

DOCT. No. 144/2012

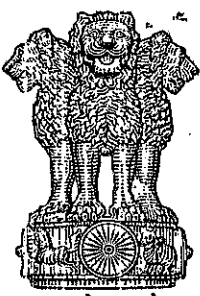
143
G-5049:137

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl. No: 5179 Date 23/12/11 ₹ 100/-
Sr: K. Prabhakar Reddy S/o K.P. Reddy, 42/1
Fo: M/S. Modi Ventures Sec' 42/1

AT 217282
V. LAKSHMI PRASAD
LICENSED STAMP VENDOR
License No.15-26-028/2011
1-2-4/30, C.S.Nagar, Yel areddyguca,
Kapra, R.R. Dist-500 062. Cell: 9849001153

SALE DEED

This Sale Deed is made and executed on this the 18th day of January 2012 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 42 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

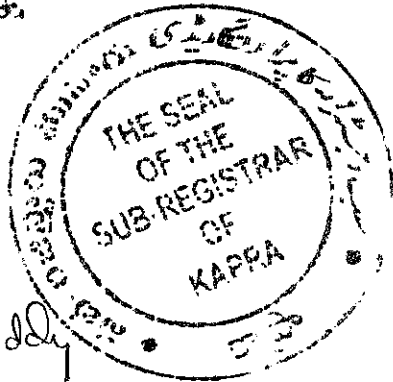
M/s. SRI SAI BUILDERS, a registered partnership firm having its office at 25, A & B Electronic Complex, Kushaiguda, Hyderabad - 500 062 represented by Mr. Soham Modi, S/o. Sri Satish Modi, aged about 42 years, Managing Partner of M/s. Modi Ventures who are the Agreement of Sale cum General Power of Attorney 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. OGGU VENUNATH, SON OF Mr. OGGU KASSI VISHWANADHAM, aged 32 years, Occupation: Service, residing at H. No: - 2-2-1125/81, Shivam Road, Narasimha Basti, Near Library, Nallakunta, Hyderabad - 500 044., hereinafter referred to as the "Buyer" (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

1వ పుస్తకము 2012 వ సం. 144
 దస్తావేజు మొత్తము కాగితముల సంఖ్య 16
 ఈ కాగితము నరున సంఖ్య 1

నామంబులు



2012 వ సం. ఏప్రిల్ 20 వ తేది
 1932 శా.క. నంబర్ 30 వ తేది
 పగలు 2 మరియు 4 గంటల
 మధ్య కాప్రా సబ్-రిజిస్ట్రారు కార్యాలయములో
 శ్రీ. Saham Madhav Reddy, K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము 1906 లోని సెక్షన్ 82. ఎను
 అనుసరించి సమర్పించిన వలసిన ఫోటో గ్రాఫులు
 మరియు వేలిచూడడంతో సహా చాఖలు చేసి
 రుసుము రూ. 7300.00 లు చెల్లించినా

శ్రీ. రవిచంద్రారావు

వాసి ఇచ్చినట్లు ఒప్పకొన్నది
 ఎడమ బొటన వేలు

శ్రీ. రవిచంద్రారావు

S. Prabhakar Reddy, S. C. & Padma Reddy, Chartered Accountants
 (C.A. 5-4-1971) & 4, 2nd Floor, Sohan Manojn. M.C. Road,
 Secunderabad-3. I am a chartered CPA/CPA in representation
 of documents. Vide CPA/CPA No. 60/2011/09
 dated 2-6-09 registered at SRO
 Ranga Reddy District. Kappa

నిరూపించినది

CH. VENKATARAMANA Reddy
 S/o. Late Anand Reddy, SERVICE
 P.O. 11-15/2, Rd No. 2,
 GREENHILLS COLONY, SARVODAYA
 HYDERABAD

శ్రీ. రవిచంద్రారావు
 శ్రీ. Ravi Kumar S/o. Ramesh Reddy
 O.C. Sec. 11-15/2, Rd No. 2, Sarvodaya Colony, Hyderabad

2012 వ సం. ఏప్రిల్ 20 వ తేది
 1932 శా.క. నంబర్ 30 వ తేది

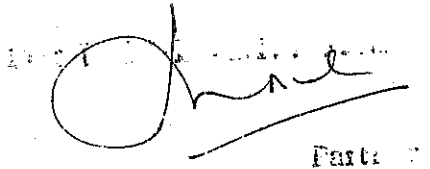
నామంబులు
 (నామంబులు అందించినట్లు)

WHEREAS:

- A. The Firm constituted by its partners (1) Sri Nareddy Kiran Kumar, (2) Smt. K. Jaya, (3) Sri K. V. Chalapatni 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			

- 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.


Part 1

1వ పుస్తకము 2012-13 సం. పు. 144
 దస్తావేజు సంఖ్యను క. సె. నంబరు మరియు, 16
 ఈ తాకికము చ. నం. 2

[Signature]

Certified that the following amounts have been paid in respect of this document

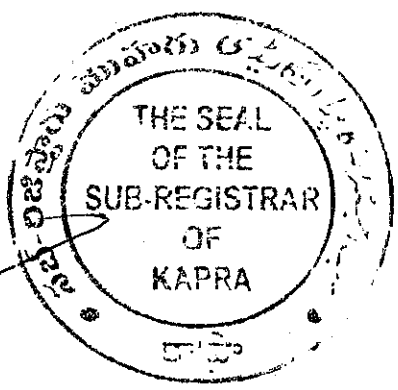
Sl. No.	Particulars	in the form of				
		Stamp Papers	Stamp Act 41 of 1930	Cash	Stamp duty on 1st of 1st Act	DD/BG/ Pay order
1.		100	72900	-	-	Pay order 73000
2.			29200	-	-	29200
3.			7300	-	-	7300
4.			100	-	-	100
Total			109500			09600

"Rs: 102200 towards stamp duty including T.D. under Section 41 of the I.S. Act 1930 and Rs. 7300 towards Registration fee on the stampable value of Rs. 1460000 were paid by the payee through Bank, HDFC vide challan/DD/BG/ pay order no. 166500
 Date 18/1/12"

[Signature]
 Sub-Registrar
 Collector, I.S. Act

1వ పుస్తకము 2012 సం. / కా.స. 1932వ
 పు. 144 సంఖ్యను క. సె. నంబరుగా నివేదించు వేయబడి
 స్టాంపు విధింపు గుర్తింపు నెంబరు 1526
144 / 2012 నా ముద్రబద్ధమైంది
 2012 సం. 18 నవంబరు నెంబరు 20 వ తేదీ

[Signature]

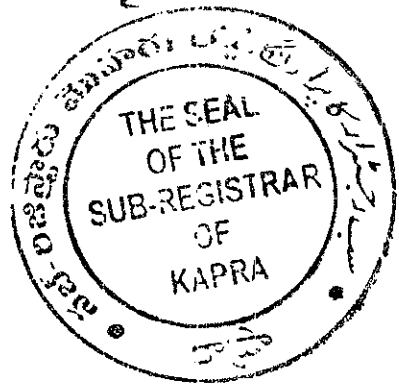


- F. The Firm and the Vendor hereto had applied to the Urban Development Authority and Local Municipality for obtaining necessary building construction and other permissions at the cost of the Vendor for the Schedule A Land. The permissions were received from HUDA vide their Letter No. 1481/P4/Plg/HUDA/2005, 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.

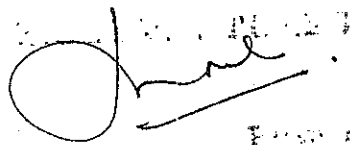

PART 001

1వ ప్రాధికారము నంబు 144 న నంబు వు
దస్తావేజు నంబు 16
ఈ కారితము నంబు 3

(Handwritten signature)
నంబు

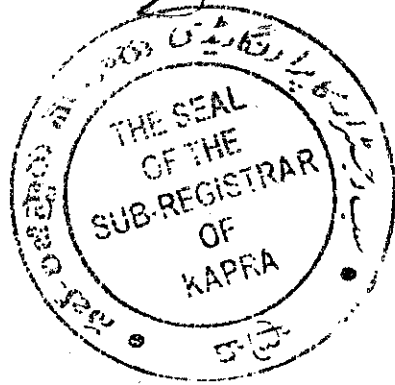


- K. The Firm and Vendor have agreed to jointly develop the flats in Block F falling in the Schedule A Land as per the terms and conditions mentioned in the Supplementary Agreement dated 22.12.2008. As per the terms of the said Supplementary Agreement the Vendor shall become exclusive owners of 28 flats 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. 504 on the fifth floor, in block no. 'G' having a super built-up area of 1050 sft. together with undivided share in the schedule B land to the extent of 42.00 sq. yds., and a reserved parking space for single car on the 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.
- 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.



1ನ ಪುಸ್ತಕವು 20/25 ಸಂಖ್ಯೆ 104
ದಸ್ತಾವೇಜು ಮೊತ್ತವು ಶಾಲೆಗೆ ನೀಡಿದ ಸಂಖ್ಯೆ 16
ಈ ಶಾಲೆಗೆ ವರುಸ ಸಂಖ್ಯೆ 1

ಸಹ-ಅಧ್ಯಕ್ಷರು



- 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.

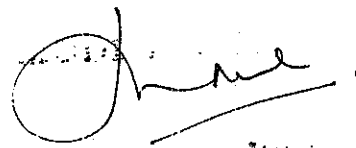
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished, deluxe apartment bearing flat no. 504 on the fifth floor, in block no. 'G' having a super built-up area of 1050 sft in building known as Gulmohar Gardens together with:

- a. Undivided share in schedule B land to the extent of 42.00 sq. yds.
- b. A reserved parking space for single car on the stilt floor, admeasuring about 100 sft.

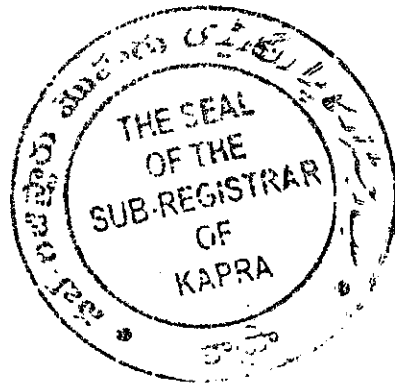
Situated at Sy. Nos. 93, 94 & 95 of Mallapur Village, Uppal Mandal, Ranga Reddy District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration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

- a) Rs. 13,00,000/-(Rupees Thirteen Lakhs Only) paid by way of cheque no. 071805, dated 03.01.2012, drawn on State Bank of India, St' Mary's Road Branch, Secunderabad, issued by RACPC, SBI Zonal Office, Secunderabad.
- b) Rs. 1,60,000/-(Rupees One Lakh Sixty Thousand Only) paid by way of cheque no. 805716, dated 12.11.2011, drawn on State Bank of India, Habsiguda Branch, Hyderabad.
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.

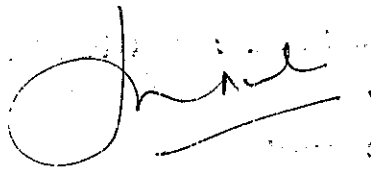


1వ పుస్తకము 2012 క సం. 144
దస్తావేజు మొత్తము కార్యముల సంఖ్య 16
ఈ కార్యము పరమ సంఖ్య 5

నల్-పరిశ్రామా

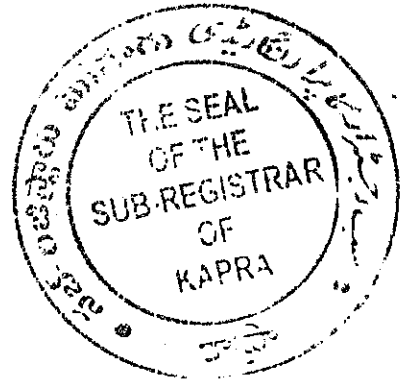


5. Henceforth the Vendor shall not have any right, title or interest in the scheduled apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenant that they shall sign, verify and execute such further 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.

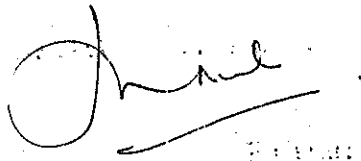
A handwritten signature in black ink, appearing to be 'D. M. S.', is written over a horizontal line. The signature is cursive and somewhat stylized.

1వ పుస్తకము 2012-13 సం. లి 144
దస్త్రావేదిక నమోదుము కార్యముల సంఖ్య 16
ఈ కార్యములకు తమిళము సంఖ్య 6

నటి అక్షయ

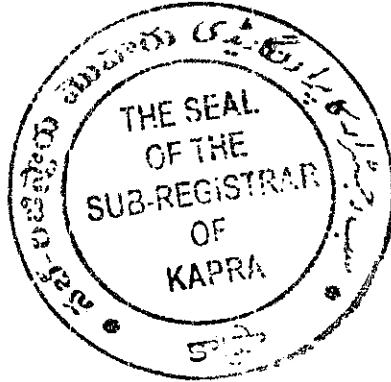


- d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the GULMOHAR GARDENS, shall vest jointly with the owners of the various tenements/ 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 building 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. 166500, dated 18.01.2012, drawn on State Bank of Hyderabad, Kushaiguda Branch, Hyderabad and VAT an amount of Rs. 30,363/- paid by way of Pay order No. 166499, dated 18.01.2012, drawn on HDFC Bank, S. D. Road, Secunderabad.



1వ పుస్తకము 2012 మే 5వ తేదీ 144
దస్తావేజు మొత్తము కలిపి 16
ఈ కారితము వలన 7

Sub-Registrar



SCHEDULE 'A'
SCHEDULE OF LAND

ALL THAT PIECE OF LAND admeasuring Ac. 4-00 Gts., forming part of Survey 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 Survey 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


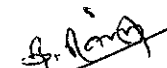
SCHEDULE 'C'
SCHEDULE OF APARTMENT

All that portion forming a semi-finished, deluxe apartment bearing flat no. 504 on the fifth floor, in block no. 'G', admeasuring 1050 sft. of super built up area together with proportionate undivided share of land to the extent of 42.00 sq. yds. and a reserved parking space for single car on the stilt floor / basement admeasuring about 100 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
West By	6'-6" wide corridor & 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:

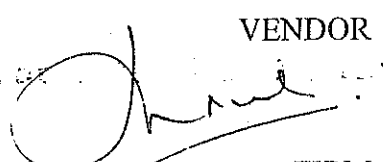
WITNESSES:

1. 
2. 




VENDOR

VENDOR

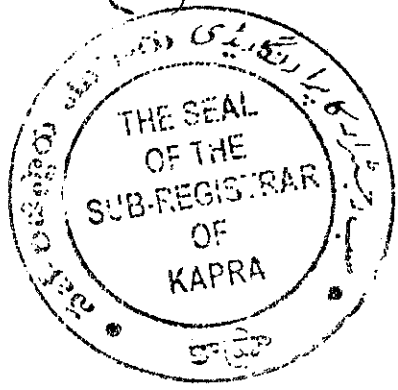


FIRM


BUYER

1వ ప్రార్థనకు . 312 వ సంఖ్య 144
దస్తావేజు మొత్తము కాలిబరల సంఖ్య 16
ఈ కారితము వరకు సంఖ్య 8

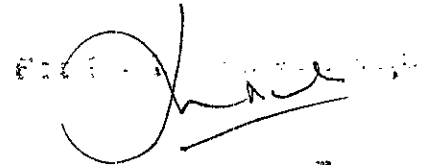
సబ్-రెజిస్ట్రారు



ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no. 504 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 : 42.00 sq. yds., U/S Out of Ac. 1-08 Gts.
4. **Built up area Particulars:**
- a) In the Stilt / Basement Floor : 100 Sft for single car parking space
- 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 : 1050 Sft
5. Annual Rental Value : -
6. Municipal Taxes per Annum : -
7. Executant's Estimate of the MV of the Building : Rs. 14,60,000/-

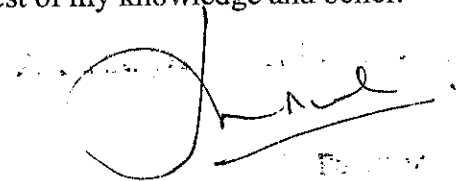
Date: 18.01.2012


Signature of the Executants

C E R T I F I C A T E

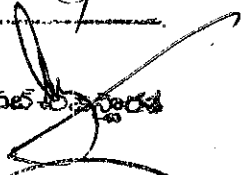
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

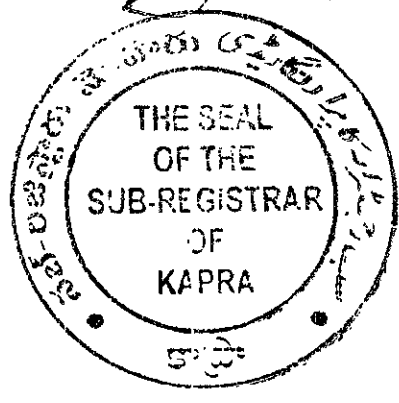
Date: 18.01.2012


Signature of the Executants



15 వ పుస్తకం 2012 లో నంబర్ 144
దస్త్రీల సంఖ్యను కలిపి 16
15 వ పుస్తకం వారికి 9


సబ్ రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

FLAT NO. 504 IN BLOCK NO. 'G'

ON FIFTH FLOOR IN THE 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. OGGU VENUNATH, SON OF MR. OGGU KASSI VISHWANADHAM

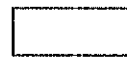
REFERENCE:
AREA: 42.00

SCALE:
SQ. YDS. OR

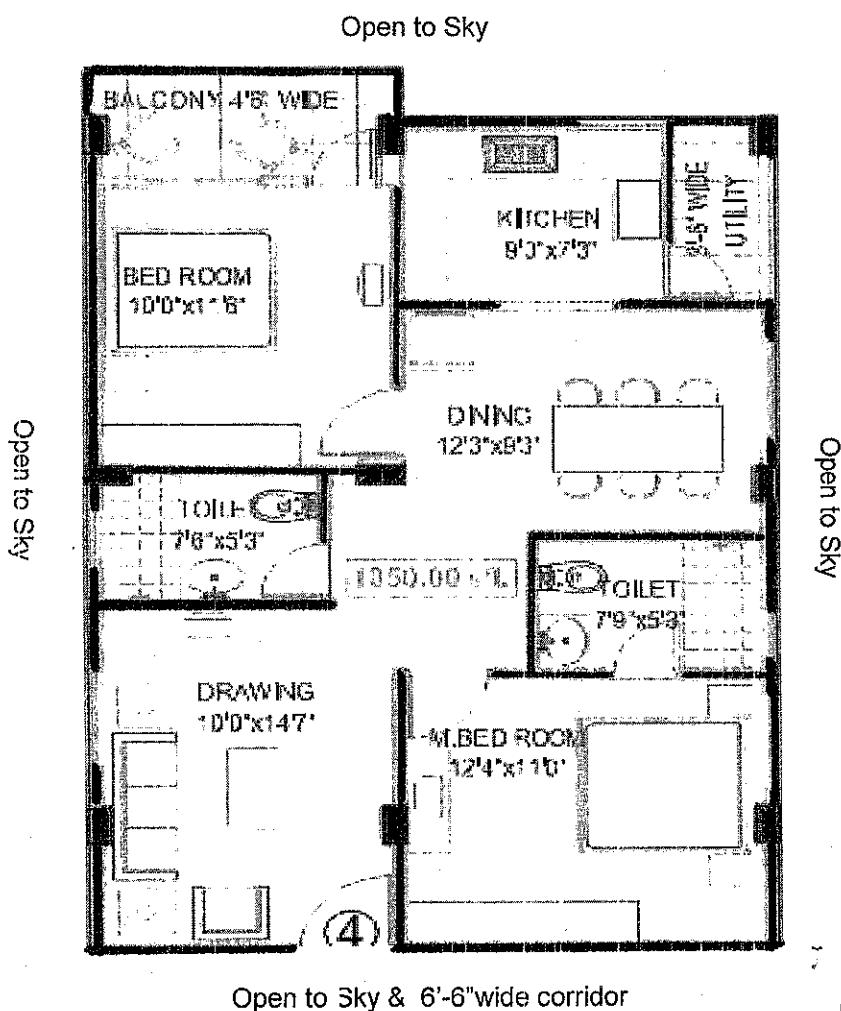
INCL:
SQ. MTRS.



EXCL:



Total Built-up Area = 1050 Sft.
Out of U/S of Land = Ac. 1-08 Gts.



WITNESSES:

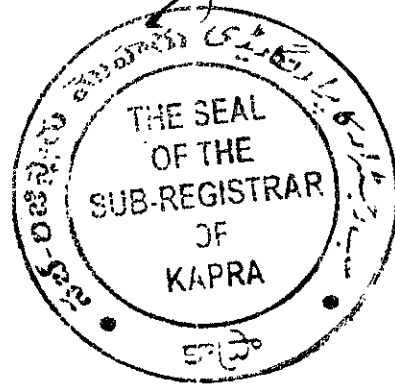
- 1.
- 2.

SIG. OF THE VENDOR

SIG. OF THE BUYER

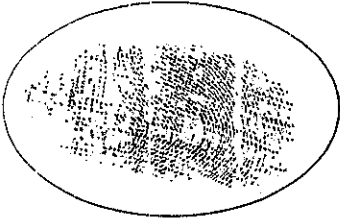
1వ అంకం 12వ పేజీ 144
దస్తావేజు మొత్తం అంకం 16
ఈ లాభదాయక వసూలు 10

సబ్-రెజిస్ట్రార్



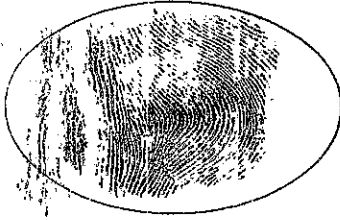
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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



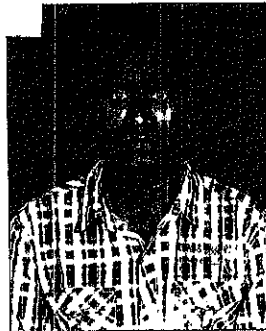
VENDOR:

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



**GPA FOR PRESENTING DOCUMENTS
VIDE DOC. NO. 64/BK- IV/2009, Dt. 05.06.2009:**

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD
SECUNDERABAD – 500 003.



BUYER:

MR. OGGU VENUNATH
S/O. MR. OGGU KASSI VISHWANADHAM
R/O. H. NO: - 2-2-1125/81, SHIVAM ROAD
NARASIMHA BASTI, NEAR LIBRARY
NALLAKUNTA
HYDERABAD - 500 044.

SIGNATURE OF WITNESSES:

- 1.
- 2.

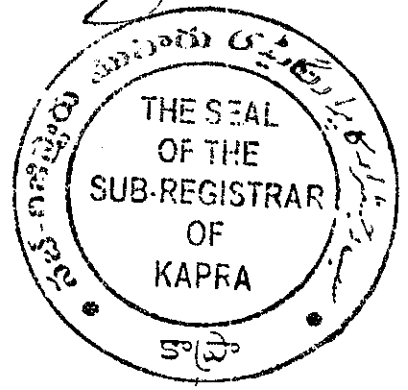
Date: _____

SIGNATURE OF EXECUTANTS

SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము 2012వ సం. పు. 144
దస్తావేజు మొత్తము లాగిన 16 సంఖ్య
ఈ కారితము వద్దనే ను. 11

సబ-రెజిస్ట్రారు








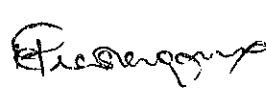
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No. Year 000137/2012 of SRO: 1526(KAPRA)

Presentant Name(Capacity): M/S MODI VENTURES(EX)

Report Date: 20/01/2012 16:03:01

This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(C) OGGU VENUNATH H.NO.2-2- 125 8 SHIVAM ROAD,NARASIMHA BASTI NALLAKUNTA,H.D.	
2			(T) K.PRABHAKAR REDDY(REP TO EXECUTANT) H.NO.5-4- 873&4,1 FLOOR, SOLAM MANSION,M.G.ROAD, SECUNDERABAD	

Identified by

Witness 1

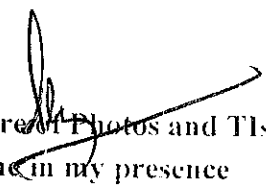
Witness 2



Photos and TIs
captured by me



Capture of Photos and TIs
done in my presence



ಇದೇ ದಿನದಿಂದ 2012 ರ ವರೆಗೆ 146
ರವರಿಗೆ ಸೇರಿದಂತೆ ಇತರರ ಸೇವೆಗಳನ್ನು 16
ಈ ಸೇವೆಗಳನ್ನು ಮರುಕಳಿಸಿ 12

ಸಹಾಯಕ

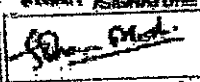


PERMANENT ACCOUNT NUMBER
ADMP18725H

NAME
SONAM SATISH MODI

FATHER'S NAME
SATISH MANLAL MODI

DATE OF BIRTH
18-10-1989

SIGNATURE



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


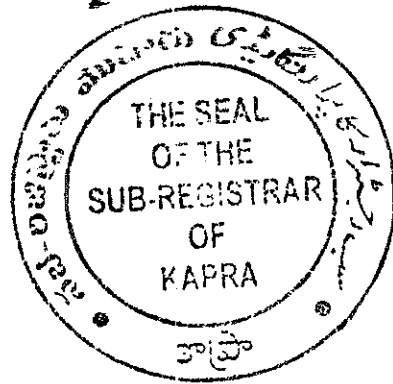



Prabhaakar Reddy K.

Prabhaakar Reddy K.



1వ పుస్తకం నంబరు 124 నంబరు 144
దస్తావేజు తెలియజేయు కారణం నంబరు 16
ఈ కారణంపై వరదానం నంబరు 13

సబ్-రెజిస్ట్రారు




భారత ఎన్నికల సంఘము
सुद्विंशुकार्दु
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WVQ0498816

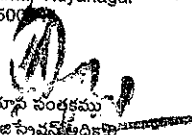
ఓటరు పేరు : వెణునాథ ఒగ్గు
Elector's Name : Venunath Oggu
తండ్రి పేరు : కాసి విశ్వనాథం ఒగ్గు
Father's Name :Kassi Viswanadham Oggu
లింగము / Sex: పు / M
పుట్టిన తేదీ / Date of Birth 28/12/1979

Venunath

చిరునామా : WVQ0498816
2-2-1125/81
నరసింహ బస్టి, శివమ్ రోడ్.
న్యూ నల్లకుంట, విద్యానగర్.
హైదరాబాద్ 500044

Address:
2-2-1125/81
Narasimha Basti, Shivam Road,
New Nallakunta, Vidyanagar
Hyderabad,500

Date: 28/05/2011

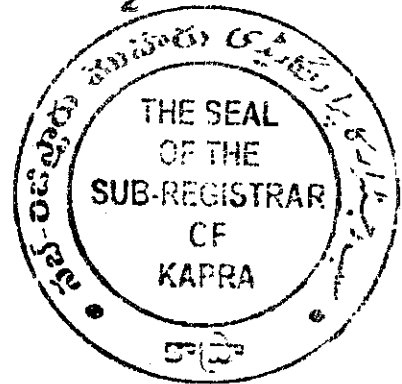

ప్రతిరూప సంజ్ఞకము
ఓటరు రిజిస్ట్రేషన్ ప్రతిరూపము
59... అంబెల్ పేజీ శాసనసభ నియోజక వర్గం

Facsimile Signature of
Electoral Registration Officer
59. - Amberpet Assembly Constituency

చిరునామాలో మార్పు ఉన్నట్లయితే మారిన చిరునామాలో
మీ పేరు జాబితాలో చేర్చుటకై మరియు అదే చంటుకుట్ కాళ్ళు
పొందుతున్న పంజాంధిక ఫారంలో ఈ కార్డు వంటుకు తెలుపవలెను.
In case of change in address, mention this Card No. in the
relevant form for including your name in the Rol at the
changed address and to obtain the card with same number
66/ 963

144
18
14

నల్లపాటి



WITNESSES NO. 1

Customer Relations Division



MODI
PROPERTIES &
INVESTMENTS PVT. LTD.



Name : Ch.Venkata Ramana Reddy

Designation : Customer Relations Executive

Signature :

Valid upto : 30 April 2009

Issuing Authority :

Blood Group : O +ve

Address:
5-4-187/3&4, IInd Floor,
M.G Road, Secunderabad-500003.
Ph:040-86335551, 040-27544058

www.modiproperties.com

Resi.Add.:
11-187/2, Road No.2,
Green Hills Colony,
Saroor Nagar,
Hyderabad.
Ph:9393381666, 9246165561

In case of Emergency Call

1. Employee must display this card while on duty
2. This card has to be surrendered while leaving the organization
3. The loss of the card must be reported to the Admin.Div.Immed ately

WITNESSES NO. 2

आयकर विभाग
INCOME TAX DEPARTMENT

B M RAJ KUMAR

MUKUND RAO

03/01/1978

Permanent Account Number

AIOPR9833L

Signature

भारत सरकार
GOVT. OF INDIA



2202005

इस कार्ड के खो जाने पर / कौनो दुसरा कार्ड मिलने पर
तुमया सूचित करे / लीखत
आयकर पैन सेवा कार्ड, एन एस डी एल
तीसरी मंजिल, ट्रेड वर्ल्ड, ए विंग, काना मिल्स कंपाउंड
एस. बी मार्ग, लोअर पैटेल, मुंबई - 400 013.

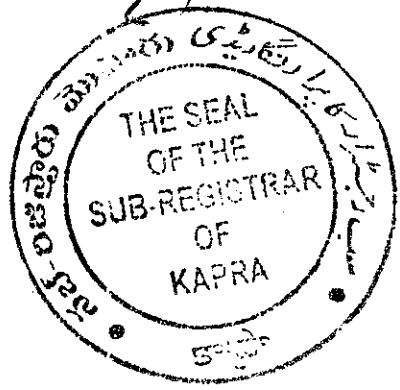
If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL,
3rd Floor, Trade World, A Wing,
Kamala Mills Compound,
S. B. Marg, Lower Patel, Mumbai - 400 013.

Tel: 91-22-2499 4650 Fax: 91-22-2495 0664
email: tininfo@nsdl.co.in

12 144
76
15

Handwritten signature

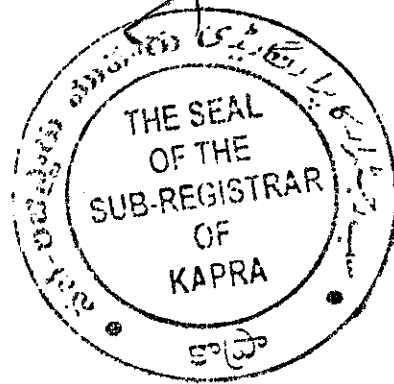




2017
John Smith
2017

1వ విన్నపం : 20/1వ సం. కు 144
రెవెన్యూ సబ్-రెజిస్ట్రార్ కు 16
ఈ కార్యము చేయుటకు 16

సహాయక





GOVERNMENT OF ANDHRA PRADESH/ఆంధ్రప్రదేశ్ ప్రభుత్వం
REGISTRATION AND STAMPS DEPARTMENT/రిజిస్ట్రేషన్ మరియు స్టాంపుల శాఖ
CERTIFICATE OF ENCUMBRANCE ON PROPERTY/ఆస్తులపై ఆశక్తి భార ధృవీకరణ పత్రము

W18117 CARD
 Visit us at <http://www.apregistrar.gov.in>

SRO/ స.స.స. : KAPRA
 Certificate No/ ధృవీకరణ పత్రము సంఖ్య : 423 Application No/ ఉపాధిపత్ర సంఖ్య : 1127
 Date/ తేదీ : 21-01-2012
 Page/ పుట : 1

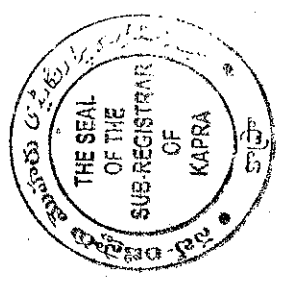
Sri/Smt OGGU VENUNATH
 శ్రీ/తెలివి OGGU VENUNATH
 VILL/COL : MALLAPUR SURVEY: 93,94,95, FLAT: 504
 వీల/కొల : మల్లపూర్ సర్వే: 93,94,95, ఫ్లాట్: 504

having applied to me for a certificate giving particulars of registered acts and encumbrances if any, in respect of under mentioned property.
 ఈ ధృవీకరణ పత్రము కోసం దరఖాస్తు చేసిన ఆస్తులపై నమోదైన ఆశక్తి భారాలను మరియు ఆశక్తి భారాలపై నమోదైన ఆశక్తి భారాలను తెలుపుతూ ఉన్న ముద్రలు తెలుపుతూ ఉన్న ధృవీకరణ పత్రము మీకు పంపించబడింది.

DATE & TIME of Application of EC: 21-01-2012 00:00:00 DATE & TIME of Generation of EC: 21-01-2012 11:27:17
 I hereby certify that a search has been made in Book I and in the indexes relating thereto for S. R. O. KAPRA for 6 Years from 01-10-2007 to 01-10-2012
 ఈ ఆశక్తి భారాలపై సేద్యం చేయబడినది మరియు ఆశక్తి భారాలపై సేద్యం చేయబడినది.

సం. మండ్లి సం. 01 నవంబరు 15 వుత్తరము మరియు అందులో నమోదైన ఆశక్తి భారాలను తెలుపుతూ ఉన్న ధృవీకరణ పత్రము మీకు పంపించబడింది మరియు ఈ క్రింద నమోదు చేసిన ఆశక్తి భారాలపై సేద్యం చేయబడినది.

Sl.No. సంఖ్య సంఖ్య (1)	(a) Description of Property ఆస్తు వివరములు (2)	Date of (Execution) (P) Registration దిస్తావేల తేదీ (3)	(b) Nature & Value of Document దిస్తావేల ప్రకారము మరియు విలువ (4)	Names of Parties / వ్యాక్తి వివరములు Executants (EX) and Claimants (CI) (ప్రతి ఇచ్చిన వారు వాస్తవ్యుల తరఫున) (5) (6)	Held to Document Entry దిస్తావేల కాల వివరాలు	
					Vol No / Page No సంఖ్య / పుట	Document No/Year దిస్తావేల సం. / సం.
1	VILL/COL: MALLAPUR, SHAKTI SAI NAGAR#2000 W B: 3-14 SURVEY: 93/PART 94/PART 95/PART FLOOR:4FA,05,# FLAT: 504 APARTMENT: GULMOHAR GARDENS EXTENT: 42 SQ.Yds BUILT: 1150 Sq.Ft Boundaries: [N]: OPEN TO SKY [S] OPEN TO SKY [E]: OPEN TO SKY [W]: 6'-6" WIDE CORRIDOR & OPEN TO SKY LINK DOCT: 1507,1311/2004# 1507,4000/2007# 1507,4464/2007# 1507,8184/2003# 1507,10300/2005# 1507,10302/2005#	(R) 29-01-2012 (P) 20-01-2012 (E) 19-01-2012	9101 Sale Mkt.Value:Rs. 1090000 Cons.Value:Rs . 1400000	1 (EX)/M/S MODI VENTURES REP BY S-SHAM MODI 2 (EX)/M/S SHRI SAI ENTERPRISES, REP BY SOHAM MODI 41 (CL)/OGGU VENUNATH 5 (EX)/M/S MODI VENTURES REP BY SOHAM MODI		



I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found
 ఈ ఆశక్తి భారాలపై సేద్యం చేయబడినది మరియు ఆశక్తి భారాలపై సేద్యం చేయబడినది.

Search made and certificate prepared by/ ధృవీకరణ పత్రము తయారు చేసిన వారు
 UMAKANTH

Received Rs. 100 +20 towards Stamp Duty
 స్టాంపు ధరను తీసుకోబడినది

OFFICE SEAL & DATE/ కార్యాలయ స్టాంపు/ తేదీ
 Signature of Registering Officer/ రిజిస్ట్రేషన్ అధికారి

