

దస్తావేజులు మరియు రుసుముల రశీదు

నెం. 1375

శ్రీమతి / శ్రీ

Soham Modi Rep by K. Prabhakar Reddy (SPA)

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Revised				27/2, 2015	
దస్తావేజు విలువ	2150000				Hallapur	
స్టాంపు విలువ రూ.	100				41482 (CF)	
దస్తావేజు నెంబరు	2132/2013				Not 1526005	
రిజిస్ట్రేషన్ రుసుము	10750	RETURNED			vat no	
లోటు స్టాంపు (D.S.D.)	85900					dt
GHMC (T.D.)	32250					
యాజర్ ఛార్జీలు	100					
అదనపు షీట్లు						
5 x						
మొత్తం	129000					
(అక్షరాల)	NIL					

870829
dt 20/5

తేది 20/5/2013
వాపసు తేది

రూపాయలు మాత్రమే)

సబ్ రిజిస్ట్రారు
హల్లపూరు
జిల్లా

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.

2251

23.05.2013/2013

SCANNED



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 425568

S.No. 2869 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 20th day of May 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

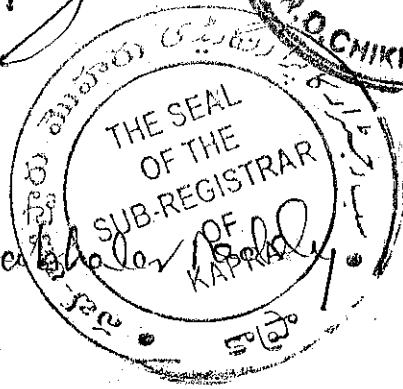
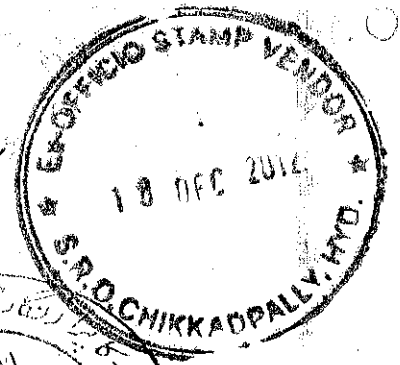
M/s. SRI SAI BUILDERS, a registered partnership firm having its office at 25, A & B Electronic Complex, Kushaiguda, Hyderabad - 500 062 represented by Mr. Soham Modi, S/o. Sri Satish Modi, aged about 43 years, Managing Partner of M/s. Modi Ventures who are the Agreement of Sale cum General Power of Attorney 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. B. VINAY VARMA, SON OF Mr. B. ASHOK VARMA, aged about 27 years, Occupation: Service, residing at # Flat No. 305, President Kalyan Apartments, Vijaypuri, South Lalaguda, Secunderabad - 500 017., 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 పుస్తకము 2013 వ సం॥ ఖ. 2132
 దస్తావేజు మొత్తము: కాగితముల సంఖ్య 19
 ఈ కాగితము వరుస సంఖ్య 01



2013 వ సం. 20 నెల 20 వ తేది
 193 కా.శ. సం. 193 సము. 29 వ తేది
 పగలు 2 మరియు 3 గంటల
 మధ్య కాప్రా సబ్-రిజిస్ట్రార్ కార్యాలయములో
 శ్రీ Soham M. V. Reddy, K. Prabhakar
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32 ఎను
 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు
 మరియు వేలివుద్రలతో సహా దాఖలు చేసి
 దు.సం. 10250 లు చెల్లించినారు

వాసి ఇచ్చినట్లు ఒప్పకొన్నది
 ఎడమ బొటన ప్రేలు

K. Prabhakar

K. Prabhakar Reddy s/o. K. P. Reddy, occ: Scavie
 o/o: # 5-4-187/3 & 4, 1st floor, Soham mansion,
 M. G. Road, Sec'bad, through GFA for presentation of
 Documents vide GFA No. 64/BK/09, dt. 5.06.09
 at SRO, Kapra, R.D. 08.

నిరూపించినది

① B. Shashikala Varma, w/o B. ASHOK VARMA
 F.No: 305, President Kalyan Apts
 Vijayapuri, South Lalaguda, Sec'bad -17

② T. MADHAVI
 W/o B. SUNIL VARMA, F.No- 305, President Kalyan Apts
 Vijayapuri, South Lalaguda, Sec'bad -17

2013 వ సం. 20 నెల 20 వ తేది
 193 కా.శ. సం. 193 సము. 29 వ తేది

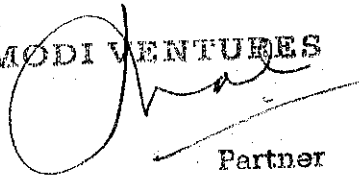
K. Prabhakar
 (నిరూపించు అధికారి)

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 10th July, 2003 bearing document no. 8184/03 and sale deed dated 5th 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 23rd March, 2007 bearing document no.4000/07 (for purchase of Ac. 1-13 Gts.) and sale deed dated 7th 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			

FOI MODI VENTURES


Partner

1వ పుస్తకము 2013 వ సం॥ పు. 2132
 దస్తావేజు సేవలము కాగితముల సంఖ్య 19
 ఈ కాగితము పరుస సంఖ్య 02

2150000/—

నల్-రిజిస్ట్రార్

ENDORSEMENT
 Certified that the following amounts have
 been paid in respect of this document:
 By challan No. 85099, DL 2013

I. Stamp Duty:

1. in the shape of stamp papers
2. in the shape of challan
(u/s.41 of I.S.Act.1899)
3. in the shape of cash
(u/s.41 of I.S.Act.1899)
4. adjustment of stamp duty
u/s.16 of I.S. Act.1899, if any

Rs. 100/—

Rs. 85900/—

Rs. —

Rs. —

II. Transfer Duty:

1. in shape of challan
2. in the shape of cash

Rs. 32250/—

Rs. —

III. Registration fees:

1. in the shape of challan
2. in the shape of cash

Rs. 10750/—

Rs. —

IV. User Charges

1. in the shape of challan
2. in the shape of cash

Rs. 100/—

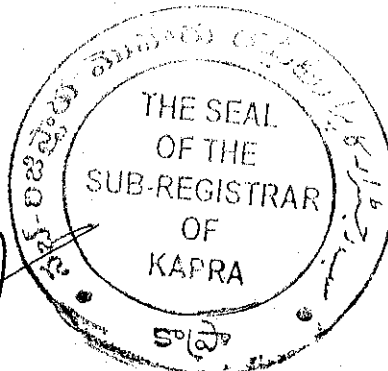
Rs. —

Total Rs. 129100/—

SUB REGISTRAR
 KAPRA

1వ పుస్తకము 13 సం./ చా.న. 10313
 పు. 2132 నెంబరుగా రిజిస్టరు చేయబడి
 స్టాంపింగ్ నిమిత్తం దస్తులు నెంబరు 1026
 2132/13 గా యివ్వబడ్డవనది
 2013 సం. 03 నెం. 20 వ తేది

నల్-రిజిస్ట్రార్



- 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.
- 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 as a single project with common amenities and facilities. 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.

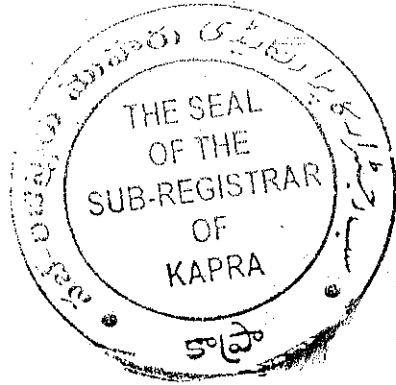
FOR MODI VENTURES



Partner

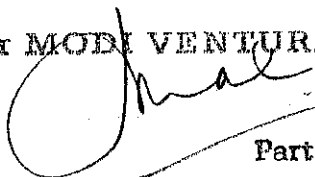
1వ పుస్తకము 2013వ సం॥ వు 2132
దస్తావేజు మొత్తము కాగితముల సంఖ్య 19
ఈ కాగితము పరుస సంఖ్య 03

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- 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 Vendor and Firm have agreed to share all the amenities and facilities provided in the Schedule A Land and Schedule B Land. The said facilities and amenities shall be for the common use and enjoyment of the owners of flats in all the blocks (A to G) of Gulmohar Gardens.
- N. 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.
- O. 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.
- P. The Buyer is desirous of purchasing a deluxe apartment bearing flat no. 222 on the second 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 one car on the basement / stilt floor admeasuring about 100 sft., in the building known as 'Gulmohar Gardens' and has approached the Vendor, such apartment is hereinafter referred to as Scheduled Apartment.
- Q. 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.
- R. 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 entire project of Gulmohar Gardens. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.

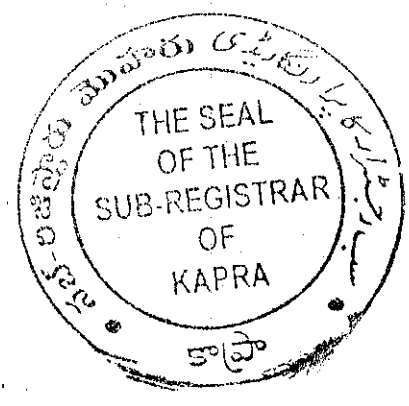
FOR MODI VENTURES



Partner

1వ పుస్తకము 2013వ సం॥ పు. 2132
దస్తావేజు మొత్తము కారితముల సంఖ్య 19
ఈ కారితము వరుస సంఖ్య 04

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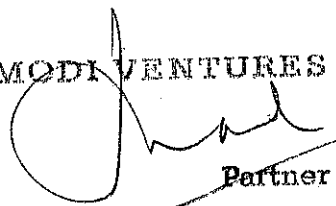
- S. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs.21,50,000/- (Rupees Twenty One Lakhs Fifty Thousand Only) and the Buyer has agreed to purchase the same.
- T. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.
- U. 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.222 on the second 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 one car on the basement / stilt floor admeasuring about 100 sq. ft.,

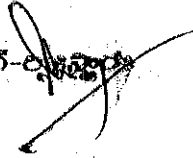
Situated at Sy. Nos. 93, 94 & 95 of Mallapur Village, Uppal Mandal, Ranga Reddy District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs.21,50,000/- (Rupees Twenty One Lakhs Fifty Thousand Only) issued by IDBI Bank Ltd., Chapel Road, Hyderabad. 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.

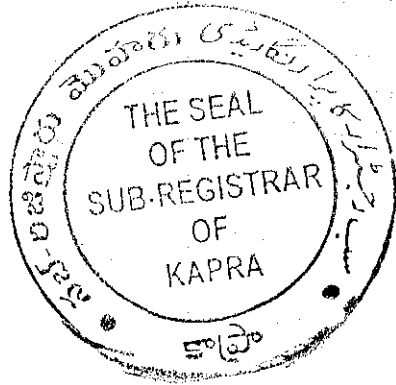
For MODI VENTURES



Partner

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ఈ కారితము వరుస సంఖ్య 05

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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 Buyer in the concerned departments.
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.

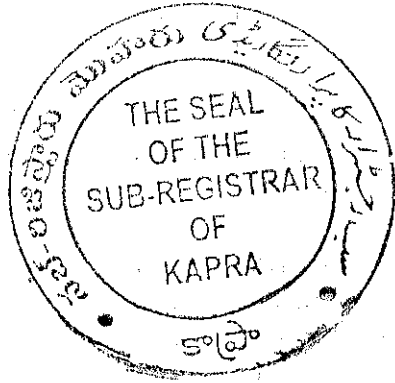
FOR MODI VENTURES



Partner

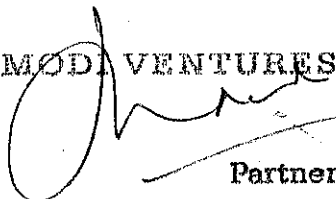
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ఈ కాగితము వరుస సంఖ్య 06

నట్టి ~~కాగితము~~



- 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.1,29,000/- is paid by way of challan no. 870 829, dated 20.05.2013, drawn on State Bank of Hyderabad, Kushaiguda Branch, Hyderabad.

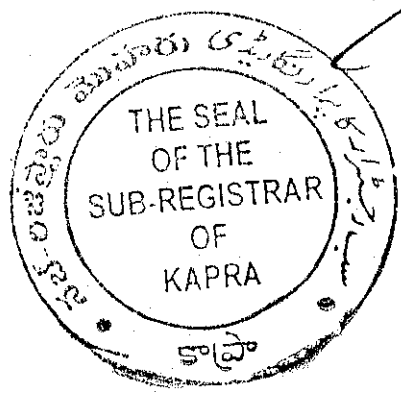
For MODI VENTURES



Partner

1వ పుస్తకము 2013వ సం॥ ఏ 2132
దస్తావేజు మొత్తము కారితముల సంఖ్య 19
ఈ కారితము వరుస సంఖ్య 07

సచివ్ కార్యదర్శి



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. 222 on the second floor, in block no. 'G', admeasuring 1400 sq. ft., 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 one car on the basement / stilt floor admeasuring about 100 sq. ft., 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

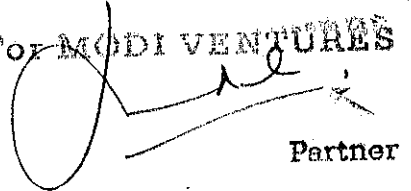
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

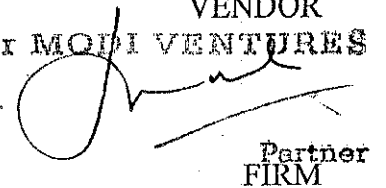
1. B. Shashikala Varma

2. 

FOR MODI VENTURES


Partner

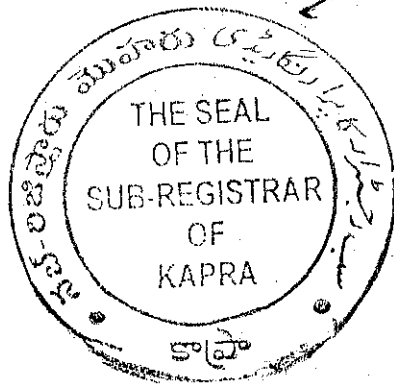
VENDOR
FOR MODI VENTURES


Partner
FIRM

BUYER


1వ పుస్తకము 2013వ సం॥ వు 2132
దస్తావేజు మొత్తము కాగితముల సంఖ్య 19
ఈ కాగితము వరుస సంఖ్య 08

నల్లంకర్ణి



ANNEXURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no. 222 on the second 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 : 100 Sft., for one car parking Space
- b) In the First Floor : -
- c) In the Second Floor : 1400 Sft
- d) In the Third Floor : -
- e) In the Fourth Floor : -
- f) In the Fifth Floor : -
5. Annual Rental Value : -
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs.21,50,000/-

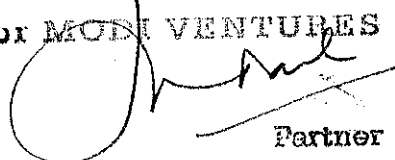
FOR MODI VENTURES

Partner

Date: 20.05.2013

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.

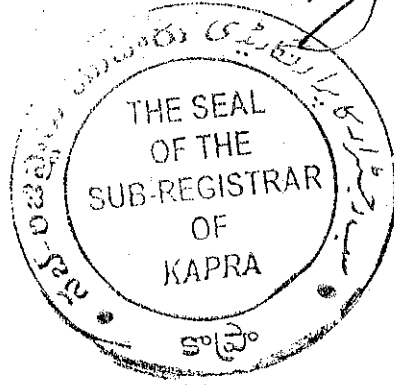
FOR MODI VENTURES

Partner

Date:20.05.2013

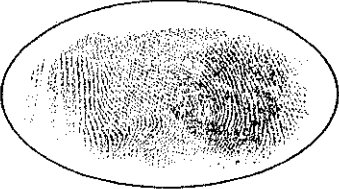

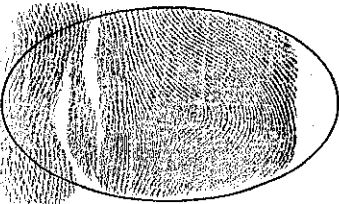

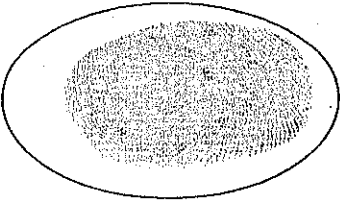

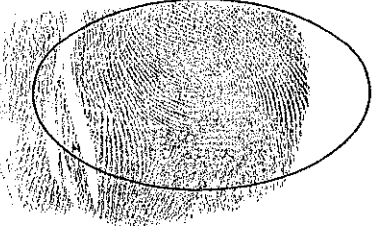

Signature of the Executants

1వ శుక్రము 20 13వ నం॥ వు 2132
దస్తావేజు మొత్తము కాగితముల సంఖ్య 19
ఈ కాగితము వరుస సంఖ్య 09


నది రిజిస్ట్రార్



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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>VENDOR:</u></p> <p>M/S. MODI VENTURES 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</p>
			<p><u>GPA FOR PRESENTING DOCUMENTS</u> <u>VIDE DOC. NO. 64/BK- IV/2009, Dt. 05.06.2009:</u></p> <p>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. & REPRESENTATIVE TO BUYERS</p>
			<p><u>BUYER:</u></p> <p>MR. B. VINAY VARMA S/O. MR. B. ASHOK VARMA R/O. FLAT NO 305, PRESIDENT KALYAN APARTMENTS, VIJAYPURI, SOUTHLALAGUDA, SECUNDERABAD - 500017,</p>
			<p><u>REPRESENTATIVE:</u></p> <p>MR. B. ASHOK VARMA S/O: B. JAGANNADHAM R/O. FLAT NO 305, PRESIDENT KALYAN APARTMENTS, VIJAYPURI, SOUTHLALAGUDA, SECUNDERABAD - 500017</p>

SIGNATURE OF WITNESSES:

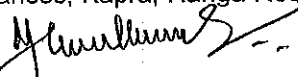
1. B. Shashikala Varma
2. 


FOR MODI VENTURES

 Partner

SIGNATURE OF EXECUTANTS

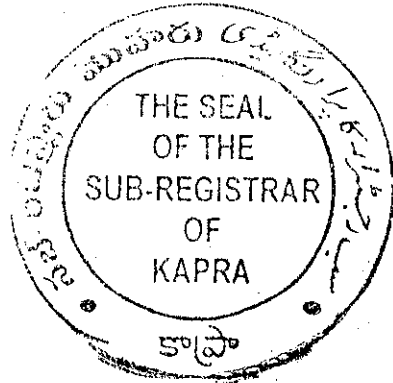
I stand herewith my photograph(s) and finger prints in the form prescribed, through my representative, Mr. B. Ashok Varma, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Ranga Reddy District.


 SIGNATURE OF THE REPRESENTATIVE


 SIGNATURE(S) OF BUYER(S)

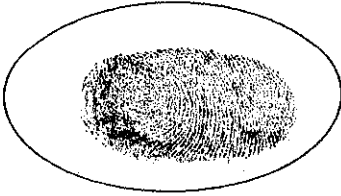
1వ శుద్ధకము 2013వ సం॥ వ. 2132
దస్తావేజు మొత్తము తాగితము సంఖ్య 19
ఈ తాగితము వరుస సంఖ్య 10

నవీరజ్వలం



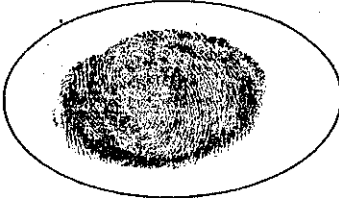
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
--------	--	--	--




WITNESSES:

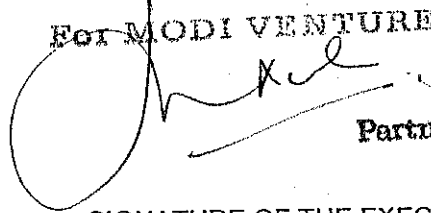
1. MRS. SHASHIKALA VARMA
W/o. MR. B. ASHOK VARMA
R/O: # FLAT NO. 305
PRESIDENT KALYAN APTS,
VIJAYPURI, SOUTH LALAGUDA
SEC-BAD-017.



2. MRS. T. MADHAVI
W/o. MR. B. SUNIL VARMA
R/O: # FLAT NO. 305
PRESIDENT KALYAN APTS
VIJAYPURI, SOUTH LALAGUDA
SEC-BAD-017.

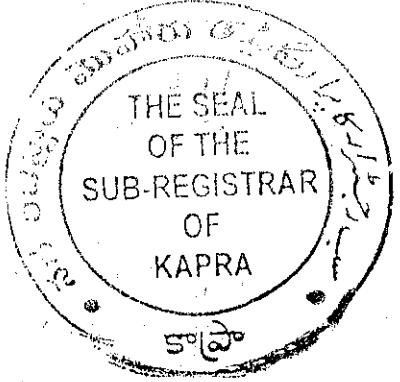
SIGNATURE OF WITNESSES:

1. B. Shashikala Varma
2. 

FOI MODI VENTURES

Partner
SIGNATURE OF THE EXECUTANT

1వ పుస్తకము 2013వ సం॥ పు 2132
దస్తావేజు మొత్తము కారితముల సంఖ్య 19
ఈ కారితము వరుస సంఖ్య 11

సబ్-రెజిస్ట్రార్


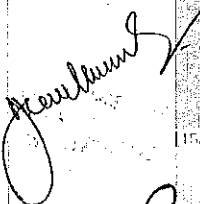
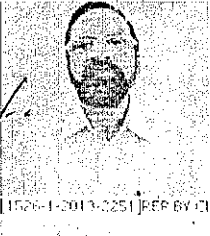

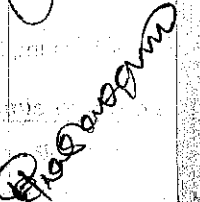



Photographs and FingerPrints As per Section 32A of Registration Act 1908

RegNo/Year: 2251/2013 of SRO: 1526 Report Date: 20-MAY-13 02:51 PM

This report prints Photos and FPs of all parties

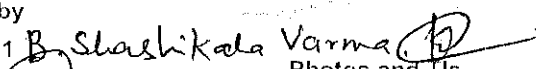
Execution admitted by (Details of all executants/Claimants of sec 32a):

Sl No	Code	Thumb Impression	Signature	Photo	Address
1	CL			 [1526-1-2013-2251] REP BY CI	REP BY CLAIMENT B.ASHOK VARMA FLATNO.305 PRESIDENT KALYAN APTS, SOUTH LALAGUDA SEC BAD
2	EX			 [1526-1-2013-2251] K. PR	K.PRABHAKAR REDDY(GPA HOLDER FOR EXECUTANTS) H.NO.5-4-187/3&4,II FLOOR,SOHAM MANSION,, M.G.ROAD,SECUNDERAB AD.

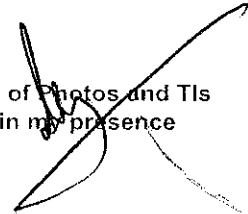
Identified by

Witness 1

Witness 2

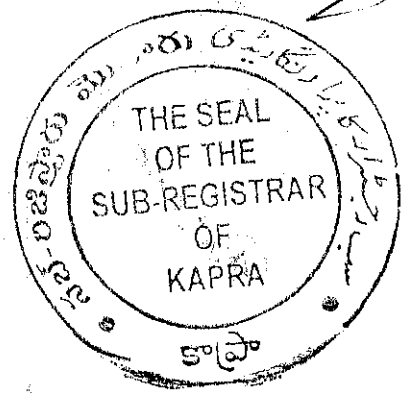

B. Shashikala Varma
Photos and TIs
captured by me

Caputure of Photos and TIs
done in my presence



1వ తుదకము 2013వ సం॥ వు 2132
దస్తావేజు మొత్తము కారితముల సంఖ్య 19
ఈ కారితము వలన సంఖ్య 12

నల్-కారితము



REGISTRATION PLAN SHOWING

FLAT NO. 222 IN BLOCK NO. 'G'

ON SECOND 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. B. VINAY VARMA, SON OF MR. B. ASHOK VARMA.

REFERENCE:
AREA: 56.00

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.

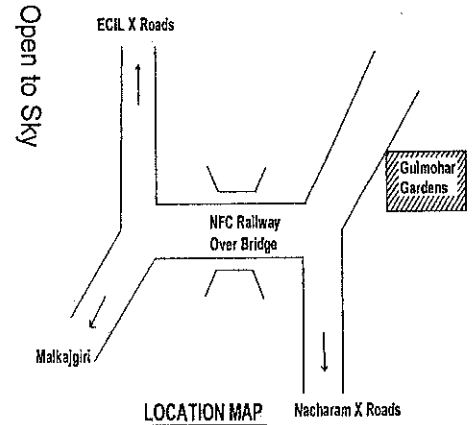
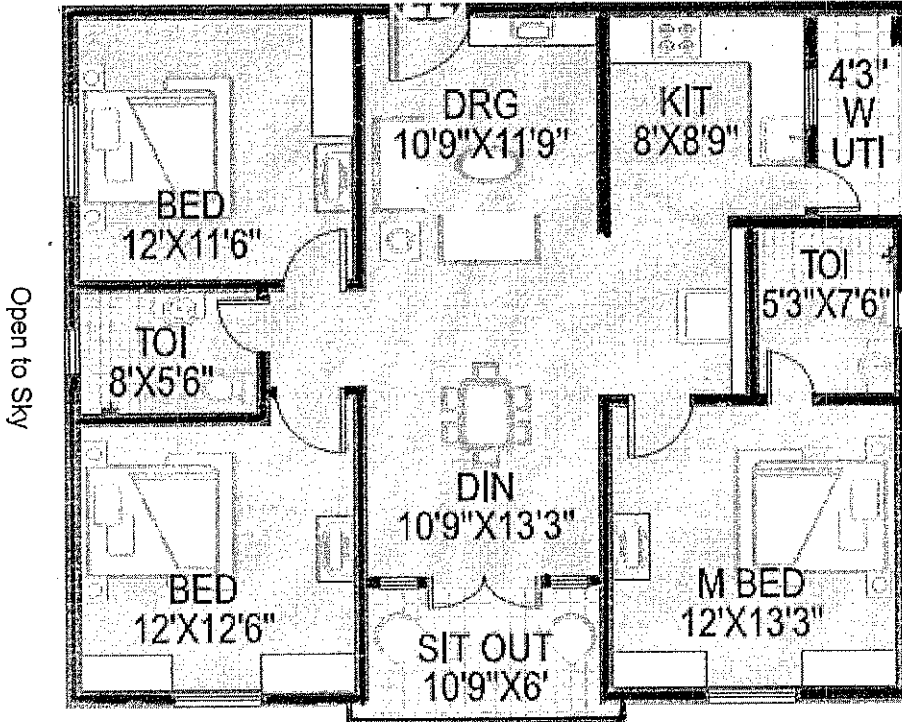


EXCL:

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

FOR MODI VENTURES

Partner

SIG. OF THE VENDOR

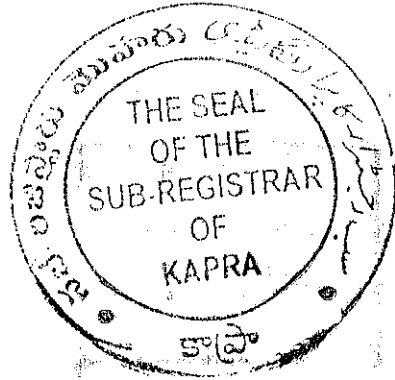
WITNESSES:

1. B. Shashikala Varma

2.

1వ తుదికము 2013 వ సం॥ ఖ. 2132
దస్తావేజు మొత్తము కాగితముల సంఖ్య 19
ఈ కాగితము వరుస సంఖ్య 13

~~సబ్-రెజిస్ట్రార్~~



VENDOR:

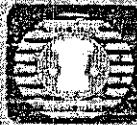
आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MODI VENTURES

15/07/2003
Permanent Account Number
AAJFM0646D

Signature



नाम / 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
Soham Modi

Chief Commissioner of Income-tax, Andhra Pradesh



FOR MODI VENTURES



Partner



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

15/01/1974
Permanent Account Number
AWSP8104E

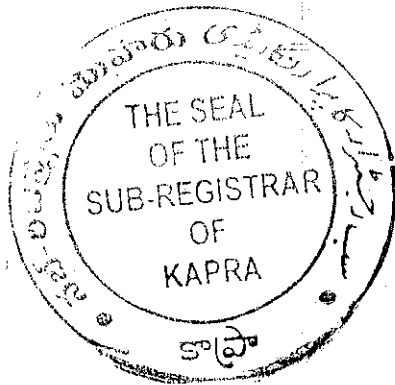
Signature
Prabha...



Prabha...

1వ పుస్తకము 2013వ సం॥ ఫి 2132
దస్తావేజు మొత్తము తాగితముల సంఖ్య 19
ఈ తాగితము పరుస సంఖ్య 14

సన్-జనవరి



Buy ER:

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

B VINAY VARMA

ASHOK VARMA BRAHMAROUTU

01/10/1985

Permanent Account Number
AKLPV5441K

Signature



28052010

Handwritten signature

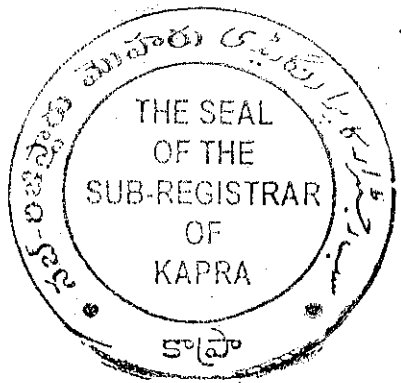
इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, सफाई भवन,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411 045.

If this card is lost / someone's lost card is found,
please inform / return to
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
New Baner Telephone Exchange,
Baner, Pune - 411 045.

Tel: 91-20-2721 8080; Fax: 91-20-2721 8081
e-mail: timinfo@nsdl.co.in

1వ తుస్థకము 2013 వ సం॥ ఖ 2/32
దస్తావేజు మొత్తము కారితముల సంఖ్య 19
ఈ కారితము పరిసర సంఖ్య 15

సబ్-రజిస్ట్రారు



Representative,


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ASHOK VARMA BRAHMAROUTU
JAGANNADHAM BRAHMAROUTU

19/09/1954
Permanent Account Number
ACEPB4224D

Jagannadham
Signature

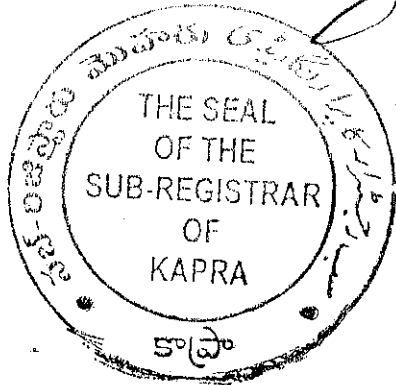


25062010




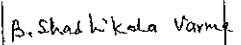
Jagannadham

1వ తుస్తకము 2013వ సం॥ ఖ 2/32
 దస్తావేజు మొత్తము జాగీరముల సంఖ్య 9
 ఈ జాగీరము వరుస సంఖ్య 16

సహాయ నిజాము



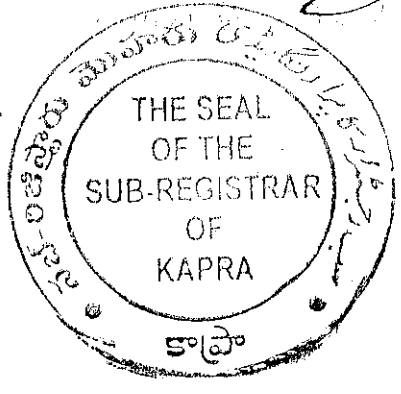
WITNESS

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	AGBPB4733E	
	नाम /NAME SHASHIKALA VARMA BRAHMAROUTU	
	पिता का नाम /FATHER'S NAME OMPRAKASH NASHINE	
	जन्म तिथि /DATE OF BIRTH 12-03-1960	
हस्ताक्षर /SIGNATURE		
	मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh	

B. Shashikala Varma

1వ పుస్తకము 2013వ సం॥ పు. 2132
దస్తావేజు మొత్తము లాగితముల సంఖ్య 19
ఈ లాగితము వరుస సంఖ్య 17

నల్ల-~~చిహ్నము~~




WITNESS


आयकर विभाग
INCOME TAX DEPARTMENT
TUMMALAPALLI MADHAVI

भारत सरकार
GOVT. OF INDIA

SESHA CHALAPATHI RAO
TUMMALAPALLI

02/01/1986
Permanent Account Number
AKJPT0853B


Signature



13042010



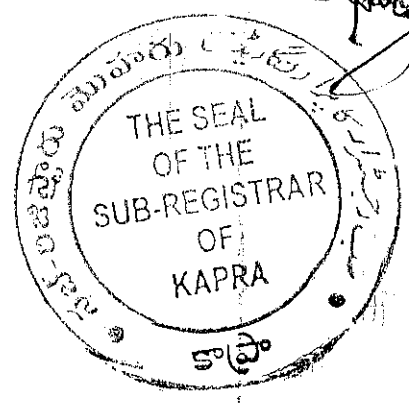
इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा इकाई, एन एस डी यू
तीसरी मंजिल, सफायर चेंबर,
बानेर टेलिफोन एक्सचेंज के मजदीक,
बानेर, पुना - 411 045.

*If this card is lost / someone's lost card is found,
please inform / return to :*
Income Tax PAN Services Unit, NSDI,
3rd Floor, Sapphire Chambers,
Near Baher Telephone Exchange,
Baner, Pune - 411 045.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdi.gov.in

1వ తుస్థకము 2013వ సం॥ వు. 2132
దస్తావేజు మొత్తము. కాపాడునంబు 19
ఈ కాగితము పలునంబు 18

సబ్-రెజిస్ట్రార్





For MODI VENTURES

A handwritten signature in black ink, consisting of a large, stylized initial 'M' followed by a surname that is partially obscured by a horizontal line.

Partner

1వ తుస్తకము 2013 వ సం॥ పు 2132
దస్తావేజు మొత్తము లాగితముల సంఖ్య 9
ఈ లాగితము వరుస సంఖ్య 19

సచివ్యుని

