

ORIGINAL

దస్తావేజులు మరియు రుసుముల రుసుము

నెం.

శ్రీమతి / శ్రీ

6841 K. Prabhakar Reddy
 Mohan Modi Refry!

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Sale		vat 39733	M/L
దస్తావేజు విలువ	3139000		378181	F
స్టాంపు విలువ రూ.	100		35	28/5
దస్తావేజు నెంబరు	3132/13			27/2
రిజిస్ట్రేషన్ రుసుము	15895	RETURNED		
లోటు స్టాంపు(D.S.D.)	123060			
GHMC (T.D.)	100			
యాజర్ ఛార్జీలు	47685		604574	27/2
అదనపు షీట్లు	1			
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మొత్తం	190740			

(అక్షరాల)

Ni/

రూపాయలు మాత్రమే)

తేది 27/7/13

వాపసు తేది

(Signature)
 రిజిస్ట్రేషన్ మరియు రుసుముల కలెక్టరు
 హైదరాబాద్

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

3271

D: 20 31 32 of 2013

SCANNED



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AY 207517

Sl.No. 7839 Dt: 28-5-2013 Rs.100/-

Sold to: MAHENDER

S/o. MALLESH

For Whom: MODI VENTURES

A.DINESH

Licensed Stamp Vendor

LIC.No. 15-07-041/2007

REN.No.15-07-015/2013

H.No.7-65/3, Shankar Nagar,

Peerjadiguda(V), Ghatkesar(M)

R.R.Dist: PIN:500 039.

SALE DEED

This Sale Deed is made and executed on this the 27th day of July, 2013 at SRO, Kapra, Ranga Reddy District by:

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

AND

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

IN FAVOUR OF

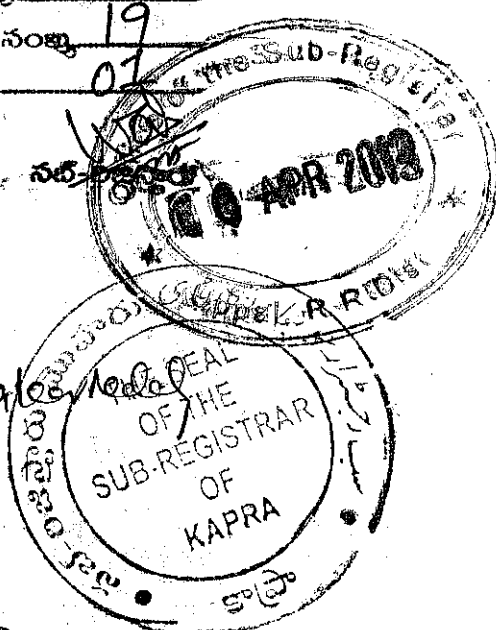
1. Mrs. Oruganty Satya Lakshmi, Wife of Mr. Sistla Sridhar Mangal Murthy, aged 34 years
2. Mr. Sistla Sridhar Mangal Murthy, Son of Mr. S. B. K. Murthy, aged 44 years, Occupation: Service, both residing at # Flat No. G-408, Gulmohar Gardens, Mallapur, Hyderabad., hereinafter referred to as the "Buyer" (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

FOR MODI VENTURES

1వ పుస్తకము 2013 వ సం॥ వు 3132
 దస్తావేజు మొత్తము ఇగీతముల సంఖ్య 19
 ఈ ఇగీతము వరుస సంఖ్య 07

2013 వ సం॥ 2003 నెల 27 వ తేది
 1925 శా.శ. సం॥ 2013 వ సం॥ 6 వ తేది
 పగలు.....మరియు.....గంటలు

మద్య కాప్రా సబ్-రిజిస్ట్రేషన్ కార్యాలయములో
 శ్రీ Soham. M. O. P. K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎను
 అనుసరించి సమర్పించబడిన ఫోటో గ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి
 దుసూము రూ॥ 1589/- లాభించినట్లు



వాసి ఇచ్చినట్లు ఒప్పకొన్నది
 ఏడవ బొటన వ్రేలు



విరూపించినది

K. Prabhakar Reddy S/o. K. P. Reddy occ. service
 o/a: 5-4-187/3 & 4, 2nd floor, Soham mansion, M.P.
 Road, Sec 5, through G.P.A for presentation of
 Documents vide G.P.A no. 61/BK-1/09, dt. 5.8.09
 at Sec, Kapra, R.E. Dist

1. Shaik Karim Basha

SHAIK KAREEM BASHA
 s/o. SHAIK HUSSAIN
 30-1602/6, P.No. 51/B, CHANDRAGIRI COLONY
 HALAKATGIRI, SAFILGUDA, HYDERABAD. 500086

2. Anitha

C. Mohan Krishna S/p. C. Anantha Rao.
 Occ. Service R/o: A 102, Maheshwari Kerdery
 South Kamalanagar, ECIL post, Hyderabad - 062.

2013 వ సం॥ 2003 నెల 27 వ తేది
 1925 శా.శ. సం॥ 2013 వ సం॥ 6 వ తేది

T. Nagaraj
 సబ్-రిజిస్ట్రేరు
 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 2013 త సం॥ పు 3132
 దస్తావేజు మొత్తము కాగితముల సంఖ్య 19
 ఈ కాగితము వరుస సంఖ్య 02
 సబ్-రెజిస్ట్రార్

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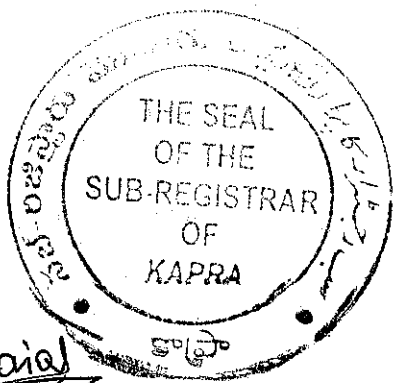
ENDORSEMENT

Certified that the following amounts have been paid in respect of this document:
 By challan No. 609574 Dt. 27/9/13

- I. Stamp Duty:
- 1. in the shape of stamp papers Rs. 100/ —
 - 2. in the shape of challan (u/s.41 of I.S.Act.1899) Rs. 127060/ —
 - 3. in the shape of cash (u/s.41 of I.S.Act.1899) Rs. —
 - 4. adjustment of stamp duty u/s.16 of I.S. Act.1899, if any Rs. —
- II. Transfer Duty:
- 1. in shape of challan Rs. 47685/ —
 - 2. in the shape of cash Rs. —
- III. Registration fees:
- 1. in the shape of challan Rs. 15895/ —
 - 2. in the shape of cash Rs. —
- IV. User Charges
- 1. in the shape of challan Rs. 100/ —
 - 2. in the shape of cash Rs. —
- Total Rs. 190840/ —

T. Nagaiyal
 SUB REGISTRAR
 KAPRA

1వ పుస్తకము 2013 సం./ ర.స. 1835
 పు 3132 నెంబరుగా రిజిస్టరు చేయబడి
 స్టాంప్ నిమిత్తం గుర్తింపు నెంబరు 1526
3132 2013 గా యివ్వబడినది
 2013 సం. సెప్టెంబర్ నెం. 27 వ తేది



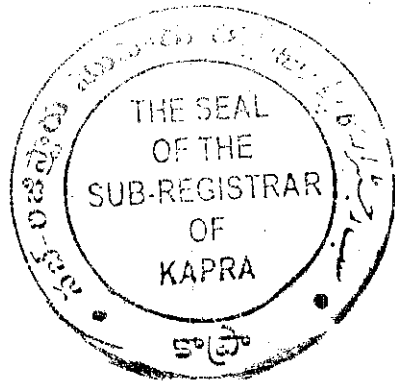
T. Nagaiyal
 సబ్-రెజిస్ట్రార్

- 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 2013 వ సం॥ వు. 3132
దస్తావేజు మొత్తము తాగిణముల సంఖ్య 19
ఈ తాగిణము వరుస సంఖ్య 03
~~1203~~
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 semi-deluxe apartment bearing flat no.519 on the fifth floor, in block no. 'G' having a super built-up area of 1400 sft., together with undivided share in the schedule B land to the extent of 56.00 sq. yds., and a reserved parking space for 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.

FOR MOBI VENTURES

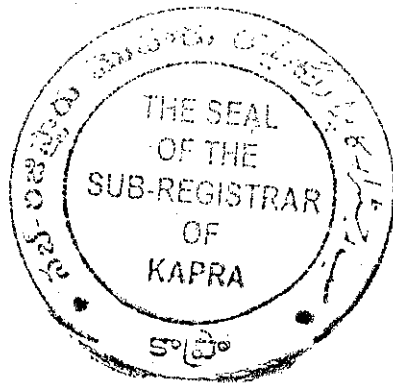
Partner

1వ వుస్తకము 2013 వ నంబు పు. 3132

దస్తావేజు మొత్తము లాగితముల సంఖ్య 19

ఈ లాగితము వరుస సంఖ్య 04

WSP
సబ్ రిజిస్ట్రార్



- 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.31,78,600/-(Rupees Thirty One Lakhs Seventy Eight Thousand and Six Hundred Only) and the Buyer has agreed to purchase the same.
- 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.519 on the fifth floor, in block no. 'G' having a super built-up area of 1400 sft., in building known as Gulmohar Gardens together with:
- a. Undivided share in schedule B land to the extent of 56.00 sq. yds.
- b. A reserved parking space for 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.31,78,600/-(Rupees Thirty One Lakhs Seventy Eight Thousand and Six Hundred Only). The Vendor hereby admit and acknowledge the receipt for said consideration in the following manner:

- i. Rs.21,52,000/-(Rupees Twenty One Lakhs Fifty Two Thousand Only) paid by way of cheque no.030162, dated 23.07.2013 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad issued by LIC Housing Finance Ltd.,
- ii. Rs.4,71,600/-(Rupees Four Lakhs Seventy One Thousand and Six Hundred Only) paid by way of cheque no.738696, dated 26.07.2013 drawn on HDFC Bank, RTC 'x' Road, Hyderabad.
- iii. Rs.2,53,600/-(Rupees Two Lakhs Fifty Three Thousand and Six Hundred Only) paid by way of cheque no.738693, dated 15.07.2013 drawn on HDFC Bank, RTC 'x' Road, Hyderabad.
- iv. Rs.200,000/-(Rupees Two Lakhs Only) paid by way of RTGS Transfer
- v. Rs.76,400/-(Rupees Seventy Six Thousand and Four Hundred Only) paid by way of cheque no.738694, dated 15.07.2013 drawn on HDFC Bank, RTC 'x' Road, Hyderabad.
- vi. Rs.25,000/-(Rupees Twenty Five Thousand Only) paid way of wire transfer.

FOR MODI VENTURES

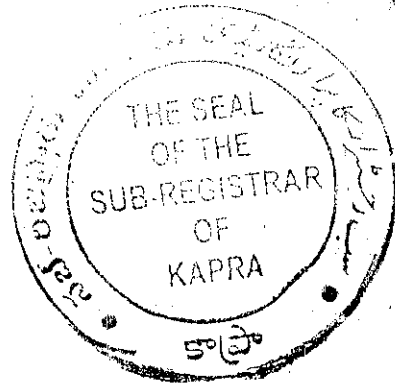
Partner

1వ పుస్తకము 2013 వ నంబు పు. 3132

దస్తావేజు షెరుత్తము తాగితముల సంఖ్య 19

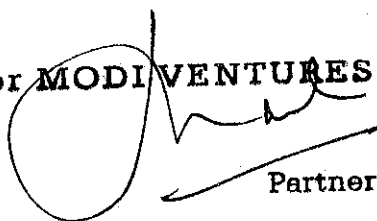
ఈ తాగితము వరుస సంఖ్య 95

W/S
నవ-లక్ష్మణం



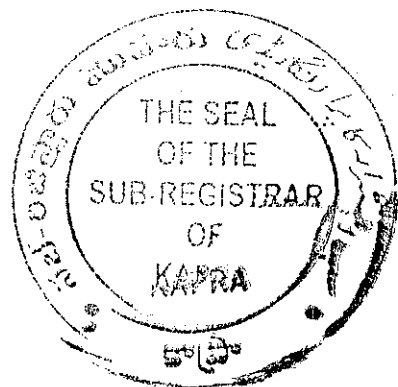
2. The Vendor hereby covenant that the undivided share in Schedule B Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.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

For MODI VENTURES



Partner

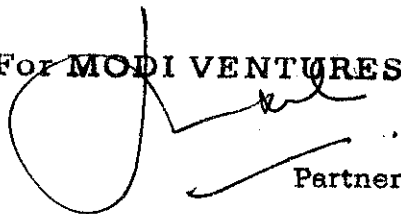
1వ పుస్తకము 2013 వ సం॥ పు. 3132
దస్తావేజు మొత్తము జాగీరునుల సంఖ్య 19
ఈ జాగీరును వరుస సంఖ్య 06
Waj
సబ్ రిజిస్ట్రార్



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.
- 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.

For MODI VENTURES



Partner

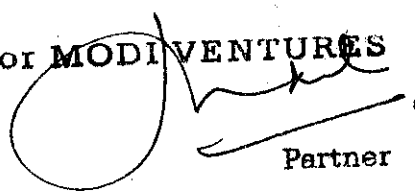
1వ అనుక్రమము 2013 వ సం. నె. 3132
దస్తావేజు మొత్తము లాగిణము సంఖ్య 19
ఈ లాగిణము వరుస సంఖ్య 07


సబ్-రెజిస్ట్రార్



- 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.1,90,740/- is paid by way of challan no. 604594, dated 27.07.2013 drawn on State Bank of Hyderabad, Kushaiguda Branch, Hyderabad.

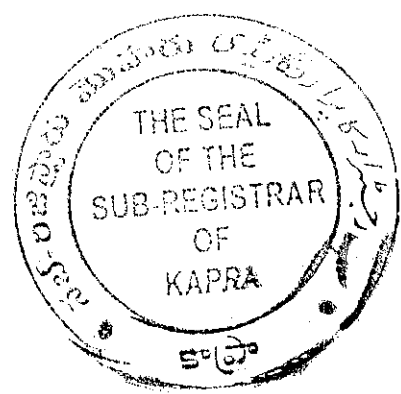
FOR MODI VENTURES



Partner

1వ పుస్తకము #0 13 కి సేవలు పు. 3132
దస్తావేజు మొత్తము కాగితముల సంఖ్య 19
ఈ కాగితము వరుస సంఖ్య 08

[Handwritten Signature]
సబ్-రెజిస్ట్రార్



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

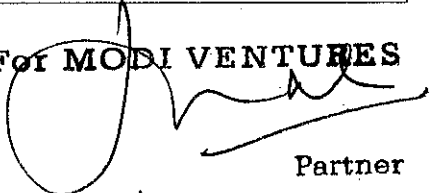
All that portion forming a semi- deluxe apartment bearing flat no.519 on the fifth floor, in block no. 'G', admeasuring 1400 sq. ft., of super built up area together with proportionate undivided share of land to the extent of 56.00 sq. yds., and a reserved parking space for single car on the basement / stilt floor admeasuring about 100 sq. ft., in residential apartment named as "Gulmohar Gardens", forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District marked in red in the plan enclosed and bounded as under:

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


WITNESSES:


1. 
2. 

FOR MODI VENTURES


Partner

FOR MODI VENTURES VENDOR

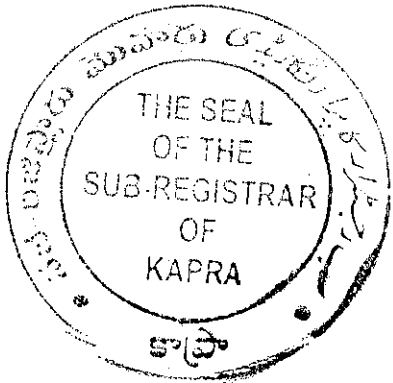

Partner
FIRM


BUYER

BUYER



1వ పుస్తకము 2013 వ సం॥ నెం. 3132
దస్తావేజు మొత్తము 19
ఈ కారితము పర్చున సంఖ్య 09
[Handwritten signature]
సబ్-రెజిస్ట్రార్



ANNEXURE - 1 - A

1. Description of the Building : SEMI - DELUXE apartment bearing flat no.519 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 : New
3. Total Extent of Site : 56.00 sq. yds., U/S Out of Ac. 1-08 Gts.
4. **Built up area Particulars:**
- a) In the Basement / Stilt Floor : 100 sft., for 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 : 1400 sft.,
5. Annual Rental Value : -
6. Municipal Taxes per Annum : -
7. Executant's Estimate of the MV of the Building : Rs. 31,78,600/-

FOR MODI VENTURES

Partner

Date: 27.07.2013

Signature of the Executants

C E R T I F I C A T E

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

FOR MODI VENTURES


Partner

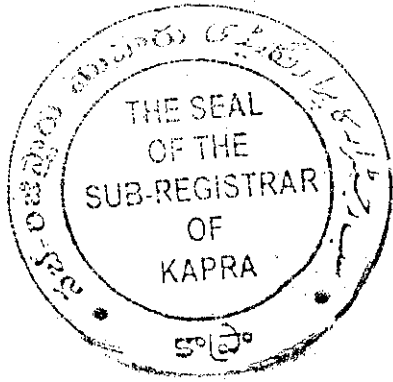
Date:27.07.2013

Signature of the Executants




1వ పుస్తకము 2013 వ సం॥ వు 3132
దస్తావేజు మొత్తము అంగీకరముల సంఖ్య 19
ఈ అంగీకరము వదున సంఖ్య 10


సబ్ రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

FLAT NO. 519 IN BLOCK NO. 'G'

ON FIFTH FLOOR IN PROJECT KNOWN AS "GULMOHAR GARDENS"

IN SURVEY NOS.

93, 94 & 95

SITUATED AT

MALLAPUR VILLAGE, UPPAL

MANDAL, R.R. DIST.

VENDOR:

M/S. MODI VENTURES REPRESENTED BY ITS MANAGING PARTNER

SRI SOHAM MODI SON OF SRI SATISH MODI

BUYER:

1. MRS. ORUGANTY SATYA LAKSHMI, WIFE OF MR. SISTLA SRIDHAR MANGAL MURTHY

2. MR. SISTLA SRIDHAR MANGAL MURTHY, SON OF MR. S. B. K. MURTHY

REFERENCE:

AREA:

56.00

SCALE:

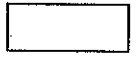
SQ. YDS. OR

INCL:

SQ. MTRS.



EXCL:



Total Built-up Area = 1400 sft.

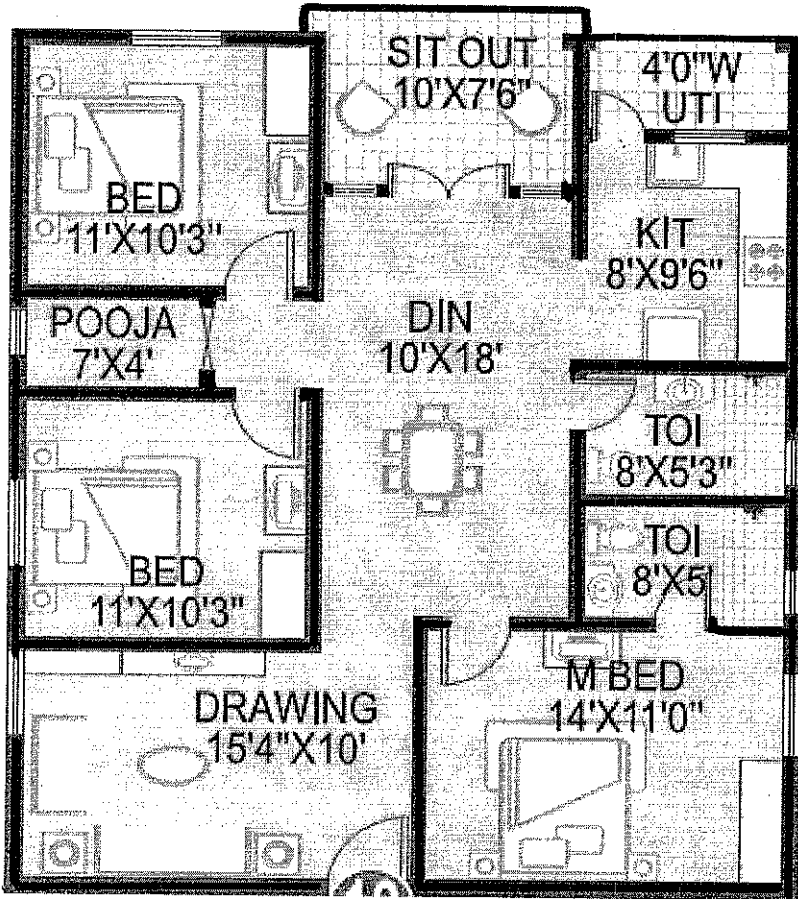
Out of U/S of Land = Ac.1-08 Gts.,



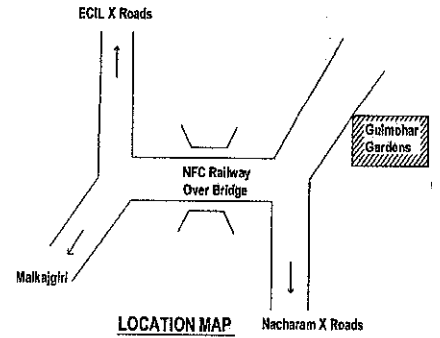
Open to Sky

Open to Sky

Open to Sky



6' wide corridor



WITNESSES:

1. *Shahid Kunn Basha*
2. *[Signature]*

FOR MODI VENTURES

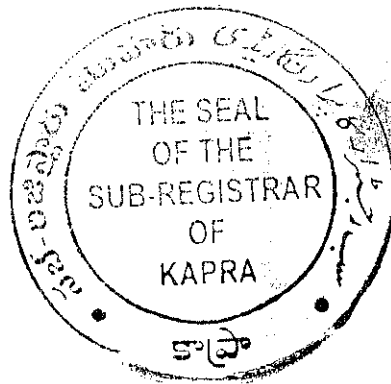
[Signature]
Partner

SIG. OF THE VENDOR

[Signature]
SIG. OF THE BUYER

1వ పుస్తకము 2013 వ సం॥ పు. 3/32
రెవెన్యూ మొత్తము కాగితముల సంఖ్య 19
ఈ కాగితము వరుస సంఖ్య 11

[Handwritten signature]
నం-6920



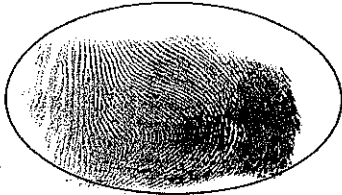
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

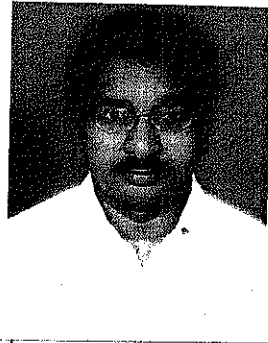
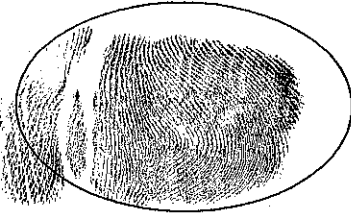
PASSPORT SIZE
PHOTOGRAPH

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



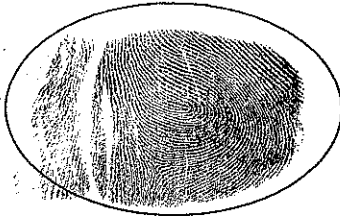
VENDOR:

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/IV/2009, Dt. 05.06.2009:

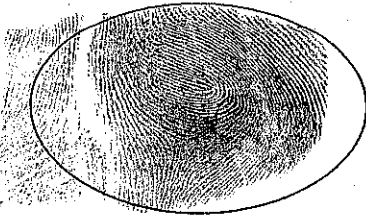
MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD
SECUNDERABAD – 500 003.



BUYER:

1. MRS. ORUGANTY SATYA LAKSHMI
W/O.MR. SISTLA SRIDHAR MANGAL MURTHY
R/O. FLAT NO. G-408
GULMOHAR GARDENS
MALLAPUR, HYDERABAD

2. MR. SISTLA SRIDHAR MANGAL MURTHY
S/O. MR. S. B. K. MURTHY
R/O. # FLAT NO. G-408
GULMOHAR GARDENS
MALLAPUR, HYDERABAD



SIGNATURE OF WITNESSES:

- 1.
- 2.

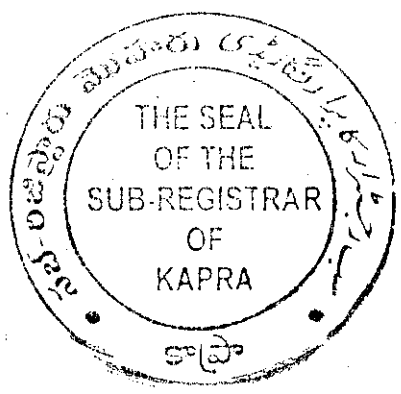
For MODI VENTURES

Partner
SIGNATURE OF EXECUTANTS

SIGNATURE(S) OF BUYER(S)

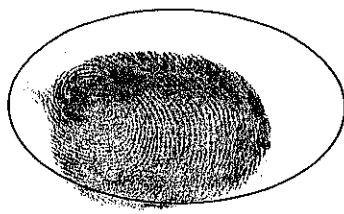
1వ పుస్తకము 2013 వ సం॥ పు. 3132
దస్తావేజు మొత్తము రూ. 19
ఈ ఆగీతము పదున సం॥ 12

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పబ్లికేషన్



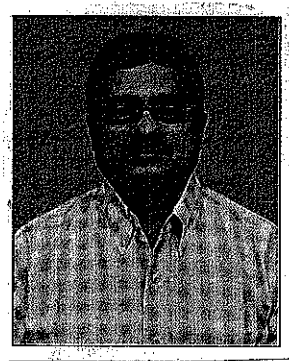
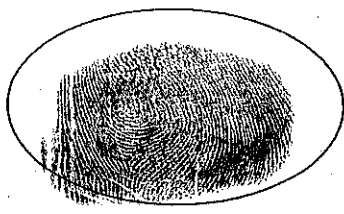
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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



WITNESSES:

1. MR. SHAIK KAREEM BASHA
S/O: MR. SHAIK HUSSAIN
R/D: # 30-160/2/B,
P. NO. 51/B,
CHANDRAGIRI COLONY
SAFIL GUDA, MALKAJIRI
HYDERABAD.



2. MR. C. MOHAN KRISHNA
S/O- MR. C. ANANTHA RAO
R/O: A. NO. 102
MAHECHWARA RESIDENCY
SOUTH KAMALANAGAR
ECIL POST, HYD - 062.

SIGNATURE OF WITNESSES:

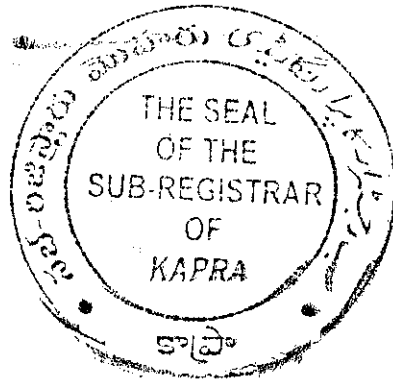
1. *Shaik Kareem Basha*
2. *[Signature]*

FOR MODI VENTURES
[Signature]
Partner


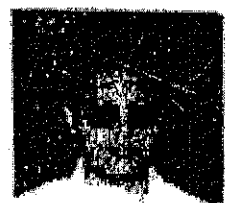
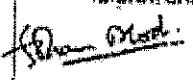
SIGNATURE OF THE EXECUTANT


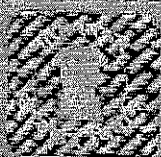


[Signature]
SIGNATURE OF THE BUYER

1వ పుస్తకము 2013 వ సం. పు 3132
 రెండవ మొత్తము కాగితముల సంఖ్య 19
 ఈ కాగితము పదన సంఖ్య 13
 సబ్-రెజిస్ట్రార్



VENDOR:

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		
		
		Chief Commissioner of Income-tax, Andhra Pradesh

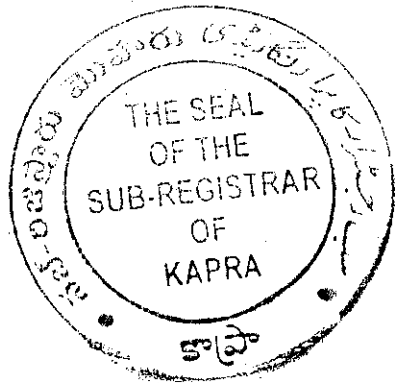
आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
PRABHAKAR REDDY K		
PADMA REDDY KANDI		
15/01/1974		
Permanent Account Number AWSPP8104E		
 Signature		10062008

Prabhaakar Reddy K

For MODI VENTURES

Partner

1వ పుస్తకము 2013 వ సం॥ పు 3132
దస్తావేజు మొత్తము కాగితముల సంఖ్య 19
ఈ కాగితము పేరును సంఖ్య 14
సబ్-రెజిస్ట్రార్



BUYER



భారత ప్రభుత్వం

Government of India

సమాచార సంఖ్య/ Enrollment No. : 1111/15135/92964

11/12/2011

To
Oruganty Satya Lakshmi
ఒరుగంటి సత్య లక్ష్మి
W/O Sista Sridhar Mangal Murthy
U-45
VED VIHAR AWHO COLONY
SUBHASH NAGAR
SECUNDERABAD
Hyderabad
Andhra Pradesh - 500015



UF039219287IN

3921928



आयकर विभाग
INCOME TAX DEPARTMENT
ORUGANTY SATYA LAKSHMI
VIDYARANYA ORUGANTY



भारत सरकार
GOVT. OF INDIA

18/04/1978

Permanent Account Number

AAKPO1427H

Satyalakshi

Signature



10092009

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

7076 3572 7897

సమాచార - సామాన్యని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

ఒరుగంటి సత్య లక్ష్మి
Oruganty Satya Lakshmi



పుట్టిన సంవత్సరం/Year of Birth : 1978

స్త్రీ / Female




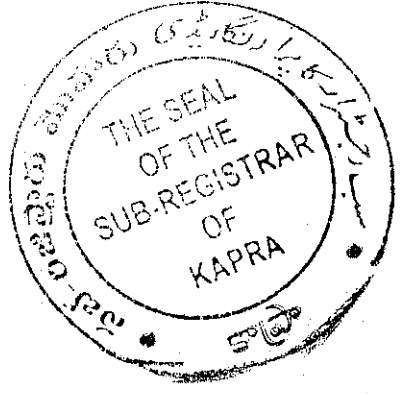
7076 3572 7897

సమాచార - సామాన్యని హక్కు

Satyalakshi

1వ పుస్తకము 2013 వ సం॥ వు 3132
దస్తావేజు మొత్తము 19
ఈ లాగితము వరుస 15


సచివరంగం





BUMER

భారత ప్రభుత్వం

Government of India

సమాచార సంఖ్య/ Enrollment No. : 1111/15135/92963

11/12/2011

To
Sistla Sridhar Mangal Murthy
సిస్టా శ్రీధర్ మంగళ మూర్తి
S/O S B K Murthy
U-45
VED VIHAR AWHO COLONY
SUBHASH NAGAR
SECUNDERABAD
Hyderabad
Andhra Pradesh - 500015
9246537748



UF039251605IN

3925160



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

2582 2089 8532

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

సిస్టా శ్రీధర్ మంగళ మూర్తి
Sistla Sridhar Mangal Murthy



పుట్టిన సంవత్సరం/Year of Birth : 1969

పురుషుడు / Male

2582 2089 8532




ఆధార్ - సామాన్యుని హక్కు

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

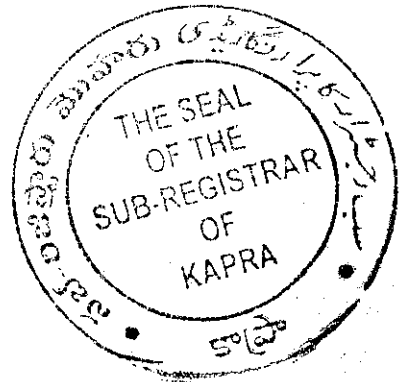
S S MANDAL MURTHY
BALAKRISHNA MURTHY SISTLA
08/10/1969
Permanent Account Number
BCXPS0612Q

Signature



1వ పుస్తకము 2013 న నెంబు పు 3132
దస్తావేజు మొత్తము 19
ఈ కారితము వర్షము 16

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నవ-రజన





भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



E-Aadhaar Letter

రిజిస్ట్రేషన్/Enrolment No.: 1111/12304/00191

Date: 11/07/2013
Shaik Kareem Basha (శక్ కరీం బాషా)
S/O Shaik Hussain, 30-1602/6 P.NO 51/B,
CHANDRAGIRI COLONY, NEAR KRUPA COMPLEX
SAFILGUDA, MALKAJGIRI, Ramakrishna Puram,
Hyderabad
Andhra Pradesh, 500056

సమాచారం

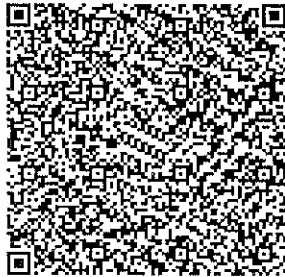
- ఆధార్ గుర్తింపుకు ధృవీకరణ, పౌరసత్వానికి కాదు.
- గుర్తింపుకు ధృవీకరణ ఆన్‌లైన్ అథెంటికేషన్ ద్వారా విధించబడు.
- ఇది ఎలక్ట్రానిక్ పద్ధతిలో వ్రాయబడిన లేఖ.

INFORMATION

మీ ఆధార్ సంఖ్య/ Your Aadhaar No.:

5172 6947 1234

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.



Shaik Kareem Basha

Validity unknown

Digitally signed by
Kharakwal Amitabh
Date: 11/07/2013



ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు



1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No.1947, Bengaluru-560 001

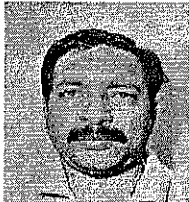
- ఆధార్ దేశమంతటా చెల్లుతుంది.
- ఆధార్ ఆధార్ కొరకై, ఒకే సారి నమోదు చేసుకుంటే సరిపోతుంది.
- దయచేసి మీ లేటెస్ట్ మొబైల్ నంబర్ మరియు ఈ-మెయిల్ అడ్రస్ నమోదు చేసుకోండి. దీనివలన మీరు విభిన్న ప్రయోజనాలను పొందే వీలుంటుంది.

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile-number and e-mail address. This will help you to avail various services in future.



भारत सरकार

GOVERNMENT OF INDIA



శక్ కరీం బాషా
Shaik Kareem Basha
పుట్టిన సం./YoB: 1972
పురుషుడు Male



5172 6947 1234



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O శక్ హుస్సేన్, 30-
౧౬౦౨/౬ పి నో ౫౧/బ,
చంద్రగిరి కాలనీ, నెలర్ కృప
కాంప్లెక్స్ సఫిల్ గూడ,
మల్కాజ్ గిరి, రామకృష్ణ పురం,
హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 500056

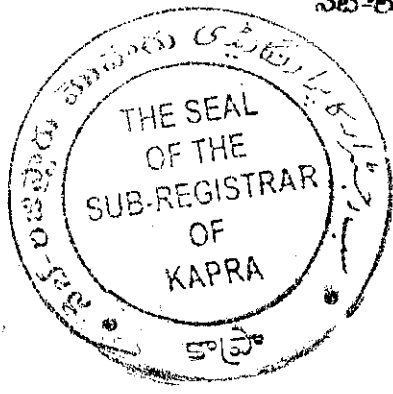
Address:
S/O Shaik Hussain, 30-1602/6 P
NO 51/B, CHANDRAGIRI
COLONY, NEAR KRUPA
COMPLEX SAFILGUDA,
MALKAJGIRI, Ramakrishna
Puram, Hyderabad
Andhra Pradesh, 500056

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు

Aadhaar - Aam Aadmi ka Adhikar

1వ పుస్తకము 2013 క నంబు వు 3132
దస్తావేజు మొత్తము కాగితముల సంఖ్య 19
ఈ కాగితము పదున సంఖ్య 17

[Handwritten signature]
సబ్-రెజిస్ట్రార్



WITNESS

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

C MOHAN KRISHNA
ANANTHA RAO COWKUR
15/05/1970

Permanent Account Number

ABVPC3965A

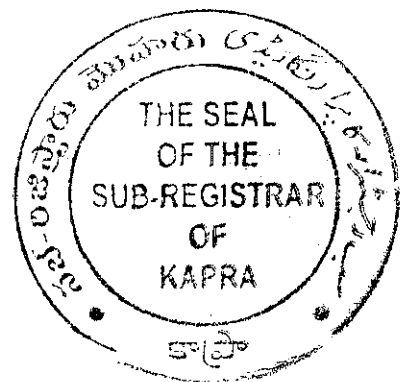
Signature

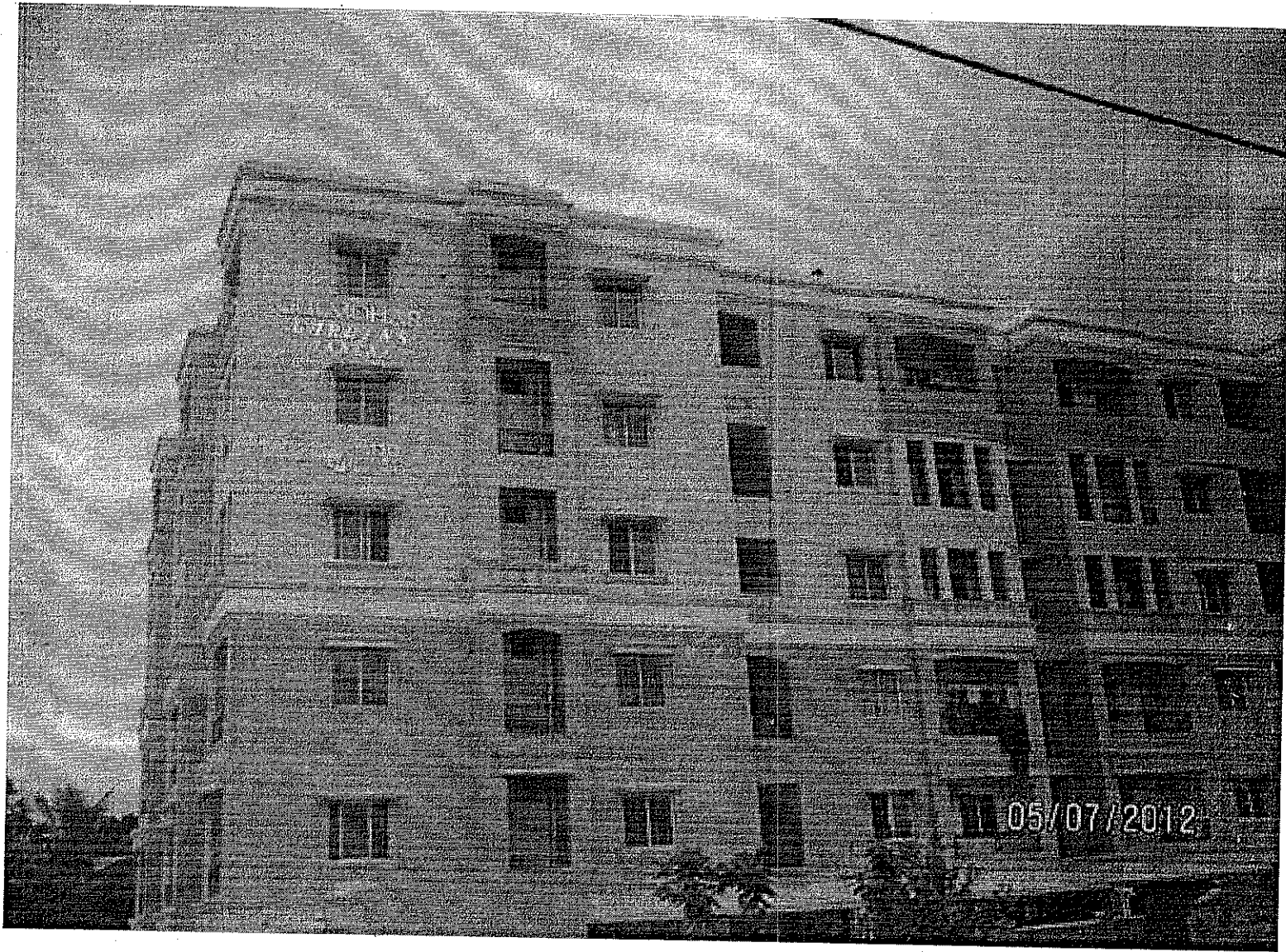


(C. MOHAN KRISHNA)

1వ పుస్తకము 2013 వ సం॥ పు 3132
దస్తావేజు మొత్తము కారీతముల సంఖ్య 19
ఈ కారీతము వరుస సంఖ్య 18

[Handwritten Signature]
సచి-రిజిస్ట్రార్



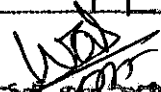


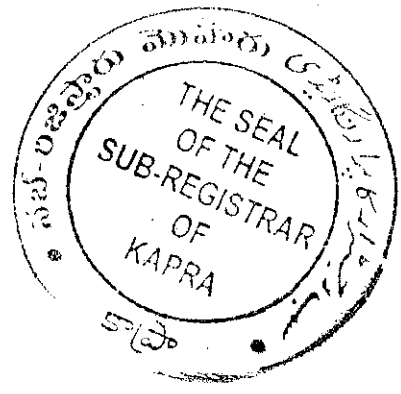
FOR MODI VENTURES
[Handwritten Signature]
Partner

1వ పుస్తకము 2013 వ సం: పు 3132

దస్తావేజు మొత్తము కారితముల సంఖ్య 19

ఈ కారితము వరుస సంఖ్య 19


సబ్-రజిస్ట్రార్





GOVERNMENT OF ANDHRA PRADESH
REGISTRATION AND STAMPS DEPARTMENT
STATEMENT OF ENCUMBRANCE ON PROPERTY



App.No : 9283

MeeSeva App No : ECM074148610 61126567

Date : 29-Jul-13

Statement No : 2633549

Sri/Smt.: MODI : having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property
VILLAGE: MALLAPUR ,House No: , , Flat No: 519 ,Apartment: GULMOHAR GARDENS ,Ward : 3-Block : 14 VILLAGE: MALLAPUR ,Survey No : ,93/94/95, East: OPEN TO SKY West: 6-6 WIDE CORRIDOR South: OPEN TO SKY North: OPEN TO SKY

A search is made in the records of SRO(s) of KAPRA relating there to for 6 years from 01-10-2007 To 28-07-2013 for acts and encumbrances affecting the said property and that on such search the following acts and encumbrances appear

S.No	Description of property	Reg.Date Pres Date	Exc Date	Nature & Mkt Value Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/Year [Schedule No]
1 184	VILL/COL: MALLAPUR/SHAKTI SAI NAGAR@Rs3000 W-B: 3-14 SURVEY: 93/PART 94/PART 95/PART HOUSE: APARTMENT: GULMOHAR GARDENS FLAT: 519 EXTENT: 565Q.Yds BUILT: 1500SQ. FT Boundires: [N]: OPEN TO SKY [S]: OPEN TO SKY [E]: OPEN TO SKY [W]: 6-6 WIDE CORRIDOR This document Link Doct,Link Doct,Link Doct,Link Doct 1526, 8184/2003 of SRO 1507;4000/2007 of SRO 1507;1311/2004 of SRO 1507;4464/2007 of SRO 1507;10302/2005 of SRO 1507;/ 2005	(R) 27-07-2013 (E) 27-07-2013 (P) 27-07-2013		0101 (Sale Deed) Mkt.Value:Rs. 3178600 Cons.Value:Rs. 3178600	1 .1.(EX)M/S MODI VENTURES REP BY SOHAM MODI 2.(EX)M/S SRI SAI BUILDERS REP BY SOHAM MODI 3.(EX)M/S MODI VENTURES REP BY SOHAM MODI 4.(EX)K.PRABHAKAR REDDY(GPA HOLDER FOR EXCUTANTS) VIDE GPA NO.64/BKIV/2009 5.(CL)ORUGANTY SATYA LAKSHMI 6.(CL)SISTLA SRIDHAR MANGAL MURTHY	0/0 3132/ 2013 [1] of SROKAPRA
2 184	VILL/COL: MALLAPUR/MALLAPUR W-B: 0-0 SURVEY: 93 94 95/PARTS EXTENT: 5 Guntas Boundires: [N]: SY NO 93 (P), 94(P)&95(P) LAND BELONGING TO VENDOR [S] SY NO 101- NEIGHBOUR'S PLOT [E]: 30' WIDE EXISTING ROAD [W]: SY NO 93 TO 95 PART LAND BELONGING TO M/S.SRI SAI BUILDERS This document Link Doct 1507, 4000/2007 of SRO 1507;/ 2007	(R) 07-04-2007 (E) 07-04-2007 (P) 07-04-2007		0101 (Sale Deed) Mkt.Value:Rs. 562500 Cons.Value:Rs. 575000	1 .1.(EX)M/S MODI VENTURES 2.(CL)KOKUKUTLA KRISHNA REDDY	0/0 CD_Volume: 360 4464/ 2007 [1] of SROUPPAL
3 184	VILL/COL: MALLAPUR/Mallapur Old Village W-B: 3-1 SURVEY: 93 94 95 HOUSE: / EXTENT: 6413SQ.Yds Boundires: [N]: SY NO 95 (P) LAND BELONGING TO THE VENDORS [S] SY NO 101 - NEIGHBOURS PLOT [E]: SY NO 101 HUDA LAYOUT [W]: SY NO 93 P, 94 P, 95 P LAND BELONGS TO	(R) 26-03-2007 (E) 23-03-2007 (P) 26-03-2007		0101 (Sale Deed) Mkt.Value:Rs. 11543400 Cons.Value:Rs. 19800000	1 .1.(EX)KOKUKUTLA MOGULATAH ALIAS MOGULA REDDY 2.(EX)KOKUKUTLA MALLA REDDY 3.(EX)KOKUKUTLA VENKAT REDDY 4.(EX)KOKUKUTLA NARSIMHA REDDY 5.(EX)KOKUKUTLA KRISHNA REDDY 6.(EX)KOKUKUTLA JANGAIAH	0/0 CD_Volume: 359 4000/ 2007 [1] of SROUPPAL

SRI SAI BUILDERS 1507,			ALIAS JANGA REDDY 7.(EX)KOKUKUTLA PADMA 8.(EX)KOKUKUTLA NARSIMHA REDDY 9.(EX)KOKUKUTLA NARSIMULU ALIAS NARSIMHA REDDY 10.(EX)KOKUKUTLA BAL REDDY 11.(EX)KOKUKUTLA ANJI REDDY 12.(CL)M/S.MODI VENTURES	
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Certified By



Name: CH. Ashok Kumar
Designation: SUB
REGISTRAR
SRO: KAPRA

Note: This is a Digitally Signed Certificate, doesnot require physical signature. And this certificate can be verified at <http://www.meeseva.gov.in/> by furnishing the application number mentioned in the certificate.

