

1487

230-1458/2012-6507 71603

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH AV 230430
 Date : 02-05-2012 Serial No : 6,497 Denomination : 100

Purchased By :
 K PRABHAKAR REDDY
 S/O K P REDDY
 R/O HYD

[Signature]
 Sub Registrar
 Ex.Officio Stamp Vendor
 S.R.O. VALLABNAGAR

SALE DEED

For Whom :
 M/S MODI VENTURES
 SEC-BAD
 This Sale Deed is made and executed on this the 10 day of May 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. MAMILLA VENUGOPAL, SON OF Mr. M. SHANKERIAH, aged about 37 years, Occupation: Service, residing at Flat No 111, First Floor, Block No. 'B' Gulmohar Gardens, Shakti Sai Nagar, Mallapur, Hyderabad - 500 076., hereinafter referred to as the "Buyer" (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

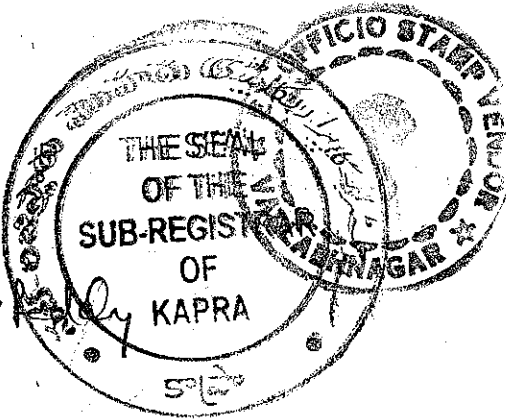
For MODI VENTURES
[Signature]
 Partner

1వ పుస్తకము 2012 వ సం॥ పు 1458
 దస్తావేజు మొత్తము కాగితముల సంఖ్య 18
 ఈ కాగితము వరుస సంఖ్య 1

OFFICE OF THE
 DISTRICT REGISTRAR
 13 APR 2012
 RANGA REDDY DIST

సచివశాసనం

2012 వ సం. వె నెల 10 వ తేది
 1934 శా.శ. సం. వె మాసము 20 వ తేది
 పగలు వె మరియు వె గంటల
 మధ్య కాపా సబ్-రిజిస్ట్రారు కార్యాలయములో
 శ్రీ. Soham Moli Reply: K. Prabhakar Reply
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎను
 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి



48 వె తు చెల్లింపాలి
 వ్రాసి ఇచ్చినట్లు ఒప్పకొన్నది
 ఎడమ బొటన ప్రేలు

Prabhakar

Prabhakar



K. Prabhakar Reddy s/o. K.P. Reddy, Senior
 R/o. S-6-181/3 & 4, 2nd floor, Soham mansion,
 M.G. Road, Sec 6ad, Through G.P.A. Presentation & DOC.
 vide DOC. NO. G.P.A. NO. 66/BK/109, dt. 5.06.09 at S.R.
 Kapra R.R. Dist.

విరూపించినది

① *Venugopal* M. VENKATESHWARU s/o M. SHANKERIAH
 H. NO. 8-43/8/N, Balaji Hills, Boduppal, Offt.
 Gov. Service
 - Senior

② *Sirisha* M. SIRISHA w/o M. VENUGOPAL
 H. NO 13-111 Gulmohar Gardens Shakti Sec Nagar
 Mallapuri

2012 వ సం. వె నెల 10 వ తేది
 1934 శా.శ. సం. వె మాసము 20 వ తేది

సచివశాసనం
 (సి.హెచ్. ఆఫీస్ ఉపాధి)

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			

- 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 ఎన్ట్రీ నెంబరు 2012 నం. 1458
 దస్తావేజు వెలుతురు పాపానానా సంఖ్య 18
 ఈ కారితరూ వరుస సంఖ్య 2

సబ్-రెజిస్ట్రారు

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

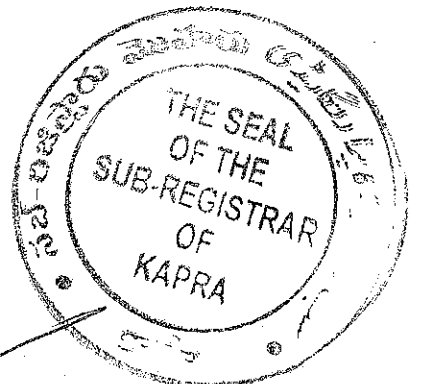
Sl. No.	Particulars	in the form of					Total
		Stamp Papers	Challan u/s 41 of I.S. Act	Cash	Stamp Duty u/s 16 of I.S. Act	DD/BC/ Pay order	
1.	Stamp	100	48150	-	-	Pay order	48250
2.	Tax		19300	-	-	-	19300
3.	Regi.		4825	-	-	-	4825
4.	User		100	-	-	-	100
Total			72375	-	-	-	72375

*Rs: 67550 towards stamp duty including T.D. under Section 41 of the I.S. Act 1899 and Rs. 4825 towards Registration fee on the chargeable value of Rs. 965000 were paid by the party through Bank, HDFC vide challan/IDR pay order No. 169597
 Date 8/5/12

Sub-Registrar
 Collector U/S 41 of I.S. Act

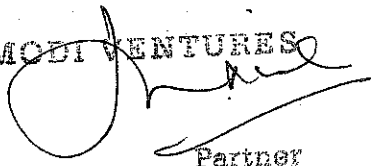
1వ ఎన్ట్రీ నెంబరు 2012 నం. 1458
 ఫై... 1458... నెంబరుగా రిజిస్టరు చేయబడి
 స్టాంప్స్ నిమిత్తం గుర్తింపు నెంబరు 1526
 1458 / 2012 నం. యివ్వబడినది
 2012 నం. 10 నెంబరు 10 వ తేది

సబ్-రెజిస్ట్రారు



- 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.

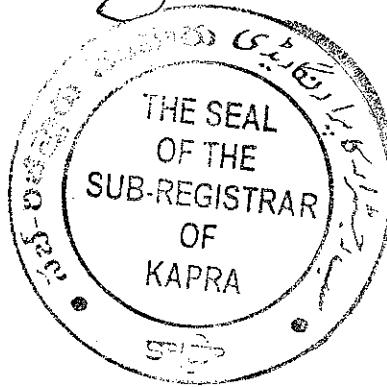
For MODI VENTURES



Partner

1వ వుస్తకము 2012-వ సం॥ వు 1458
దస్తావేజు వెలుపల కారీఖానుల సంఖ్య 18
ఈ కారీఖాను పుస్తక సంఖ్య 3

సబ్-రెజిస్ట్రారు



- 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 semi-deluxe apartment bearing flat no. 507 on the fifth floor, in block no. 'G' having a super built-up area of 925 sft., together with undivided share in the schedule B land to the extent of 37.00 sq. yds., and a reserved parking space for single 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.
- 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.9,65,000/- (Rupees Nine Lakhs Sixty Five Thousand Only) and the Buyer has agreed to purchase the same.

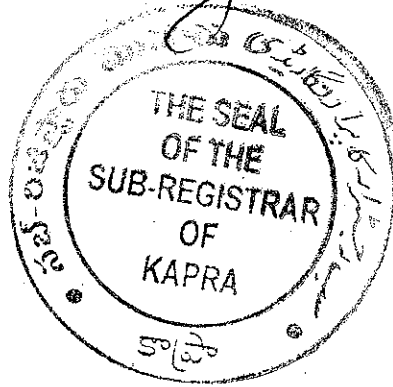
For MODI VENTURES



Partner

1వ వుస్తకము 2012వ సం॥ వు 1458
దస్తావేజు మొత్తము లాగింపునకు సంఖ్య 18
ఈ లాగింపునకు వరుస సంఖ్య 4

సబ్-రెజిస్ట్రార్



- 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-deluxe apartment bearing flat no. 507 on the fifth floor, in block no. 'G' having a super built-up area of 925 sft, in building known as Gulmohar Gardens together with:
 - a. Undivided share in schedule B land to the extent of 37.00 sq. yds.
 - b. A reserved parking space for single car on the basement / 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.9,65,000/- (Rupees Nine Lakhs Sixty Five Thousand Only) paid by way of cheque no. 306663, dated 10.05.2012 drawn on Canara Bank, Lalapet Branch, Hyderabad issued by Can Fin Homes 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.

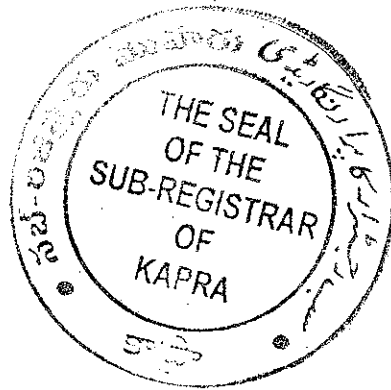
For MODI VENTURES



Partner

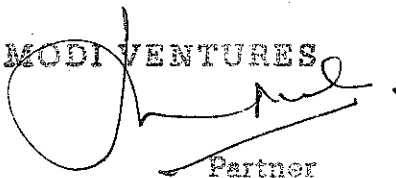
1వ వుస్తకము 2012వ సం॥ పు 1458
దస్తావేజు మొత్తము జారీయైన సంఖ్య 18
ఈ కారితము వరకు సంఖ్య 5

సబ్-రిజిస్ట్రార్



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.

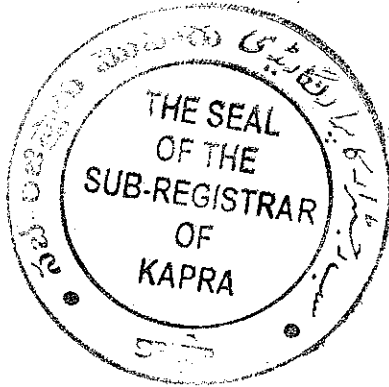
For MODI VENTURES



Partner

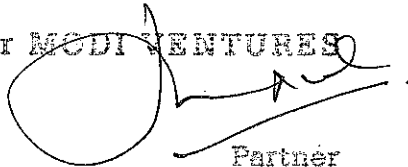
1వ పుస్తకము 2012వ సం॥ వు 1458
దస్తావేజు మొత్తము కారితముల సంఖ్య 18
ఈ కారితము వలన సంఖ్య 6

~~నవీల్ కులీ~~



- 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. 72,375/- is paid by way of pay order no. 169597, dated 08.5.12, and VAT an amount of Rs. 26,082/- paid by way of pay order no. 169595, dated 08.5.12, both are drawn on HDFC Bank, S. D. Road, Secunderabad.

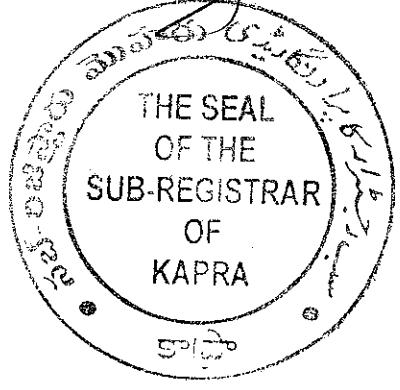
For MODI VENTURES



Partner

1వ పుస్తకము 26/12వ సం॥ వ. 1458
దస్తావేజు వెంకటేశ్వర శాస్త్రియ్యుల సంఖ్య 18
ఈ లాగితము గుర్తు సంఖ్య 7

సబ్ రిజిస్ట్రారు



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'

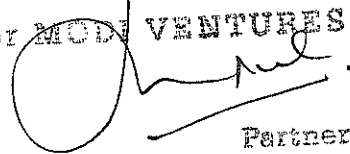
All that portion forming a semi-finished, semi-deluxe apartment bearing flat no. 507 on the fifth floor, in block no. 'G', admeasuring 925 sq. ft., of super built up area together with proportionate undivided share of land to the extent of 37.00 sq. yds., and a reserved parking space for single car on the basement / still 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 & 6'-6" wide corridor
South By	Open to Sky
East By	6'-6" wide corridor & Staircase
West By	Flat No. 508

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. M. Venkatesh
2. Rishu

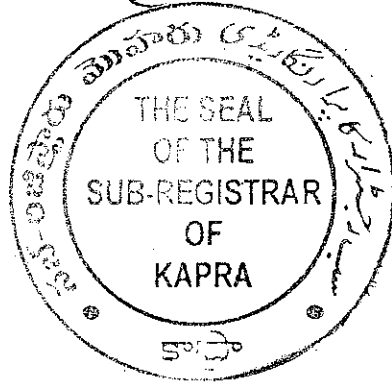
For MODI VENTURES

Partner

VENDOR
For SRI SAI BUILDERS

FIRM Holder

1వ పుస్తకము 12వ పేజీ నంబర్ 1458
దస్తావేజు పుస్తకము లాంబాపూరు పంఖ్టా 18
ఈ కారితము పుస్తక సంఖ్య 2

నట్-అజ్జాల్



ANNEXURE-1-A

1. Description of the Building: SEMI-DELUXE apartment bearing flat no. 507 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 : 37.00 sq. yds., U/S Out of Ac. 1-08 Gts.

4. **Built up area Particulars:**

- a) In the basement / stilt floor : 100 Sft parking space for single 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 : 925 Sft
5. Annual Rental Value : -
6. Municipal Taxes per Annum : -
7. Executant's Estimate of the MV of the Building : Rs. 9,65,000/-

For MODI VENTURES

Partner

Signature of the Executants

Date: 10.05.2012

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

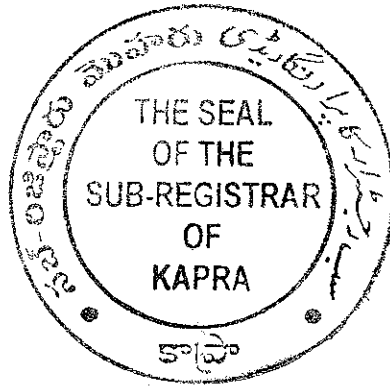
Signature of the Executants

Date: 10.05.2012



1వ పుస్తకము సం 12వ పం|| ను 1458
దస్తావేజు పంపునకు కారితముల సంఖ్య 18
ఈ కారితము వరుస సంఖ్య 9


సబ్-రెజిస్ట్రారు



REGISTRATION PLAN SHOWING

FLAT NO. 507 IN BLOCK NO. 'G'

ON THE 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. MAMILLA VENUGOPAL, SON OF MR. M. SHANKERIAH

REFERENCE:
AREA:

37.00

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.



EXCL:

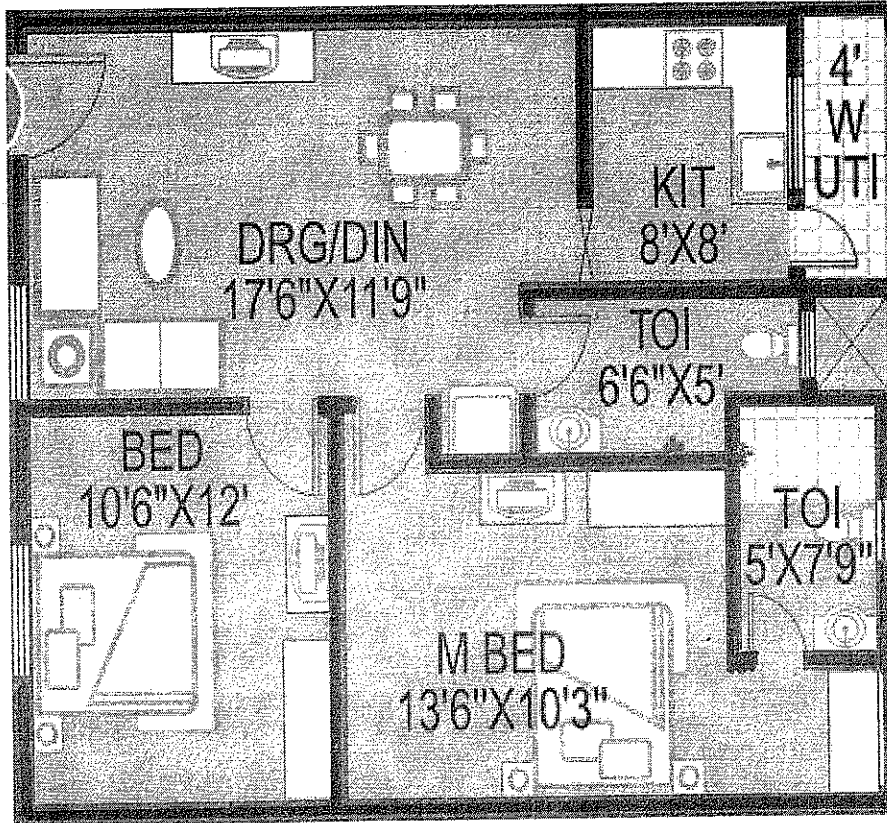


Total Built-up Area = 925 sft.
Out of U/S of Land = Ac. 1-08 Gts.

6'-6" wide corridor & Staircase



6'-6" wide corridor & Open to Sky



Open to Sky

Flat No. 508

WITNESSES:

1. *M. Venugopal*
2. *Srisa*

For MODI VENTURES

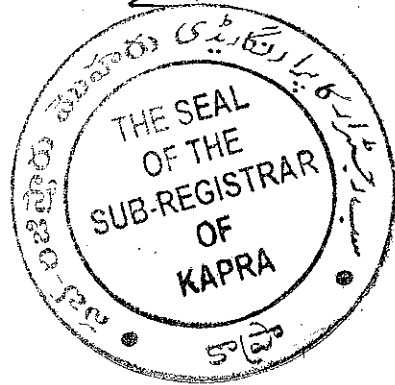
Partner

SIG. OF THE VENDOR

SIG. OF THE BUYER

1వ వుస్తకము సం 12 నంబర్ 1658
దస్తావేజు మొత్తము తాగితముల సంఖ్య 15
ఈ తాగితము వరుస సంఖ్య 10

సబ్ రిజిస్ట్రారు



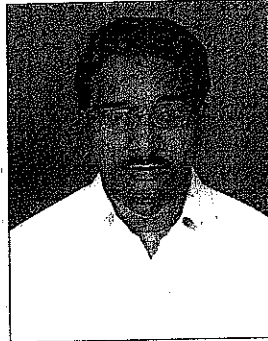
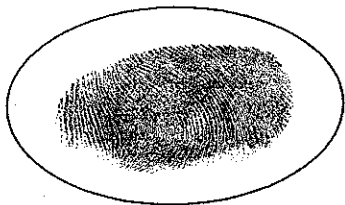
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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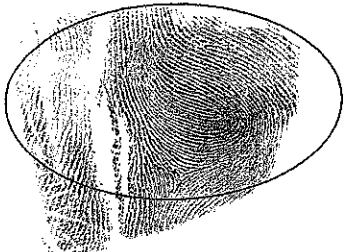
VENDOR:

M/S. MODI VENTURES
 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. MR. SATISH MODI



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

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.



BUYER:

MR. MAMILLA VENUGOPAL
 S/O. MR. M. SHANKERIAH
 R/O. FLAT NO 111, FIRST FLOOR
 BLOCK NO. 'B' GULMOHAR GARDENS
 SHAKTI SAI NAGAR, MALLAPUR
 HYDERABAD - 500 076

SIGNATURE OF WITNESSES:

- 1.
- 2.

For MODI VENTURES

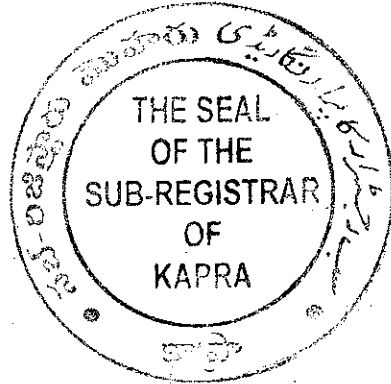
Partner

SIGNATURE OF EXECUTANTS

SIGNATURE(S) OF BUYER(S)

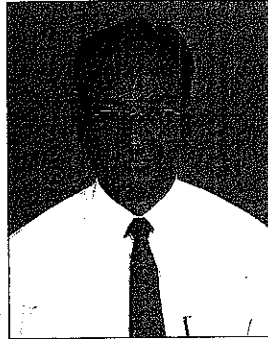
1వ పుస్తకము 2012వ సం॥ వు 1458
దస్తావేజు మొత్తము కాగితముల సంఖ్య 18
ఈ కాగితము వరుస నంబర్ 11

~~వదలరాదు~~



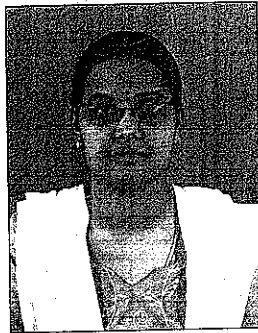
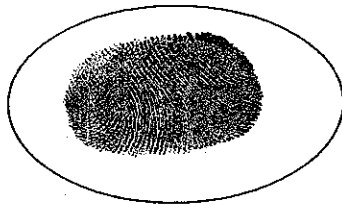
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

<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>
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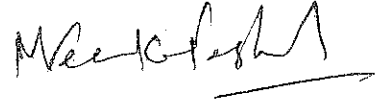
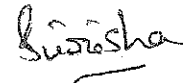
WITNESSES:

1. DR. M. VENKATESHWARLU
S/O. MR. M. SHANKERIAH
R/O. PLOT NO. 38, HOUSE NO. 8-43/8/N.
BALAJI HILLS, BODUPPAL
GHATKESAR MANDAL
RANGA REDDY DISTRICT - 500 039



2. MRS. SIRISHA MAMILLA
W/O. MR. MAMILLA VENUGOPAL
R/O. FLAT NO 111, FIRST FLOOR
BLOCK NO. 'B' GULMOHAR GARDENS
SHAKTI SAI NAGAR, MALLAPUR
HYDERABAD - 500 076

SIGNATURE OF WITNESSES:

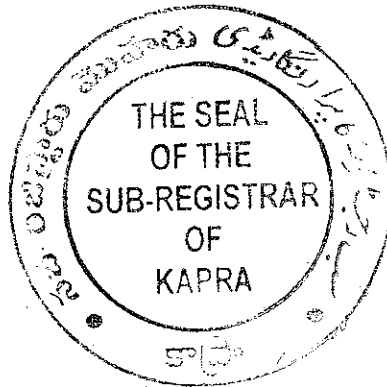
1. 
2. 

1వ వుస్తకము 20/2వ సం॥ పు. 1458

దస్తావేజు మొత్తము కాగితము సంఖ్య 18

ఈ కాగితము వరుస సంఖ్య 12

సబ్-రెజిస్ట్రారు





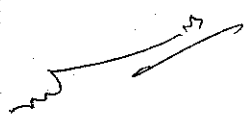


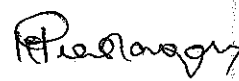
Photographs and FingerPrints As per Section 32A of Registration Act 1908


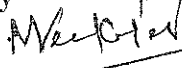

C.S.No./Year: 001487/2012 of SRO: 1526(KAPRA)

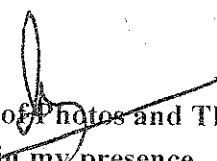
Presentant Name(Capacity): **M/S MODI VENTURES(EX)**

Report Date: 10/05/2012 15:02:39

This report prints Photos and FPs of all parties

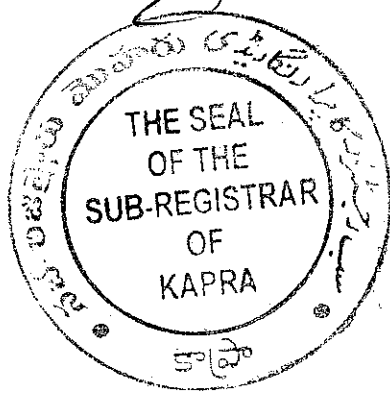
SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) MAMILLA VENUGOPAL F.NO.111,B.NO.'B',GULMOHAR GARDENS,SHAKTHI SAI NGR,MALLAPUR, R.R.DIST.	
2			(EX) K.PRABHAKAR REDDY(GPA HOLDER FOR EXCUTANTS) H.NO.5-4-187/3&4, II FLOOR, SOHAM MANSION, M.G.ROAD, SECUNDERABAD.	



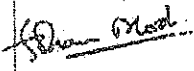
Identified by  Photos and TIs
 Witness 1  captured by me
 Witness 2  Susisha




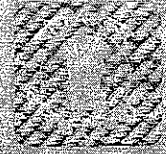
Capture of photos and TIs
 done in my presence 

1వ పుస్తకము 20/2 సం॥ పు 1458
దస్తావేజు మొత్తము కార్యాలయ సంఖ్య 18
ఈ కార్యము వర్షము సంఖ్య 13

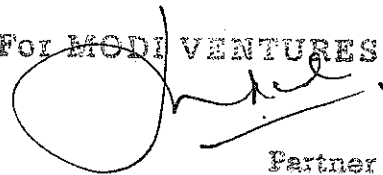
సబ్ రిజిస్ట్రార్






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, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT OF INDIA
PRABHAKAR REDDY K		
PADMA REDDY KANDI		
15/04/1974		
Permanent Account Number AWSPP8104E		
 Signature		

Prabha

FOI MODI VENTURES

 Partner


 భారత ఎన్నికల సంఘము
 గుర్తింపుకార్డు
ELECTION COMMISSION OF INDIA
IDENTITY CARD
 YZK1029776

ఎలెక్టరు పేరు : వేణుగోపాల్ ఎం
 Elector's Name : Venugopal M
 తండ్రి పేరు : శంకరయ్య
 Father's Name : Shankaraiah
 లింగము / Sex : పు / M
 పుట్టిన తేదీ / Date of Birth : XX/XX/1976

BUYER :

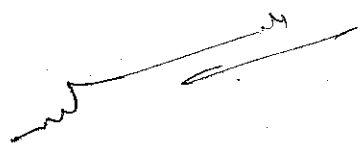
చిరువాసనా : YZK1029776
 3-14-80/B/111
 మల్లపూర్ , బ్లాక్ 12 , ఉపల(మండలం) ,
 రంగారెడ్డి

Address:
 3-14-80/B/111
 Mallapur , Balaka 12 ,
 Uppal(Mandal) , Rangareddy

Date: 12/01/2009

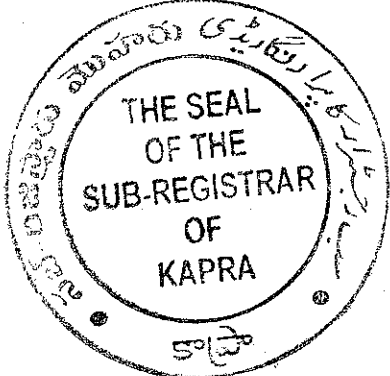
ప్రతిరూప సంతకము
 ఎలెక్టరల్ రిజిస్ట్రేషన్ అధికారి
 47... ఉపల శాసనసభ నియోజక వర్గం

Facsimile Signature of
 Electoral Registration Officer
 47. - Uppal Assembly Constituency
 చిరువాసనాలో మార్పు ఉన్నట్లయితే మారిన చిరువాసనాలో మీ
 పేరు జాబితాలో చేర్చుటకై మరియు అదే సంబంధం కార్డు
 పొందుటకై సంబంధిత పోలీస్ ఠాణాల్లో ఈ కార్డు నంబరు తెలియజేయండి.
 In case of change in address, mention this Card No. in the
 relevent form for including your name in the Roll at the
 changed address and to obtain the card, with same number
 135/ 1422



1వ పుస్తకము 2012 నం. ఏ. 1458
దస్తావేజు మొత్తము కాగితముల సంఖ్య 18
ఈ కాగితము వరుస సంఖ్య 15

నల్లపాటి



राष्ट्रीय भूभौतिकीय अनुसंधान संस्थान
(वैज्ञानिक तथा औद्योगिक अनुसंधान परिषद)
उम्यल रोड, हैदराबाद - 500 007
NATIONAL GEOPHYSICAL RESEARCH INSTITUTE
(Council of Scientific & Industrial Research)
LIPPAI ROAD, HYDERABAD-500 007

WITNESS no. 2

एन.जी.आर.आई. / NGRI



VENKATESWARLU, M

(ID No. 958)

SCIENTIST

Blood Group : B+

Venkateswarlu

कर्मचारी/
Employee

Mant

नारीकता प्राधिकारी
Issuing Authority

फोन / Ph. Nos. 040-23434700 / 23434711

वेबसाइट / Website : www.ngri.org.in

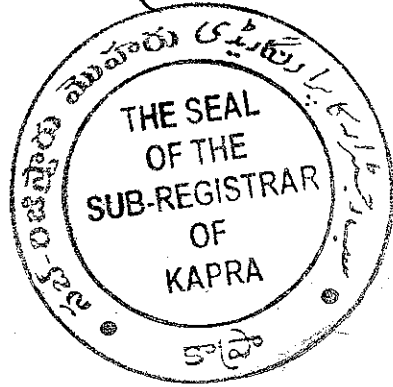
Venkateswarlu

1వ పుస్తకము 2012వ సం॥ పు. 1458


దస్తావేజు మొత్తము కారితముల సంఖ్య 18



ఈ కారితము వరుస సంఖ్య 16

నందమూరి



WITNESS:-


భారత ఎన్నికల సంఘము
ఆంధ్రప్రదేశ్
ELECTION COMMISSION OF INDIA
IDENTITY CARD
YZK1029438

ఎలెక్టర్ పేరు : శివేశ్వర మన్నెల
Elector's Name : Shiveshwa Mannella

భర్త పేరు : వెనుగోపాల్
Husband's Name : Venugopal

లింగము / Sex : పు / F

పుట్టిన తేదీ / Date of Birth : XX/XX/1983

Sivishwa

సంఖ్య : YZK1029438

3-14-80/B/111
మల్లెపూర్, గ్రా. 12, ఆసలేపాడు, దొంగిపర్తి

Address:
3-14-80/B/111
Mallepur, Balaka 12,
Uppal(Mandal), Rangareddy

Date: 12/01/2009

భారత ఎన్నికల సంఘము
ఆంధ్రప్రదేశ్
47
పాము సంతకం
పాము సంతకం
పాము సంతకం

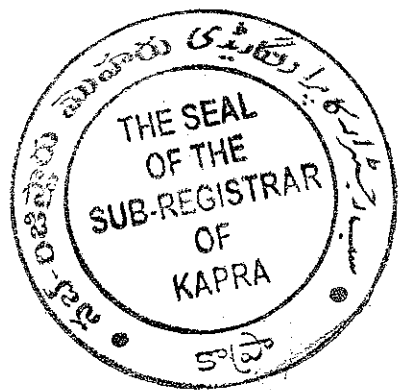
47 - Uppal Assembly Constituency
Elector's Name: Shiveshwa Mannella
Elector's Signature of
Elector's Registration Officer

భారత ఎన్నికల సంఘము ఆంధ్రప్రదేశ్
ఈ ఫార్మ్‌లో పేరును సరిగ్గా పేర్కొనడం మరియు
అధికారి సంతకం చేయడం అవసరం. ఇతర
వివరాలు పూర్తి చేయాలి.
In case of change in address, mention this Card No. in the
relevant form for including your name in the Roll at the
changed address and to obtain the card with same number.

135 / 1423

1వ వుస్తకము 20/2 క నం: 1658
దస్తావేజు మొత్తము కారితముల సంఖ్య 18
ఈ కారితము వరుస సంఖ్య 17

(Handwritten signature)



(Faint handwritten text at the bottom of the page)



1వ వుస్తకము 20/2 క సం॥ వు 1458
దస్తావేజు మొత్తము కాగితముల సంఖ్య 18
ఈ కాగితము వరుస సంఖ్య 18

