

SCANNED

1790

DOCT. No. 1737/2012

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ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Date : 02-05-2012 Serial No : 6,500 Denomination : 100 AV 230433

Purchased By :

K PRADHAKAR REDDY
S/O K P REDDY
R/O HYD

Sub Registrar
Ex. Officio Stamp Vendor

SALE DEED DALLABNAGAR

FOR WHOM :

This Sale Deed is made and executed on this the 4th day of JUNE 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

1. Mr. PAKA SUNIL KUMAR, SON OF Mr. PAKA SATYANARAYANA, aged about 36 years, Occupation: Service
2. Mrs. KRISHNAVENI PUSA, WIFE OF Mr. PAKA SUNIL KUMAR, aged about 30 years, both are residing at # 1-2-177, Rahmathnagar, Kazipet, Warangal- 506 003., hereinafter referred to as the "Buyers" (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

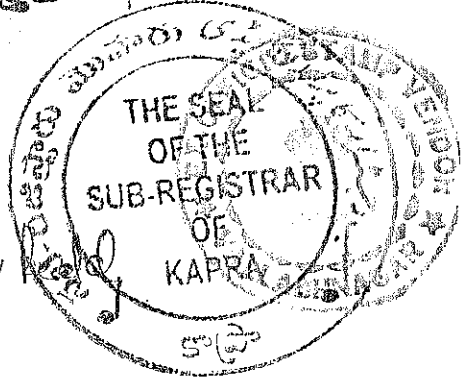
For MODI VENTURES

Partner

1వ వున్నకము 2012 వ సం॥ వా. 1727
 దస్తావేజు మొత్తము తాగిశముల సంఖ్య 24
 ఈ తాగిశము పరుస సంఖ్య

OFFICE OF THE
 DISTRICT REGISTAR
 13 APR 2012
 HANGA REDDY DIST

B. Pradeep
 సబ్-రిజిస్ట్రారు



2012 వ సం॥ వా. 1727 వ తేది
 19 కె.కా.శ. నం. 16 వ తేది
 పగలు.....మరియం.....2.....గంటల
 మద్య కాఫీ సబ్-రిజిస్ట్రారు కార్యాలయములో
 శ్రీ. Soham Mooli Reddy, K. Prabhakar
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎను
 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు
 మరియు వేలిపయత్రలతో సహా తాలూకా సీ
 రునామరు.....1727.....మార్చి 13, 2012
 ప్రాసీ ఇచ్చినట్లు ఒప్పకొన్నది
 ఎడమ బొటన వ్రేలు

P. S. Jayaramayya

P. S. Jayaramayya



K. Prabhakar Reddy s/o. K.P. Reddy, Service
 o/o. S-4-167/3 & 4, 2nd Floor, Soham Mansion,
 M.G. Road, Sec 8ad, through GRA for Presentation
 of documents, vide GRA no. 64/BK/09, Dt. 5-06-09
 at SRO, Kapra, R.R. District.

విరూపింపవది

- ① N. Vijay N. VIJAY KUMAR s/o N. RAMULU
 Business, H.No. 7/12 M.C.H. quarters, Indiranagar,
 Colony, Khairatabad. HVD-50004.
- ② K. Pradeep P. S. Jayaramayya s/o Rajanna, Retired Dy-employee
 4 no. 254-438, Vishnupuri, Kozipet, Warangal
 Dist.

2012 వ సం॥ వా. 1727 వ తేది 6 పతది B. Pradeep
 19 కె.కా.శ. నం. 16 వ తేది 16 పతది సబ్-రిజిస్ట్రారు
 కాప్రా

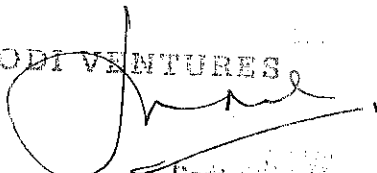
WHEREAS:

- 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 పుస్తకము 2012 నం. పు. 1737
 దస్తావేజు మొత్తము కారితముల సంఖ్య 21
 ఈ కారితము వరుస సంఖ్య 2

B. Reddy
 సబ్-రెజిస్ట్రార్

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

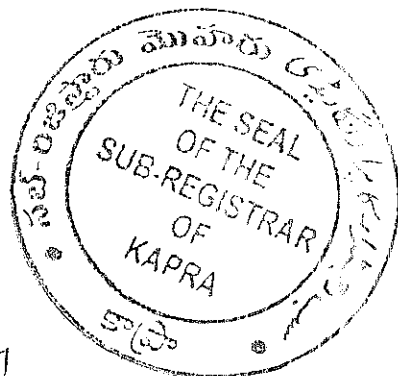
Sl. No.	Description of the duty	in the form of					Total
		Stamp Papers	Challan u/s 41 of I.S. Act	Cash	Stamp Duty u/s 16 of I.S. Act	DD/BC/ Pay order	
1.	Stamp	100	78250	-	-	DD	78250
2.	Tax		31300	-	-	-	31300
3.	Reg.		7825	-	-	-	7825
4.	Use of		100	-	-	-	100
Total			117375	-	-	-	117375

*Rs. 169990 towards stamp duty including T.D. under Section 41 of the I.S. Act 1899 and Rs. 7825 towards Registration fee on the chargeable value of Rs. 1560000 were paid by the party through Bank, HDFC vide challan/DD/BC/pay order No. 169997 Date 29/5/12

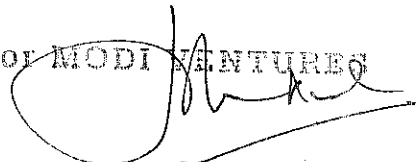
B. Reddy
 Sub-Registrar
 Collector U/S 41 of I.S. Act

1వ పుస్తకము 2012 నం. / కే.ఆ. 1899 వ
 పు. 1737 నెలవారు రిజిస్ట్రారు చేయబడి
 స్టాంప్ విలువ మొత్తం సంఖ్య 21
 పు. 1737/2012 నం. యిప్పటికే
 2012 నం. 169997 నం. 6 వ తీరి

B. Reddy
 సబ్-రెజిస్ట్రార్

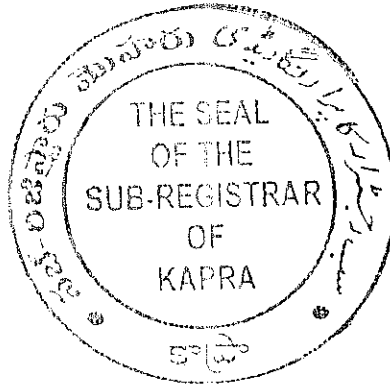


- F. The Firm and the Vendor hereto had applied to the Urban Development Authority and Local Municipality for obtaining necessary building construction and other permissions at the cost of the Vendor for the Schedule A Land. The permissions were received from HUDA vide their Letter No. 1481/P4/Plg/HUDA/2005,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

For MODI VENTURES

Partner

1వ పుస్తకము 2017 త సం॥ పు 1737
దస్తావేజు మొత్తము లాగికముల సంఖ్య 21
ఈ లాగికము కరుస సంఖ్య 3

B. Reddy
సబ్-రెజిస్ట్రార్



- 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. 212 on the second floor, in block no. 'G' having a super built-up area of 1525 sft., together with undivided share in the schedule 'B' land to the extent of 61.00 sq. yds., and a reserved parking space for single car on the stilt floor / basement 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.15,65,000/- (Rupees Fifteen Lakhs Sixty Five Thousand Only) and the Buyer has agreed to purchase the same.

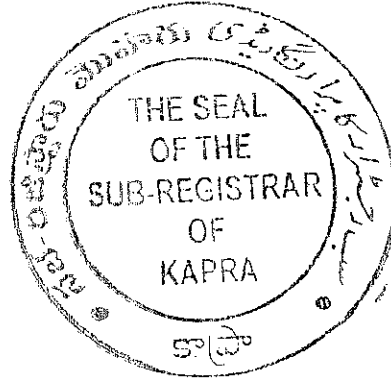
For MODI VENTURES



Partner

1వ పుస్తకము 2012 త సం. పు. 1737
దస్తావేజు బేరఖతము కారీకముల సంఖ్య 2
ఈ కారీకము వరుస సంఖ్య 4

B. Reddy
సబ్-రిజిస్ట్రారు



- 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. 212 on the second floor, in block no. 'G' having a super built-up area of 1525 sft., in building known as "Gulmohar Gardens" together with:
 - a. Undivided share in schedule B land to the extent of 61.00 sq. yds.
 - b. A reserved parking space for single car on the stilt floor / basement 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.15,65,000/- (Rupees Fifteen Lakhs Sixty Five Thousand Only) finance by HDFC Ltd., Hyderabad. The Vendor hereby admit and acknowledge the receipt for said consideration.

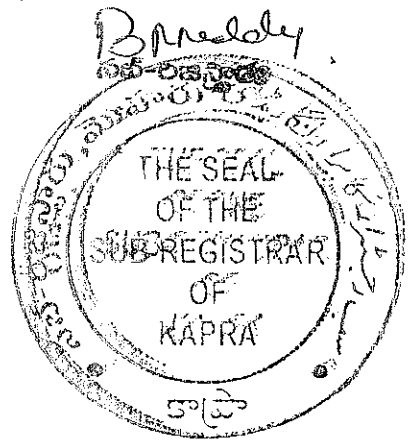
2. The Vendor hereby covenant that the undivided share in Schedule B Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
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.
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.

FOR MODI VENTURES



Partner

1వ వుత్తరము 20 / 2 త సం॥ పు 1737
దస్తావేజు మొత్తము లాగితముల సంఖ్య 21
ఈ లాగితము వరుస సంఖ్య 6



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 20 / 2 త. నం॥ పు. 1727
దస్తావేజు మొత్తము అంగీకరణముల సంఖ్య 21
ఈ అంగీకరణము వరుస సంఖ్య 6

B. Reddy



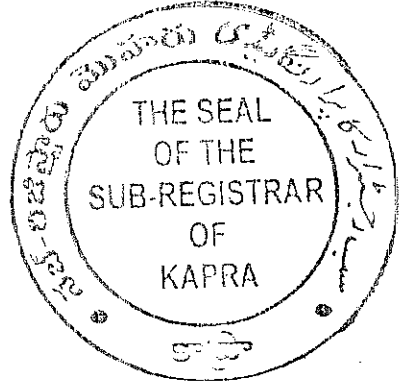
- d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the GULMOHAR GARDENS, shall vest jointly with the owners of the various tenements/ 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. 1,17,375/- is paid by way of pay order no. 16 9997, dated 29.5.12, and VAT paid an amount of Rs.42,381/- paid by way of pay order no. 16 9994, dated 29.5.12, drawn on HDFC Bank, S. D. Road, Secunderabad.

For MODI VENTURES

Partner

1వ వుస్తకము 2012వ సం॥ పు. 1737
రెస్ట్రీవేజు మొత్తము కారీకముల సంఖ్య 21
ఈ కారీకము వరుస సంఖ్య 7

B. Reddy
సబ్-రెజిస్ట్రార్



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 semi-finished, deluxe apartment bearing flat no. 212 on the second floor, in block no. 'G', admeasuring 1525 sq. ft., of super built up area together with proportionate undivided share of land to the extent of 61.00 sq. yds., and a reserved parking space for single car on the stilt floor / basement 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:

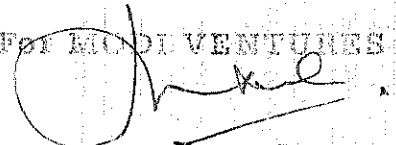
North By	Open to Sky
South By	Open to Sky
East By	Open to Sky
West By	6'-6" wide corridor

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. N. Vijay
2. K. Srinivas

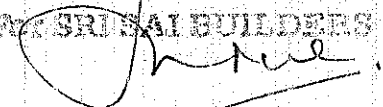
FOR MOUDI VENTURES



Partner

VENDOR

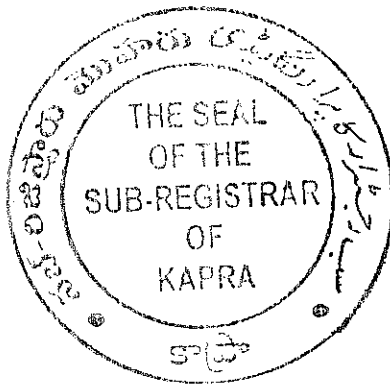
FOR SRINIVAS BUILDERS



FIRM Holder

1వ పుస్తకము 20 / 2వ నంబు పు 1727
దస్తావేజు మొత్తము కారితముల సంఖ్య 21
ఈ కారితము వరుస సంఖ్య 8

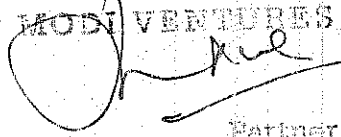
B. Reddy
నక-రిజిస్ట్రారు



ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no. 212 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 : 61.00 sq. yds., U/S Out of Ac. 1-08 Gts.
4. Built up area Particulars:
- a) In the Stilt Floor / Basement : 100 Sft for car parking space
- b) In the First Floor : -
- c) In the Second Floor : 1525 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. 15,65,000/-

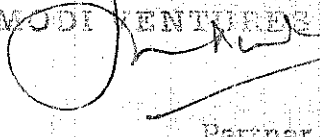
Date: 04.06.2012

FOR MODI VENTURES

Partner

Signature of the Executants

C E R T I F I C A T E

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

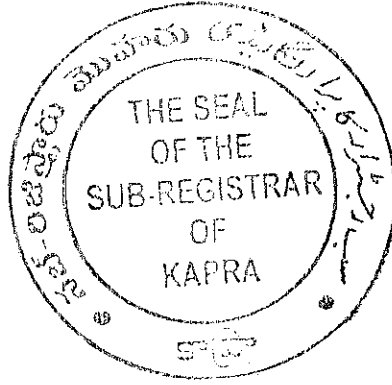
FOR MODI VENTURES

Partner

Date: 04.06.2012

Signature of the Executants

1వ పుస్తకము 2011 ద సం: పు 1737
దస్తావేజ మొత్తము కాగితముల సంఖ్య 21
ఈ కాగితము తరువ సంఖ్య 9

B. P. Reddy
సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

FLAT NO. 212 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: 1. MR. PAKA SUNIL KUMAR, SON OF Mr. PAKA SATYANARAYANA

2. MRS. KRISHNAVENI PUSA, WIFE OF Mr. PAKA SUNIL KUMAR

REFERENCE:

AREA: 61.00

SCALE:
SQ. YDS. OR

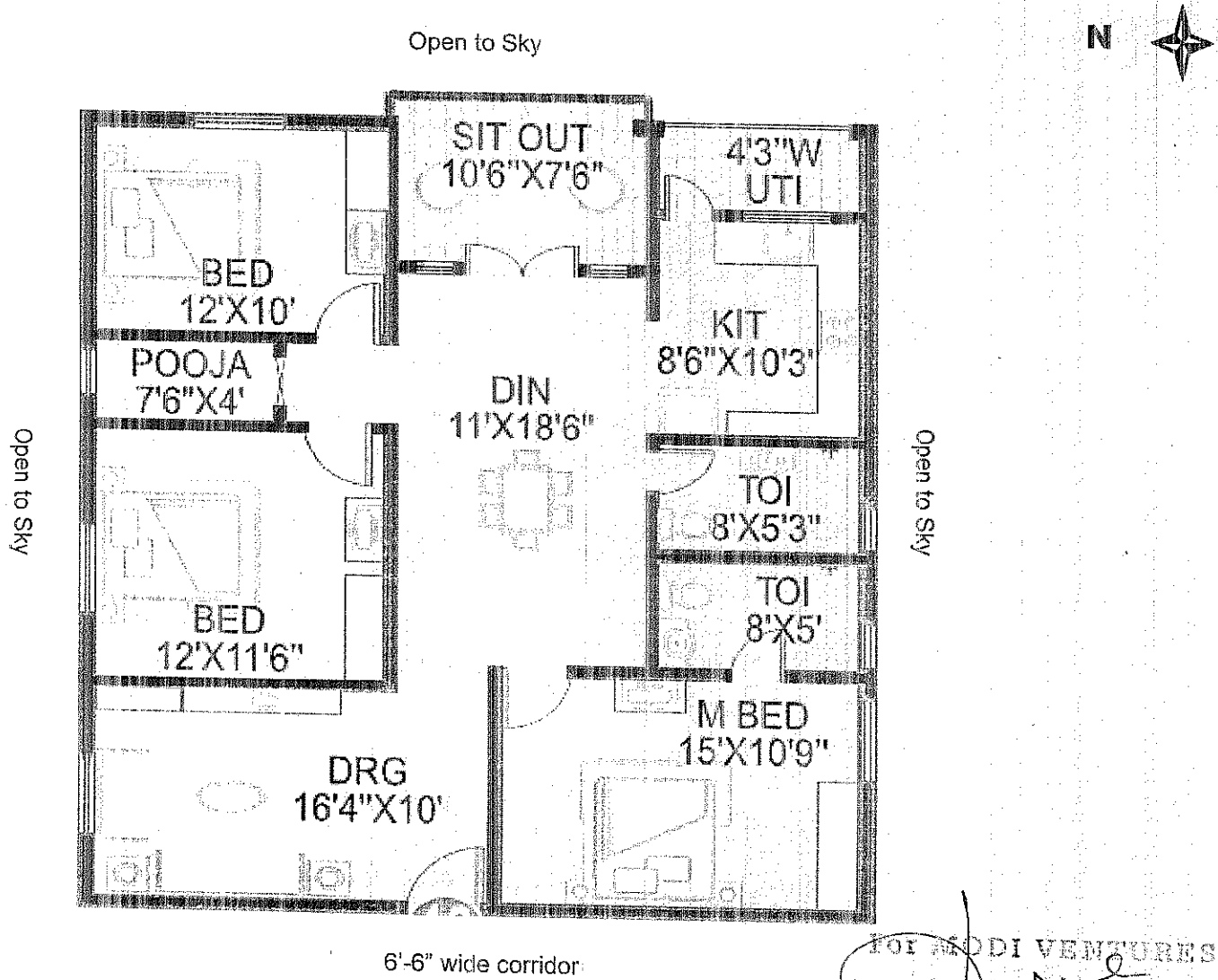
INCL:
SQ. MTRS.



EXCL:



Total Built-up Area = 1525 Sft.
Part of U/S of Land = Ac. 1-08 Gts.



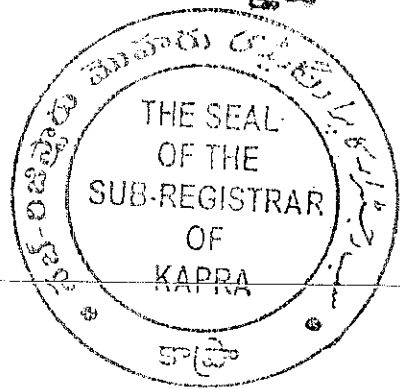
WITNESSES:

1. *N. Vijay*
2. *S. Srinivas*

FOR MODI VENTURES
[Signature]
Partner
SIG. OF THE VENDOR

1వ పుస్తకము 2012 వ సం. పు 1737
దస్తావేజు మొత్తము లాగముల సంఖ్య 21
ఈ లాగముల వరుస సంఖ్య 10

B. Madala
సబ్-రిజిస్ట్రారు



PHOTOGRAPH

**PRINTS AS PER SECTION 32A OF
ON ACT, 1908.**

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

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:

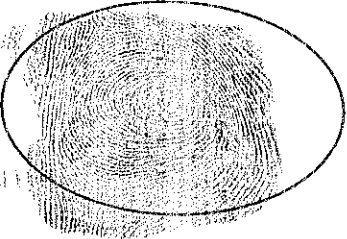
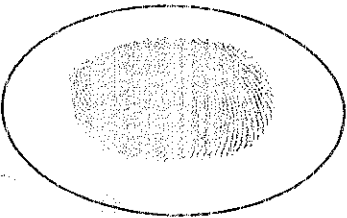
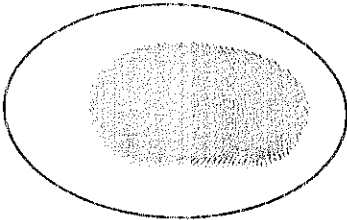
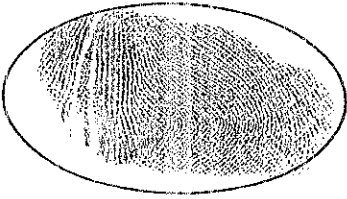
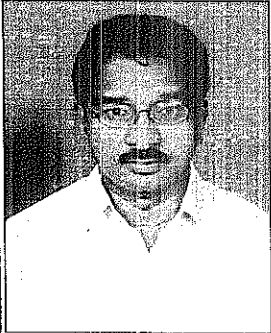
MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD - 500 003.

BUYERS:

1. MR. PAKA SUNIL KUMAR
S/O. MR. PAKA SATYANARAYANA
R/O. # 1-2-177, RAHMATHNAGAR
KAZIPET, WARANGAL- 506 003
ANDHRA PRADESH.
2. MRS. KRISHNAVENI PUSA
W/O. MR. PAKA SUNIL KUMAR
R/O. # 1-2-177, RAHMATHNAGAR
KAZIPET, WARANGAL- 506 003
ANDHRA PRADESH.

REPRESENTATIVE:

MR. PAKA SRINIVAS
S/O. MR. PAKA SATYANARAYANA
R/O. # 25-4-438, VISHNUPURI
KAZIPET, WARANGAL- 506 003
ANDHRA PRADESH.



SIGNATURE OF WITNESSES:

1. *N. Vijay*
2. *S. Anurag*

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

Srinivas

SIGNATURE OF THE REPRESENTATIVE

For MODI VENTURES
[Signature]

Partner
SIGNATURE OF EXECUTANTS

1. *[Signature]*
2. *P. Venkateshwar*

SIGNATURE(S) OF BUYER(S)

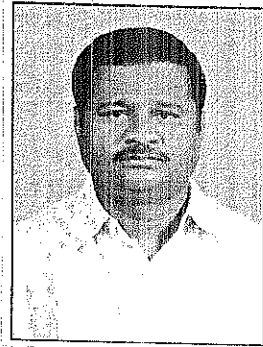
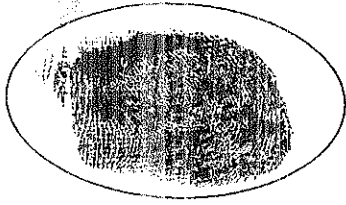
1వ పుస్తకము 20 (2) బి. నంబు పు. 1727
దస్తావేజు మొత్తము కారితముల న. 21
ఈ కారితము వరుస సంఖ్య. 11

B. Prasad
సబ్-రెజిస్ట్రారు



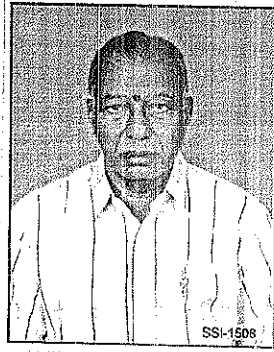
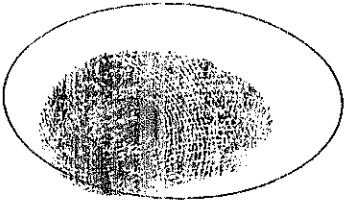
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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



WITNESSES:

1. MR. N. VIJAY KUMAR
S/O. MR. N. RAMULU
R/o. # 7/12, MCH Quarters
Indira Nagar colony,
Khairatabad, Hyd - 004.



2. Mr. P. SATYANARAYANA
S/O. MR. RAJANNA
R/o. #. NO: 254-138,
VISHNUPUR, KAZIPET,
WARANGAL DISTRICT.

SIGNATURE OF WITNESSES:

1. N. Vijay

2. P. Satyanarayana



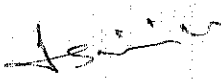


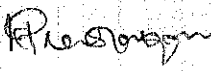
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 001790/2012 of SRO: 1526(KAPRA)

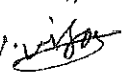
Presentant Name(Capacity): M/S MODI VENTURES(EX)

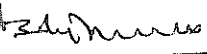
Report Date: 06/06/2012 13:13:04


This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
3			(CL) REP BY CLAIMENT PAKA SRINIVAS 25-4-438 VISHNUPURIKAZIPET WARANGAL	
4			(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

Witness 1 

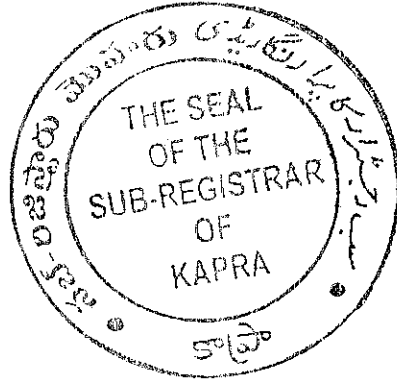
Witness 2 


Photos and TIs
captured by me

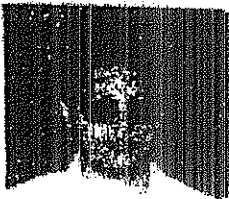

Capture of Photos and TIs
done in my presence

1వ భుస్తికము 2012 క నం. పు. 1737
దస్తావేజు మొత్తము కాగితముల సంఖ్య 21
ఈ కాగితము వరుస సంఖ్య 13

Breddy
నవ-లజన్దిరు

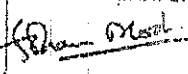


स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABMPM6725H


 नाम /NAME
SOHAM SATISH MODI

पिता का नाम /FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि /DATE OF BIRTH
18-10-1969

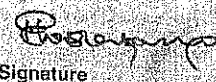
हस्ताक्षर /SIGNATURE



प्रमुख आयकर अधिकारी
 Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग
INCOME TAX DEPARTMENT

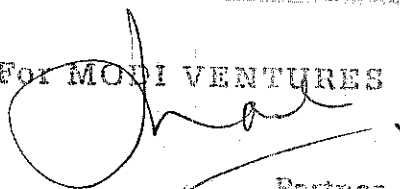
भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
 Permanent Account Number
AWSPP8104E


 Signature

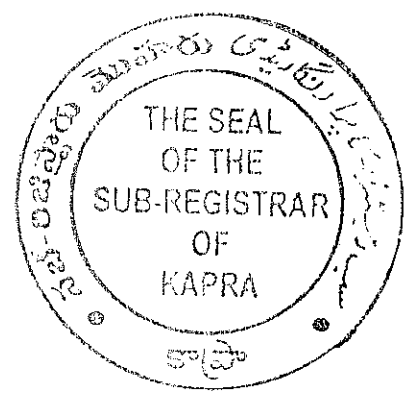


10062006

FOY MODI VENTURES

 Partner

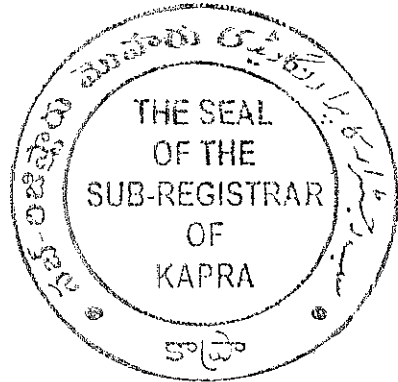
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ఈ అంగీకారము వరుస సంఖ్య 14

Bhreddy
సబ్-రిజిస్ట్రారు



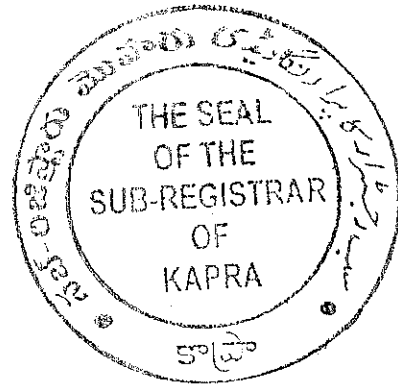
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ఈ కాలముల వయసు సంఖ్య 15

B. H. Reddy
సబ్-రజిస్ట్రార్



1వ పుస్తకము 2012 త సం॥ పు 1737
దస్తావేజు మొత్తము లా. తముల సంఖ్య 2
ఈ లా. తము వరుస సంఖ్య 15

B. H. Reddy
సబ్-రజిస్ట్రార్



सावधानी

- 1 यह प्रमाणपत्र भारत सरकार की सम्पत्ति है। जाँच कर लेने वाले प्राधिकारी की ओर से इस प्रमाणपत्र के बारे में, इसे वापस करने सहित कोई भी सूचना प्राप्त होने पर, उसका दुर्लभ अनुसंधान किया जाए।
- 2 इस प्रमाणपत्र में कोई परिवर्तन न किया जाए या किसी भी प्रकार से इसे अक्षत/विध्वंसित भी न किया जाए।
- 3 या प्रमाणपत्र गुप्त हो जाने या चोरी हो जाने पर उसकी सूचना निम्न के भारतीय मिशन को और यदि भारत में हो तो थो. सी. आई. प्रकोष्ठ, सैन्यिक अनुभाग, विदेश प्रभाग, गुप्तसूचना, जैसलमेर हाउस, मंसिंह रोड, नई दिल्ली-110011 को दुरुस्त की जाए।

CAUTION

- 1 This certificate is the property of the Government of India. Any communication received by the holder from the Issuing Authority regarding this certificate including demand for its surrender should be complied with immediately.
- 2 This certificate must not be altered or mutilated in any way.
- 3 Loss, theft or destruction of this certificate should be immediately reported to the nearest Indian Mission abroad or to the O.C.I. cell, Citizenship Section, Foreigners Division, Ministry of Home Affairs, Jaisalmer House, Mansingh Road, New Delhi-110011 if, the holder is in India.

SATYANARAYANA PAKA

SULOCHANA PAKA

BLK 726 , STREET 71

08-193 , TAMPINES

S520726

PD1831360

16/06/2011

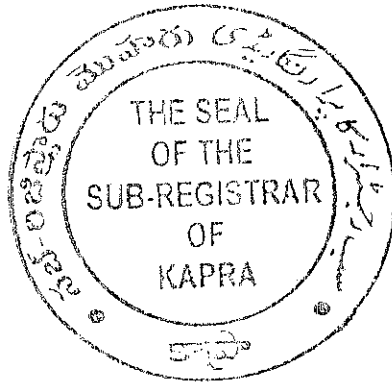
DUBLIN

SCAR ON FOREHEAD


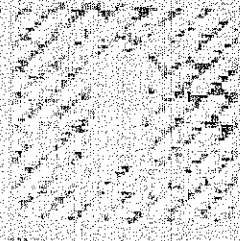


SGPS00249011

1వ వుస్తకము 2012 వ సం॥ వృ. 1787
దస్తావేజు మొత్తము కారీంబాంస సంఖ్య 21
ఈ కారీంబాంస వరుస సంఖ్య 16

B. Reddy
సబ్-రిజిస్ట్రారు



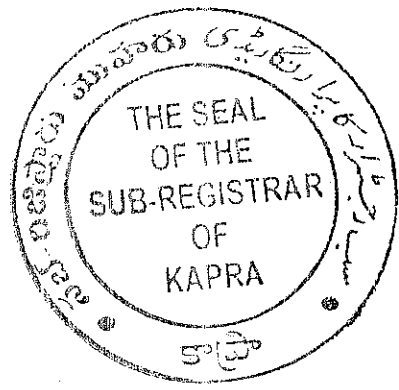
BUYER NO. 2:

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
PUSA KRISHNAVENI KRISHNA PUSA		
23/07/1982		
Permanent Account Number BTNPP0880L		
 Signature		


P. Krishnaveni


1వ వుస్తకము 2012 వ సం॥ పు. 1737
దస్తావేజు మొత్తము 21
ఈ కార్యము వరుస సంఖ్య 17

B. Reddy
సబ్-రెజిస్ట్రారు



REPRESENTATIVE

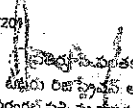

భారత ఎన్నికల సంఘము
గుర్తింపుకార్డు
ELECTION COMMISSION OF INDIA
IDENTITY CARD
IMM0373753



ఓటరు పేరు : శ్రీనివాస్ పాక
Elector's Name : Srinivas Paka
తండ్రి పేరు : సత్యనారాయణ
Father's Name : Satyanarayana
లింగము / Sex : పు / M
పుట్టిన తేదీ / Date of Birth : 10/05/1961

చిరునామా : IMM0373753
25-4-438
ఖజిపేట వార్డు నెం. 25,
బ్లాకు 4, (హరిమాకండా మండలం
విసం వరకు), హనుకొండ
(మండలం) పరంగా
Address:
25-4-438
Khajipettah , Ward No. 25,
Blaku 4 , Harimakonda(Mandal) ,
Warangal

Date: 27/04/2019


వార్డు అధికారి
105 - చరణ్ నగర్, మున్సిపల్ కాలనీ, విజయవాడ

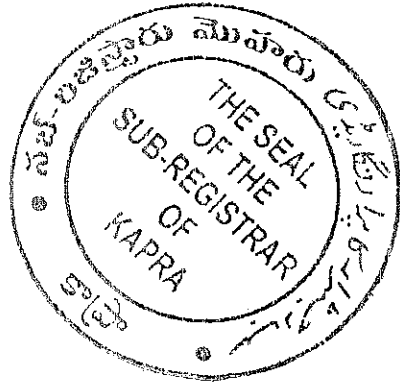
Facsimile Signature of
Electoral Registration Officer
105 - Warangal West Assembly Constituency
చరణ్ నగర్ మున్సిపల్ కాలనీ చరణ్ నగర్ పేరు
జాబ్ కార్డు నుండి అదే సంఖ్యలో కాగితం పొందటం
సంబంధిత ఫోటో ఈ కార్డు వెంటనే జమపెట్టాలి.

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

194 / 292

1వ పుస్తకము 2012 తే నం: పు 1737
దస్తావేజు మొత్తము కారీశముల సంఖ్య 21
కా కారీశము వరుస సంఖ్య 18

Bareilly
సబ్-రిజిస్ట్రారు



Witness No. 1

**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**

DRIVING LICENCE
70291993

N VIJAY KUMAR
N RAMULU
7/12 H. C. J. QUARTERS
KHAIRATABAD
HYDERABAD

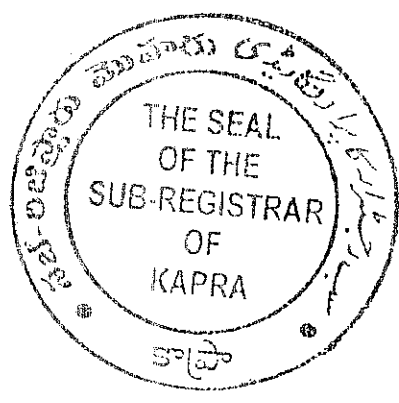
Signature: *N. Vijay Kumar*
Issued on: 11/03/2005 **DUPLICATE** Licencing Authority
RTA-HYDERABAD - CZ

<u>1587813/04</u>	<u>Class Of Vehicle</u>	<u>Validity</u>
<u>Non-Transport</u>	MCWG	23/07/2012
<u>Transport</u>		
<u>Hazardous Validity</u>		
<u>Badge No.</u>		
<u>Reference No.</u>	DL DAP00992012005	
<u>Original LA.</u>	RTA HYDERABAD - CENTRAL	
<u>DOB</u>	24/07/1972	
<u>Blood Gr.</u>		
<u>Date of 1st issue</u>	14/07/1993	


N. Vijay Kumar

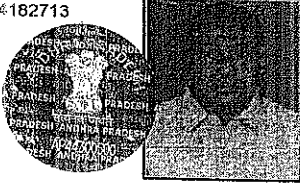
1వ పుస్తకము 2012 త సం॥ పు 1737
దస్తావేజు మొత్తము జాగీరుల సంఖ్య 21
ఈ జాగీరుల పరుస సంఖ్య 19

B. Pradeep
సబ్-రిజిస్ట్రార్



WITNESS NO. 2


భారత ఎన్నికల సంఘము
సర్టిఫికేట్ కార్డు
ELECTION COMMISSION OF INDIA
IDENTITY CARD
HEQ4182713



ఓటరు పేరు : సత్యనారాయణ పాక
Elector's Name : Satyanarayana Paka
తండ్రి పేరు : రాజన్న
Father's Name : Rajanna
లింగము / Sex : పు / M
పుట్టిన తేదీ / Date of Birth : 17/08/1939

చిరునామా : HEQ4182713
25-4-438
ఖజిపేట, వార్డు నెం. 25,
బ్లాకు. 4, (హన్మకండా నుండి
చివరి వరకు), హన్మకండా
(మండలం), వరంగల్
Address:
25-4-438
Khajipetiah, Ward No. 25,
Blaku. 4, Hanmakonda(Mandal),
Warangal

Date: 27/04/2011

ఫాక్సిమైల్ సంతకము
ఇది 105-వార్డు, వరంగల్
105-వార్డు, వరంగల్ కార్యకర్తల నియోజక వర్గం

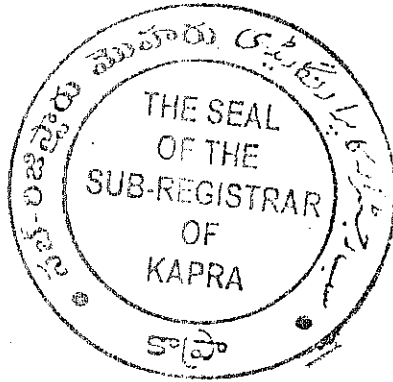
Facsimile Signature of
Electoral Registration Officer
105 - Warangal West Assembly Constituency
చిరునామాలో మార్పు చేర్పులను చేయడానికి మారిన చిరునామాలో పేరు పేరు
బాదిలో చేర్చుటకు మరియు అదే సంఖ్యలో కార్డు పొందుటకు
సంబంధిత ఫారంలో ఈ కార్డు నెంబరు తెలుపవలెను.
In case of change in address, mention this Card No. in the
relevant form for including your name in the Roll at the
changed address and to obtain the card with same number

194/ 293

Satyanarayana

1వ ఖైదీకము 2012-క సం. పు. 1737
దస్తావేజు మొత్తము తాగితముల సంఖ్య 21
ఈ తాగితము పరచు సంఖ్య 20

B. P. Reddy
సబ్-రిజిస్ట్రార్





1వ వుస్తకము 2012 త సం॥ వు 1737
రస్తావేజ మొత్తము కారితముల సంఖ్య 21
ఈ కారితము వరుస సంఖ్య 21

B. Reddy
సబ్-రిజిస్ట్రారు

