedule A Land

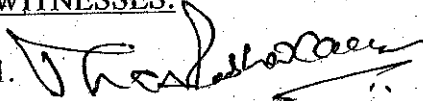
SCHEDULE 'C'  
SCHEDULE OF APARTMENT


All that portion forming a semi-finished, deluxe apartment bearing flat no.522 on the fifth floor, in block no. 'G', admeasuring 1400 sft., of super built up area together with proportionate undivided share of land to the extent of 56.00 sq. yds., and a reserved parking space for family car on the basement / stilt floor admeasuring about 150 sft, in residential apartment named as Gulmohar Gardens, forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District marked in red in the plan enclosed and bounded as under:

North By	Open to Sky
South By	Open to Sky
East By	Open to Sky & 6'-6" wide corridor
West By	Open to Sky

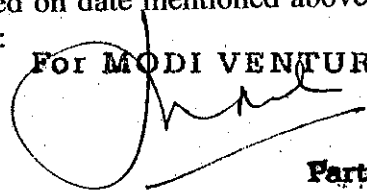
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1. 

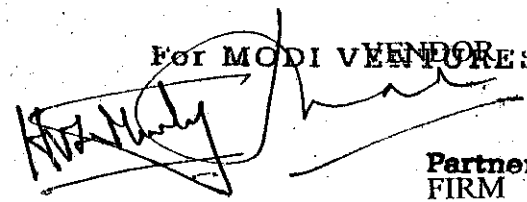
2. 

FOR MODI VENTURES



Partner

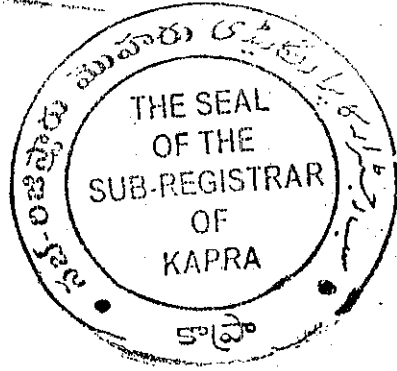
FOR MODI VENDOR



Partner  
FIRM

1వ పుస్తకము 2013 నంబు వు 1161  
దస్తావేజు మొత్తము కాగితముల సంఖ్య 17  
ఈ కాగితము పరుస సంఖ్య 8

*సబ్-రెజిస్ట్రార్*



**ANNEXURE-1-A**

1. Description of the Building : DELUXE apartment bearing flat no. 522 on the fifth floor, in block no. 'G' of Gulmohar Gardens, forming a part of Survey Nos. 93, 94 & 95, situated at Residential localities, Block No. 14, Shaktisai Nagar, Mallapur, Uppal Mandal, Ranga Reddy District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 56.00 sq. yds., U/S Out of Ac. 1-08 Gts.
4. **Built up area Particulars:**
- a) In the basement / stilt floor : 150 Sft parking space for family car
- b) In the First Floor : -
- c) In the Second Floor : -
- d) In the Third Floor : -
- e) In the Fourth Floor : -
- f) In the Fifth Floor : 1400 Sft
5. Annual Rental Value : -
6. Municipal Taxes per Annum : -
7. Executant's Estimate of the MV of the Building : Rs. 14,60,000/-

Date: 21.03.2013

For MODI VENTURES  
  
Partner

Signature of the Executants

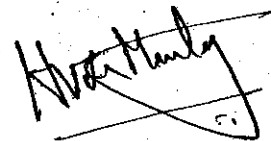
**C E R T I F I C A T E**

I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For MODI VENTURES  
  
Partner

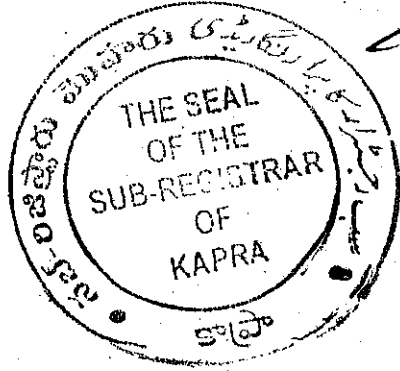
Signature of the Executants

Date:21.03.2013



1వ పుస్తకము 2013 నం|| పు 1161  
దస్తావేజు మొత్తము కారితముల సంఖ్య 17  
ఈ కారితము వరుస సంఖ్య 9

*[Handwritten Signature]*



**REGISTRATION PLAN SHOWING**

FLAT NO. 522 IN BLOCK NO. 'G'

ON FIFTH FLOOR IN PROJECT KNOWN AS "GULMOHAR GARDENS"

**IN SURVEY NOS.** 93, 94 & 95

**SITUATED AT**

MALLAPUR VILLAGE, UPPAL

**MANDAL, R.R. DIST.**

**VENDOR:** M/S. MODI VENTURES REPRESENTED BY ITS MANAGING PARTNER

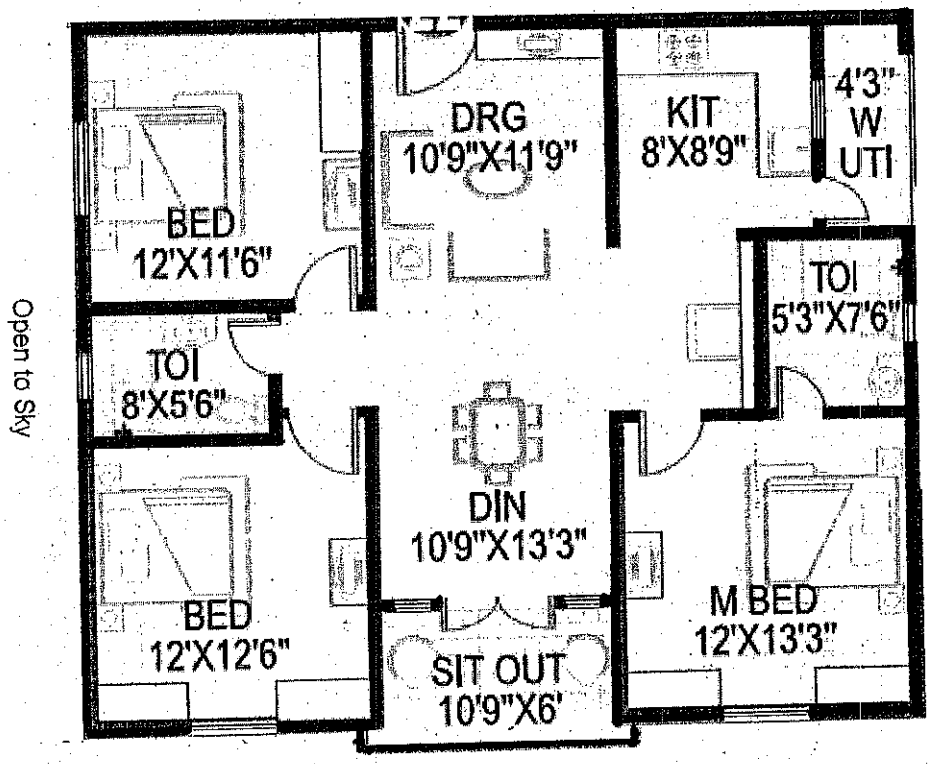
SRI SOHAM MODI SON OF SRI SATISH MODI

**BUYER:** MR. HOTA VENKATA SURYA NARAYANA MURTY; SON OF MR. H. V. SOMAYAJULU

**REFERENCE:** AREA: 56.00      **SCALE:** SQ. YDS. OR      **INCL:**       **EXCL:**

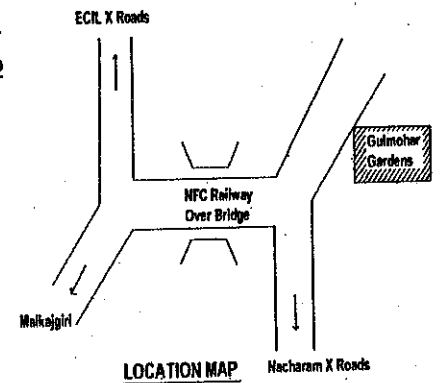
Total Built-up Area = 1400 Sft.  
Out of U/S of Land = Ac. 1-08 Gts.

Open to Sky & 6'-6" wide corridor



Open to Sky

Open to Sky



LOCATION MAP

Open to Sky

**WITNESSES:**

- 1.
- 2.

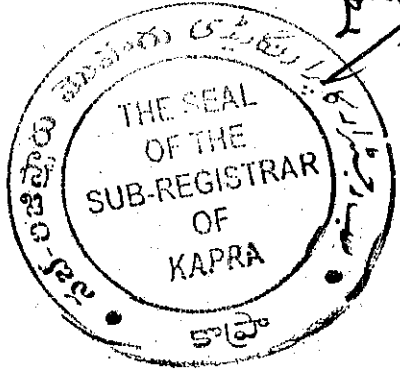
For MODI VENTURES  
  
Partner

SIG. OF THE VENDOR

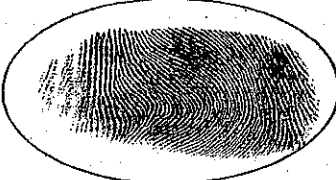

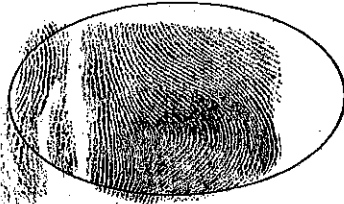
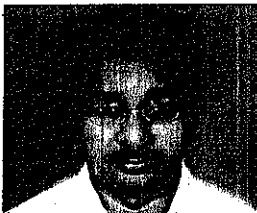


SIG. OF THE BUYER

1వ పుస్తకము 20 13 సం॥ పు 1161  
దస్తావేజు మొత్తము కారితముల సంఖ్య 17  
ఈ కారితము వరుస సంఖ్య 10

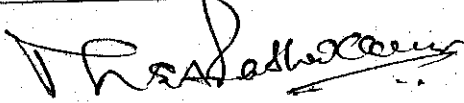
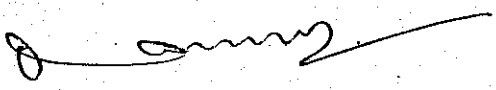
సహాయక




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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<b>VENDOR:</b>  <b>M/S. MODI VENTURES</b> HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD – 500 003. REP. BY ITS MANAGING PARTNER MR. SOHAM MODI S/O. MR. SATISH MODI
			<b>GPA FOR PRESENTING DOCUMENTS</b> <b>VIDE DOC. NO. 64/BK- IV/2009, Dt. 05.06.2009:</b>  SRI. K. PRABHAKAR REDDY S/O. SRI. K. PADMA REDDY (O). 5-4-187/3 & 4, II FLOOR SOHAM MANSION M. G. ROAD SECUNDERABAD – 500 003.
			<b>BUYER:</b>  MR. HOTA VENKATA SURYA NARAYANA MURTY S/O. MR. H. V. SOMAYAJULU R/O. FLAT NO. 404 MEGA SUSHILAAPARTMENTS H. NO. 12-2-715/1, PADMANABA NAGAR MEHDIPATNAM HYDERABAD - 500 028.

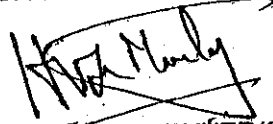
**SIGNATURE OF WITNESSES:**

- 
- 

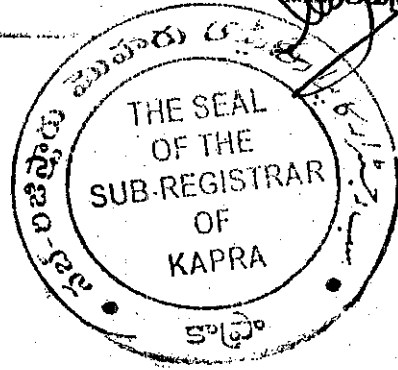
**For MODI VENTURES**

  
Partner

**SIGNATURE OF EXECUTANTS**

  
SIGNATURE(S) OF BUYER(S)

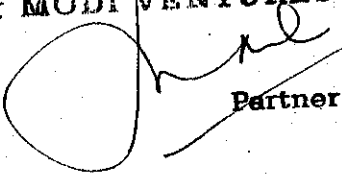
1వ పుస్తకము 2013 నం|| పు|| 1161  
దస్తావేజు మొత్తము కారితముల సంఖ్య 17  
ఈ కారితము వరుస సంఖ్య 11






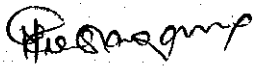






VENDOR

FOR MODI VENTURES

  
Partner

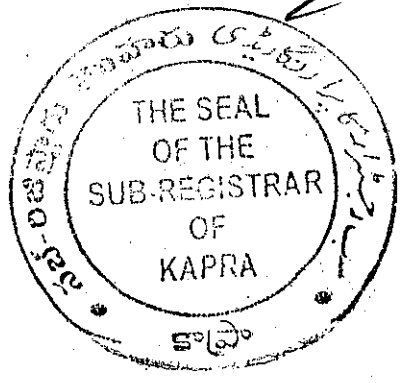
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ABMPM6725H	
	नाम / NAME SOHAM SATISH MODI	
	पिता का नाम / FATHER'S NAME SATISH MANILAL MODI	
	जन्म तिथि / DATE OF BIRTH 18-10-1969	
हस्ताक्षर / SIGNATURE: 		मुख्य आयकर अधिकारी Chief Commissioner of Income-tax, Andhra Pradesh



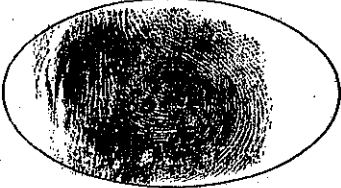
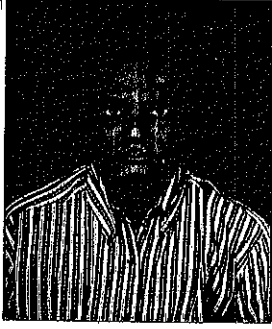
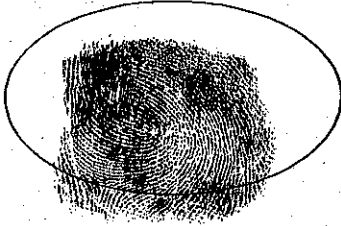
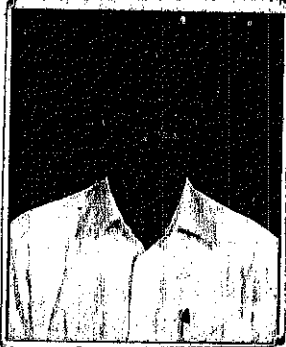
आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
PRABHAKAR REDDY, K.		
PADMA REDDY KANDI		
15/01/1974 Permanent Account Number AWSP8104E		
 Signature		

1వ పుస్తకము 2013 నంబు పు 1161  
దస్తావేజు మొత్తము కాగితముల సంఖ్య 17  
ఈ కాగితము వరుస నంబు 13


సబ్-రెజిస్ట్రార్

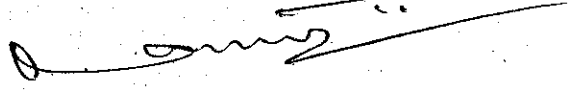


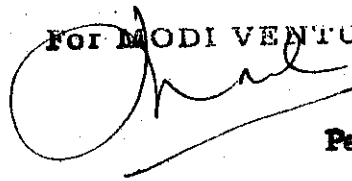
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b>WITNESSES:</b></p> <p>1. MR. M.V.S. ANANTHA PRABAKARAN S/o. MR. M.A. RAMAIAH R/O: # 42-875/1, RATNA ARCADE JAWAHAR NAGAR MOULALI HYDERABAD - 040.</p>
			<p>2. MR. M. L. N. MURTHY S/o. MR. M. SATYANARAYANA (L.A.) R/O: # 42-256, PLOT NO. 40, S.P. NAGAR, MOULALI, HYDERABAD - 040.</p>

**SIGNATURE OF WITNESSES:**

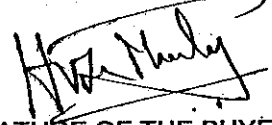
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2. 

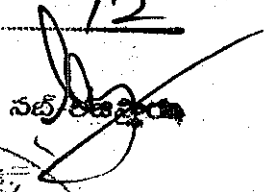
FOR MODI VENTURES  


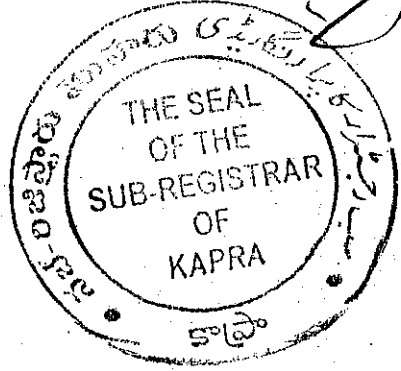
**Partner**

SIGNATURE OF THE EXECUTANT

  
SIGNATURE OF THE BUYER


1వ పుస్తకము 2013వ సం॥ పు. 1161  
దస్తావేజు మొత్తము ఈగీతము ల సంఖ్య 17  
ఈ ఈగీతము వరుస నంబరు 12

  
సబ్ రిజిస్ట్రార్



BUYER

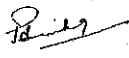
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**AAXPH3333E**



नाम /NAME  
**VENKATA SURYANARAYANA MURTY HOTA**

पिता का नाम /FATHER'S NAME  
**VENKATA SOMAYAJULU HOTA**

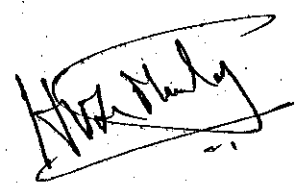
जन्म तिथि /DATE OF BIRTH  
**21-07-1964**

हस्ताक्षर /SIGNATURE 

मुख्य आयकर आयुक्त, डाबा बगैच  
 Chief Commissioner of Income-tax, Visakhapatnam

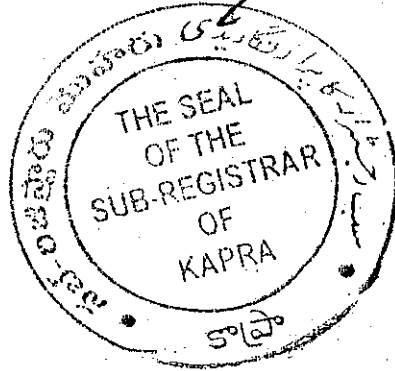
इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें  
 मुख्य आयकर आयुक्त,  
 आयकर भवन,  
 दाबा गार्डन्स,  
 विशाखपट्टणम् - 530 020

In case this card is lost/found, kindly inform/return to the issuing authority :  
 Chief Commissioner of Income-tax,  
 Aayakar Bhavan,  
 Daba Gardens,  
 Visakhapatnam - 530 020.



1వ పుస్తకము 2013 నంబు 1161  
దస్తావేజు మొత్తము కారగోరుల వంతు 17  
ఈ కారగోరు పుస్తకము నంబు 14

సచివశాసనము





విభజన



Government of India



భారత ప్రభుత్వం  
**Unique Identification Authority of India**  
**Government of India**

నమోదు క్రమసంఖ్య/Enrolment No.: 1111/15134/04172

To: Malladi Venkata Satya Anantha Prabhakaram  
 (మల్లాది వెంకట సత్య అనంత ప్రభాకరం)  
 S/O M A Ramaiah  
 42-875/1/Rathna arcade  
 Jawahar Nagar  
 Moulali  
 Malkajgiri  
 Hyderabad  
 Andhra Pradesh - 500040

Date: 15/07/2011

Ref. No : 00009610-00033644-00037059-



UB 01809752 6 IN

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

**8002 7337 8880**

**ఆధార్ - సామాన్యుని హక్కు**

### నిర్దేశములు

- ఆధార్ గుర్తింపుకు మాత్రమే నిరూపణ. పౌరసత్వానికి కాదు.
- గుర్తింపు నిరూపణకై, అన్లైన్లో నిర్ధారణ పొందండి.
- ఏదైనా సహాయం అవసరమైతే :

ఫోన్ నెం. **1800 180 1947** లో సంప్రదించండి లేదా  
 పోస్ట్బాక్స్ నెం. **1947**, బెంగళూరు - **560001** కి ఉత్తరం రాయండి లేదా  
**help@uidai.gov.in**. కి ఈ-మెయిల్ పంపండి.

### INSTRUCTIONS

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.
- In case any help is required :-  
 Call us **1800 180 1947** or;  
 Write to **P.O. Box No. 1947, Bengaluru - 560 001** or;  
 Email **help@uidai.gov.in**



భారత ప్రభుత్వం  
**GOVERNMENT OF INDIA**

మల్లాది వెంకట సత్య అనంత ప్రభాకరం  
 Malladi Venkata Satya Anantha Prabhakaram



పుట్టిన సంవత్సరం / Year of Birth : 1958  
 పురుషుడు / Male

**8002 7337 8880**



భారత ప్రభుత్వం  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

S/O ఎమ్ ఎ రామయ్య, 42-875/1/రత్నా ఆర్కాడ్, జవహర్ నగర్, మౌలాలి, మల్కాజ్గిరి, హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500040

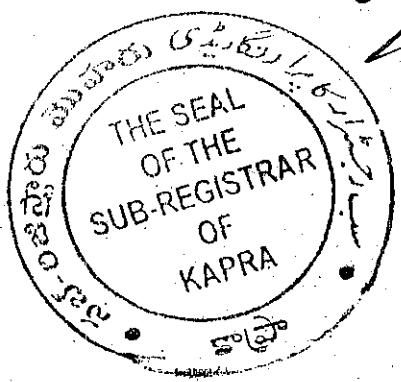
Address : S/O M A Ramaiah, 42-875/1/Rathna arcade, Jawahar Nagar, Moulali, Malkajgiri, Hyderabad, Andhra Pradesh, 500040

**ఆధార్ - సామాన్యుని హక్కు**

**Aadhaar - Saamanyuni Hakku**

1వ వుస్తకము 20/3 నం|| పు 1161  
దస్తావేజ మొత్తము కాగితముల సంఖ్య 17  
ఈ కాగితము వరుస సంఖ్య 15

నట్టికొనినది







### నిర్దేశములు

- ఆధార్ గుర్తింపుకు మూల్రమే నిరూపణ. పౌరసత్వానికి కాదు.
- గుర్తింపు నిరూపణపై, ఆన్లైన్లో నిర్ధారణ పొందండి.
- ఏదైనా సహాయం అవసరమైతే :

ఫోన్ నెం. 1800 180 1947 లే నంబర్ ద్వారా లేదా  
 పోస్ట్ బాక్స్ నెం. 1947, బెంగళూరు - 560001 కి ఉత్తరం రాయండి లేదా  
 help@uidai.gov.in, కి ఈ-మెయిల్ చేయండి.

### INSTRUCTIONS

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.
- In case any help is required :-

Call us 1800 180 1947 or:  
 Write to P.O. Box No. 1947, Bengaluru - 560 001 or:  
 Email help@uidai.gov.in

శ్రీమతి



ఆధార్ నెట్వర్క్ కేంద్రం, ఆంధ్రప్రదేశ్, హైదరాబాద్

చిరునామా:  
 S/O యసు సత్యనారాయణ లేట్  
 ఎం.ఎల్.ఎన్.మూర్తి కే.ఎం. యస్ పి నగర్  
 పి.ఎం.ఎల్.ఎల్. మల్కెజ్గిరి  
 హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500040

Address:  
 S/O M Sathyanarayana Late  
 42-756 Plot No-40, S P Nagar  
 M.L.N.Murthy  
 Hyderabad, Andhra Pradesh, 500040

Aadhaar - Saamanyuni Hakku



### భారత ప్రభుత్వం

Unique Identification Authority of India

సమాఖ్య ప్రమాణం / Enrolment No.: 1111/15136/05986

To: M L N Murthy

(యసు సత్య నారాయణ్)  
 S/O M Sathyanarayana Late  
 42-756 Plot No-40  
 S P Nagar  
 Mobile-All  
 Malkajgiri  
 Hyderabad  
 Andhra Pradesh - 500040

Date: 09/06/2011



EY 08898101 9 1IN

Ref. No: 09062011-13807

మీ ఆధార్ సంఖ్య / Your Aadhaar No.:

8287 8644 1677

ఆధార్ - సామాన్యుని హక్కు



ఆధార్ నెట్వర్క్ కేంద్రం, ఆంధ్రప్రదేశ్, హైదరాబాద్

యసు సత్య నారాయణ్  
M L N Murthy

జన్మన సంవత్సరం / Year of Birth : 1942  
పురుషుడు / Male

8287 8644 1677

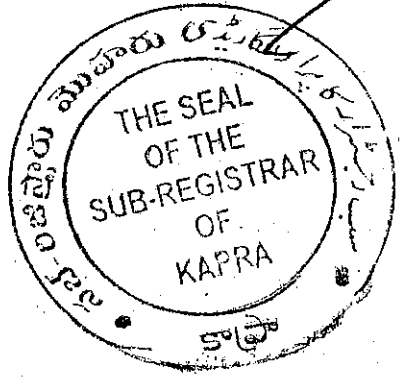


ఆధార్ - సామాన్యుని హక్కు

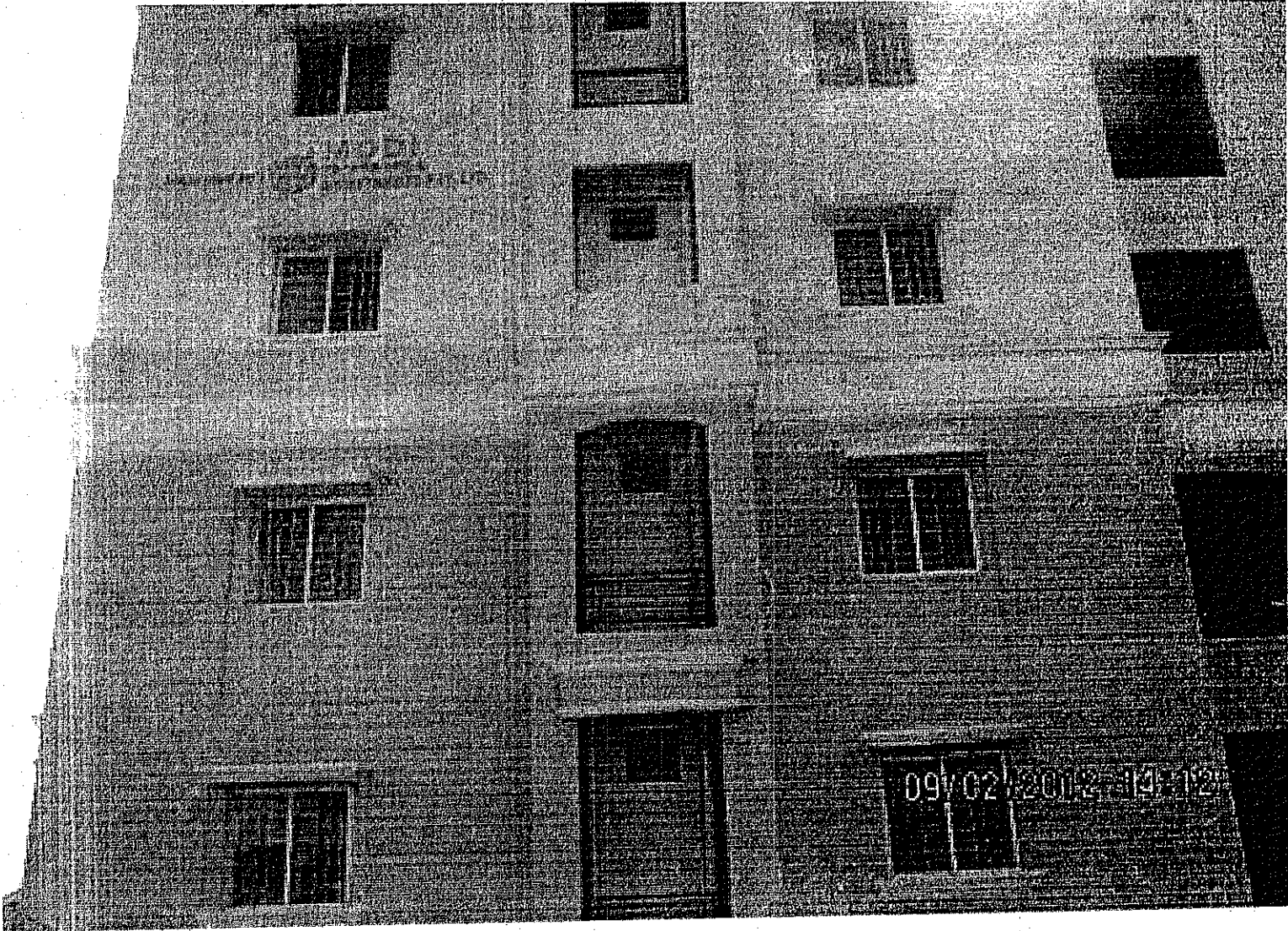
HP 510466

1వ పుస్తకము 20 13 సం॥ పు 1161  
దస్తావేజు మొత్తము కాగితముల సంఖ్య 17  
ఈ కాగితము వరుస సంఖ్య 16

సచివశాసనము

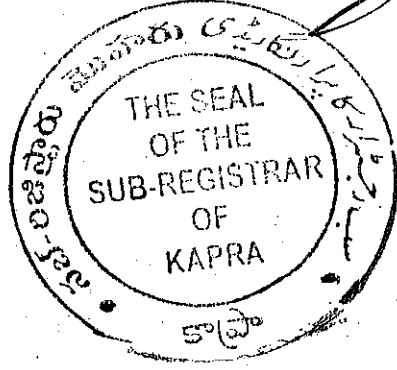


09/02/2012 14:12



1వ పుస్తకము 2013 నం. పు. 1161  
దస్తావేజు మొత్తము కారితముల సంఖ్య 17  
ఈ కారితము పరుస సంఖ్య 17

సవరించబడింది



Government of Andhra Pradesh  
Registration and Stamps Department

Form 042685214

## STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :10-04-2013 11:30:35

App No :222174

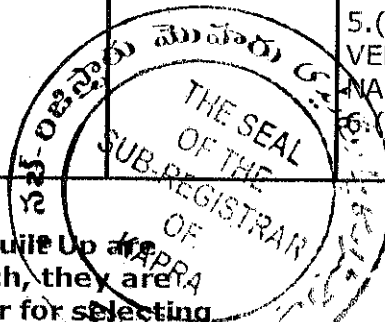
Statement No :923579

Sri/Smt.:MODI having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

**VILLAGE: MALLAPUR OR MALLAPUR, Ward - Block:3 - 14, House No: , ,**  
**Apartment:GULMOHAR GARDENS, Flat No:522, SURVEY NO: ,93/,94/,95, Bounded**  
**by NORTH :OPEN TO SKY, SOUTH :OPEN TO SKY, EAST :OPEN TO SKY & 6-6 WIDE**  
**CORRIDOR, WEST :OPEN TO SKY**

I hereby certify that Search has been made in Book 1 and in the indexes relating thereto **S.R.O. KAPRA** for years **6** from **10-01-2007 to 09-04-2013** for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

Sl no.	Description of property	Reg.Date Exe.Date Pres.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/Year [ScheduleNo]
1/1	VILL/COL: MALLAPUR/SHAKTI SAI NAGAR@Rs3000 W-B: 3-14 SURVEY: 93/PART 94/PART 95/PART HOUSE: . APARTMENT: GULMOHAR GARDENS FLAT: 522 EXTENT: 56SQ.Yds BUILT: 1550SQ. FT Boundires: [N]: OPEN TO SKY [S] OPEN TO SKY [E]: OPEN TO SKY & 6-6' WIDE CORRIDOR [W]: OPEN TO SKY	(R) 21- 03-2013 (E) 21- 03-2013 (P) 21- 03-2013	<b>0101</b> Sale Deed Mkt.Value:Rs. 1460000 Cons.Value:Rs. 1460000	1.(EX)M/S MODI VENTURES REP BY SOHAM MODI 2.(EX)M/S SRI SAI BUILDERS REP BY SOHAM MODI 3.(EX)M/S MODI VENTURES REP BY SOHAM MODI 4.(EX)K.PRABHAKAR REDDY(GPA HOLDER FOR EXCUTANTS) 5.(CL)HOTA VENKATA SURYA NARAYANA MURTY 6.(EX)null	0/0  1161/2013 [1] of SRO KAPRA(1526)



1. Boundaries, Extent and Built Up area not used in electronic search, they are meant for registering officer for selecting or deselecting for the search results.

2. I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found

3. Search made and certificate prepared by **Umakanth**

Received Rs. 100 +20 towards EC-Fee  
against Cash Receipt No.

**B. Reddy**  
SUB-REGISTRAR  
KAPRA

