

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం. శ్రీమతి / శ్రీ 2050 Soham modi reply: K. Prabhakar

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

ready

దస్తావేజు స్వభావము	Sale		val	37234	mph
దస్తావేజు విలువ	2939000				₹
స్టాంపు విలువ రూ.	100				
దస్తావేజు నెంబరు	39999/13				
రిజిస్ట్రేషన్ రుసుము	14895				
లోటు స్టాంపు(D.S.D.)	119060		90423		
GHMC (T.D.)	100		28/9		
యూజర్ ఛార్జీలు	44681				
అదనపు షీట్లు	1				
5 x .....					
మొత్తం	178740				

RETURNED

(అక్షరాల

14/1

రూపాయలు మాత్రమే)

తేది

28/9

వాపసు తేది

*[Handwritten signature]*  
 పబ్లిక్ రిజిస్ట్రారు  
 హైదరాబాద్

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



2  
F1183

సం. 3999 of 2013



SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BA 175335

Sl.No. 5035, Dt. 19-07-2013, Rs.100/-

Sold to Mahender Plo Sec (bnd)

S/o.D/o.W/p. Mallesh

For Whom Modi Ventures, Sec (bnd)

I. SRINIVAS  
Licensed Stamp Vendor, L.No.15-29-020/2012,  
P.No.14, RTC Colony, Chengicherla (V),  
Ghatkesar (M), R.R.Dist.-500039.  
Ph.No.9849338280.

SALE DEED

This Sale Deed is made and executed on this the 27<sup>th</sup> day of September 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, Occupation: Business, 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

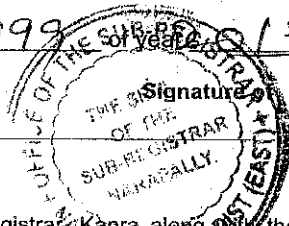
Ms. Ruby Fathima, Daughter of Late Md. Mohiddin, aged about 27 years, Occupation: Service, residing at # H. No: 12-13-1152/B, Road No. 11, Kimtee Colony, Tarnaka, Secunderabad- 500 017., hereinafter referred to as the "Buyer" (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For MODI VENTURES

Book - 1 CS Number 4183 of 2013 of SRO, Kapra

Regular document number 3999 of 2013

Sheet 1 of 14 Sheets



Signature of Joint SubRegistrar Kapra

**Presentation Endorsement:**

Presented in the Office of the Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 14895/- paid between the hours of 3 and 7 on the 28th day of SEP, 2013 by Sri Soham Medir

**Execution admitted by (Details of all Executants/Claimants of Sec 32A):**

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	EX		 [1526-1-2013-4183]K.PR	K.PRABHAKAR REDDY(GPA HOLDER FOR EXECUTANTS) VIDE GPA NO.64/BKIV/2009 H.NO.5-4-187/3&4,II FLOOR,SOHAM MANSION, M.G.ROAD,SECUNDER ABAD.	
2	CL		 [1526-1-2013-4183]SPA	SPA TO CLAIMENT MOHD RAHMATH HNO.12-13-1152/B ROAD NO.11 KIMTEE CLY, TARNAKA SEC, BAD	

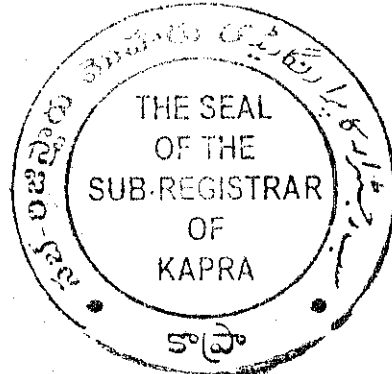
**Identified By Witness:**

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 [1526-1-2013-4183]R.PRAN	R.PRANAHITH JWALA H.NO.18- 497,MALLIKARJUNA NAGAR,MALKAJGIRI,R. R.DIST.	
2		 [1526-1-2013-4183]RUH	RUHI PARVEEN H.NO.18- 497,MALLIKARJUNA NAGAR,MALKAJGIRI,R. R.DIST.	

Signature of Joint SubRegistrar

Kapra

28th day of September, 2013



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

Book - 1 CS Number 4183 of 2013 of SRO, Kapra  
 Regular document number 3999 of year 2013  
 Sheet 2 of 14 Sheets  
 Signature of Joint Sub Registrar  
 Kapra

**Endorsement:**

Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan u/s 41 of I.s Act	Cash	Stamp Duty u/s 16 of I. act	DD/BC/ Pay Order	Total
Stamp Duty	100	163745	0		0	163845
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	14895	0		0	14895
User Charges	NA	115	0		0	115
<b>Total</b>	100	178755	0		0	178855

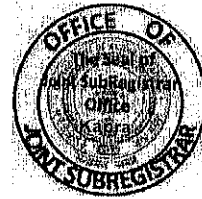
Rs. 163745/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 14895/- towards Registration Fees on the chargeable value of Rs. 2979000/- was paid by the party through Challan/BC/Pay Order No ,904723 dated ,28-SEP-13.

Date

28th day of September, 2013

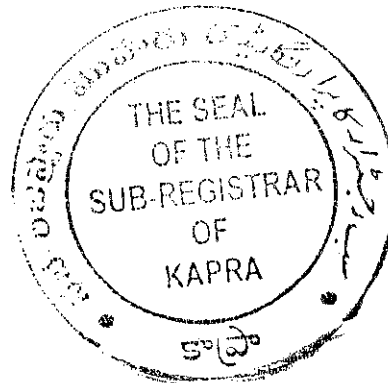
193556 రిజిస్ట్రేషన్ నంబరు

T. Nagaiyal  
 Signature of Registering Officer  
 Kapra



193556 నం. / చ.న. 193556  
3999 నెంబరు రిజిస్ట్రేషన్ చేయబడినది  
3999 నంబరు సబ్ రిజిస్ట్రేషన్ చేయబడినది  
2013 సం. నంబరు 28

T. Nagaiyal  
 నం. రిజిస్ట్రేషన్



- 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

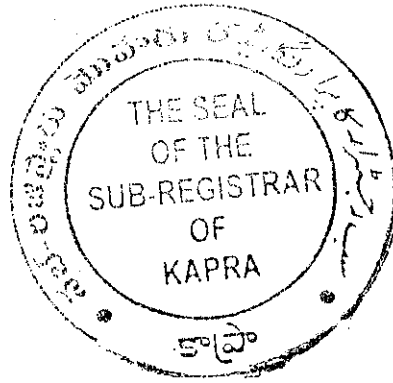
Book - 1 CS Number 4183 of 2013 of SRO, Kapra

Regular document number 3999 of year 2013

*WJG*

Sheet 3 of 14 Sheets

Signature of Joint SubRegistrar  
Kapra





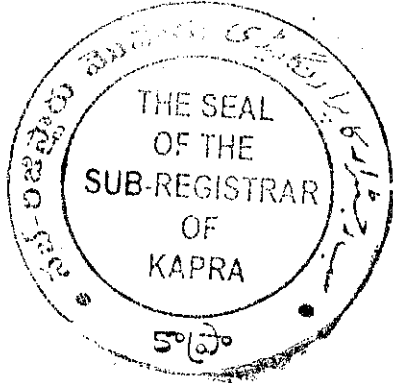
- K. The Firm and Vendor have agreed to jointly develop the flats in Block F falling in the Schedule A Land as per the terms and conditions mentioned in the Supplementary Agreement dated 22.12.2008. As per the terms of the said Supplementary Agreement the Vendor shall become exclusive owners of 28 flats 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.123 on the first floor, in block no. 'G' having a super built-up area of 1300 sft., together with undivided share in the schedule B land to the extent of 52.00 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.29,78,700/-(Rupees Twenty Nine Lakhs Seventy Eight Thousand and Seven 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.

For MODI VENTURES



Partner

Book - 1 CS Number 4183 of 2013 of SRO, Kapra  
Regular document number 3999 of year 2013 *WSD*  
Sheet 4 of 14 Sheets  
Signature of Joint SubRegistrar  
Kapra



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.123 on the first floor, in block no. 'G' having a super built-up area of 1300'sft., in building known as Gulmohar Gardens together with:
  - a. Undivided share in schedule B land to the extent of 52.00 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.29,78,700/-(Rupees Twenty Nine Lakhs Seventy Eight Thousand and Seven Hundred Only). 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.
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.

**For MODI VENTURES**



Partner

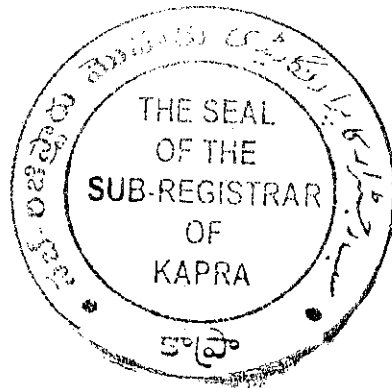
Book - 1 CS Number 4183 of 2013 of SRO, Kapra

Regular document number 3999 of year 2013



Sheet 5 of 14 Sheets

Signature of Joint Sub-Registrar  
Kapra



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 scheduled 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.
  - 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.

**FOR MODI VENTURES**

  
**Partner**

Book - 1 CS Number 4183 of 2013 of SRO, Kapra

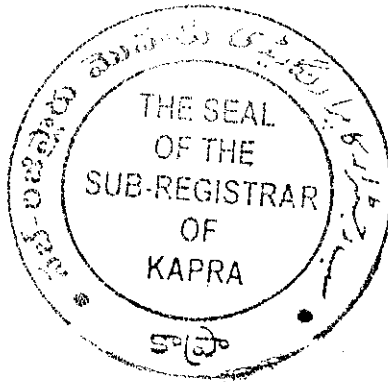
Regular document number 3999 of year 2013



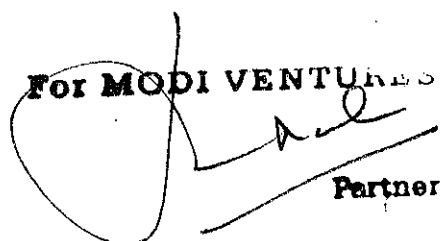
Signature of Joint SubRegistrar

Sheet 6 of 14 Sheets

Kapra



- 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.

**For MODI VENTURES**  
  
**Partner**

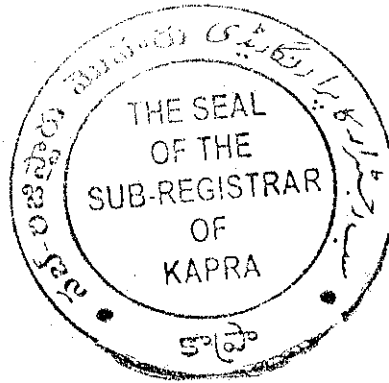
Book - 1 CS Number 4183 of 2013 of SRO, Kapra

Regular document number 3999 of year 2013



Sheet 7 of 14 Sheets

Signature of Joint Sub-Registrar  
Kapra





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 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 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

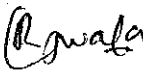

SCHEDULE 'C'  
SCHEDULE OF APARTMENT

All that portion forming a semi-deluxe apartment bearing flat no.123 on the firstfloor, in block no.'G', admeasuring 1300 sft., of super built up area together with proportionate undivided share of land to the extent of 52.00 sq. yds., and a reserved parking space for single car on the basement / stilt floor admeasuring about 100 sft., in residential apartment named as "Gulmohar Gardens", forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District marked in red in the plan enclosed and bounded as under:

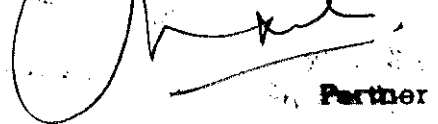
North By	Open to Sky
South By	Open to Sky
East By	6'-6" wide corridor
West By	Open to Sky

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

WITNESSES:

1. 
2. 

**For MODI VENTURES**

  
Partner

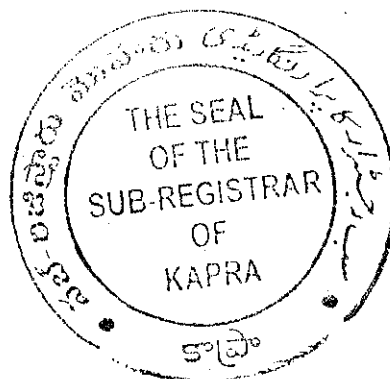
VENDOR  
**For MODI VENTURES**  
  
FIRM Partner

Book - 1 CS Number 4183 of 2013 of SRO, Kapra

Regular document number 3999 of year 2013

Signature of Joint Sub Registrar  
Kapra

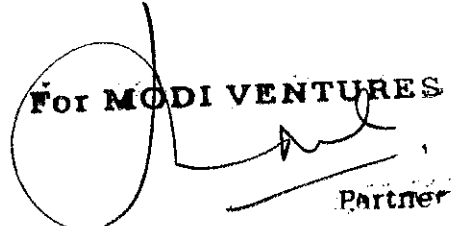
Sheet 8 of 14 Sheets



**ANNEXURE-1-A**

1. Description of the Building : SEMI- DELUXE apartment bearing flat no. 123 on the first 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 : 52.00 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 : 1300 Sft.,
- c) In the Second Floor : -
- 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. 29,78,700/-


Date:27.09.2013

**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.

Date:27.09.2013

**FOR MODI VENTURES**  
  
Partner  
Signature of the Executants

Book - 1 CS Number 4183 of 2013 of SRO, Kapra

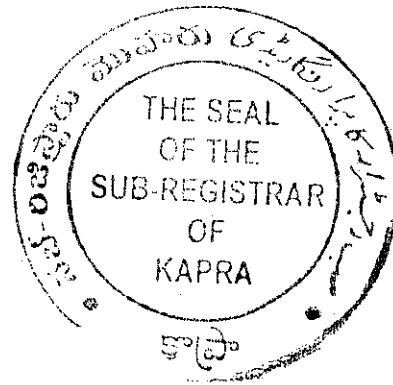
Regular document number 3999 of year 2013

*WJG*

Signature of Joint Sub Registrar

Sheet 9 of 14 Sheets

Kapra



**REGISTRATION PLAN SHOWING**

FLAT NO. 123 IN BLOCK NO. 'G'

ON FIRST 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:**

MS.RUBY FATHIMA, DAUGHTER OF LATE MD. MOHIDDIN

**REFERENCE:**  
**AREA:**

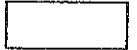
52.00

**SCALE:**  
**SQ. YDS. OR**

**INCL:**  
**SQ. MTRS.**

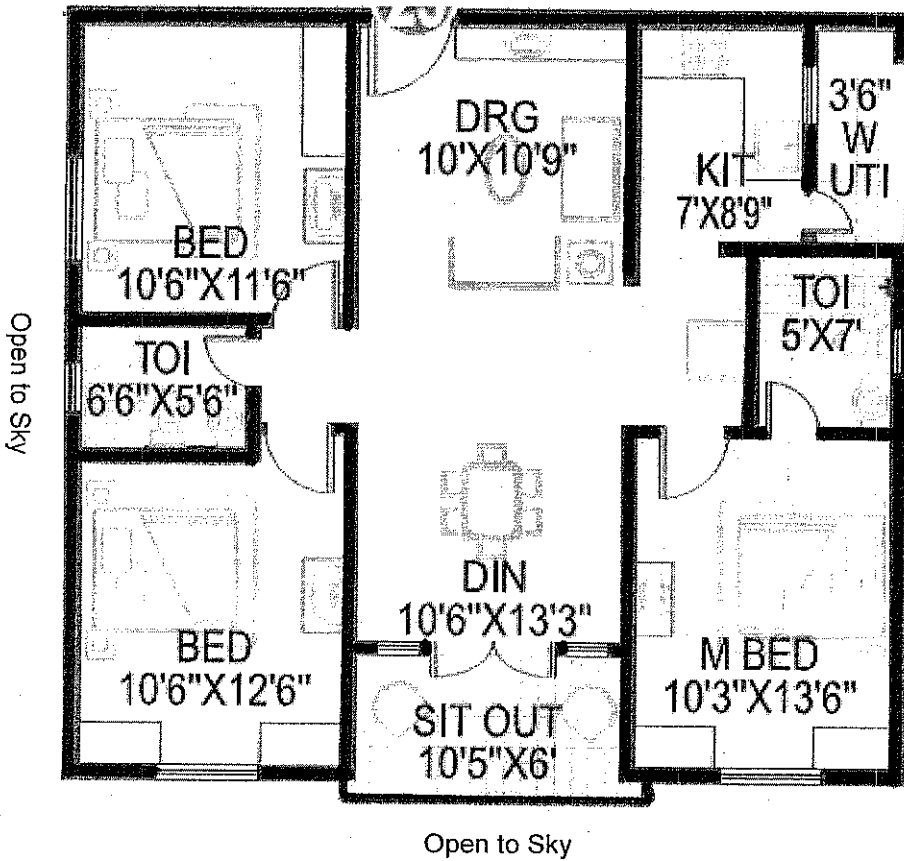


**EXCL:**

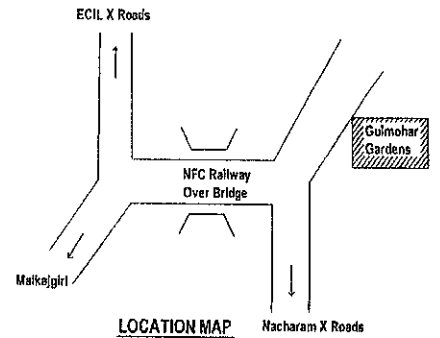


Total Built-up Area = 1300 sft.  
Out of U/S of Land = Ac.1-08 Gts.,

6' wide corridor



Open to Sky



**WITNESSES:**

- 1.
- 2.

**For MODI VENTURES**  
  
**Partner**  
**SIG. OF THE VENDOR**

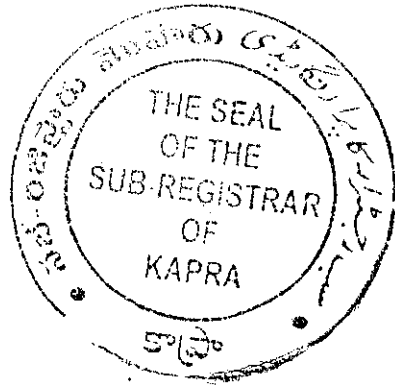
Book - 1 CS Number 4183 of 2013 of SRO, Kapra

Regular document number 3999 of year 2013



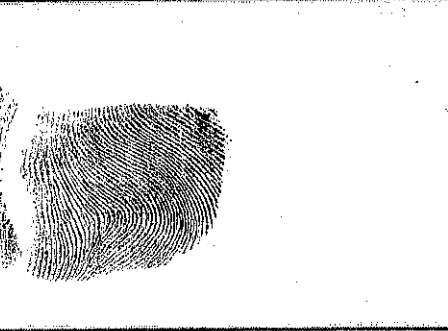
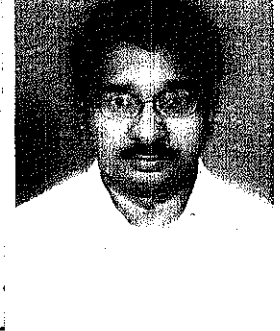
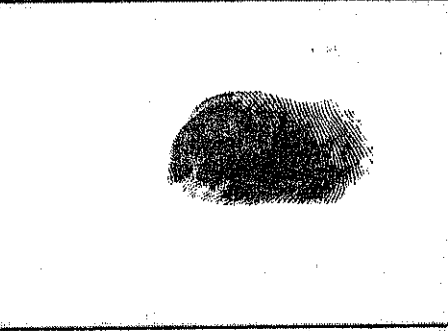
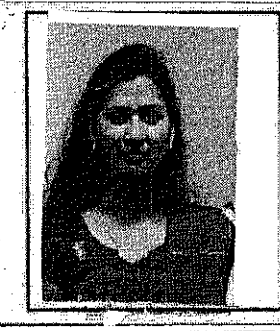
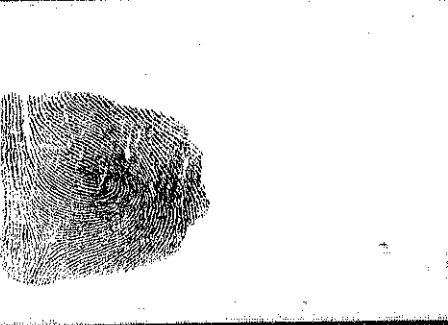



Signature of Joint Sub-Registrar  
Kapra

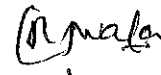

Sheet 10 of 14 Sheets



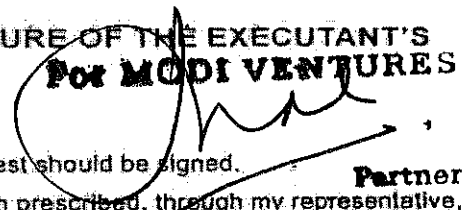
**PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

Sl. No.	FINGER PRINT IN BLACK INK (Left Thumb)	PASSPORT SIZE	NAME AND PERMANENT POSTAL ADDRESS OF Presentant / Seller / Buyer
			<b>VENDOR:</b> <b>M/S. MODI VENTURES</b> 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
			<b>GPA FOR PRESENTING DOCUMENTS</b> <del>VIDE DOC. NO. 64/BK-IV/2009, Dt. 05.06.2009:</del> 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.
			<b>BUYER:</b> MS. RUBY FATHIMA D/O. LATE MD. MOHIDDIN R/O. # H. NO: 12-13-1152/B ROAD NO. 11 KIMTEE COLONY TARNAKA SECUNDERABAD- 500 017.
			<b>REPRESENTATIVE:</b> MRS. MOHD RAHMATH W/O. LATE MD. MOHIDDIN R/O. # H. NO: 12-13-1152/B ROAD NO. 11 KIMTEE COLONY TARNAKA SECUNDERABAD- 500 017

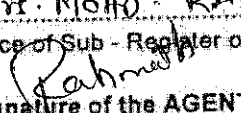
**SIGNATURE OF WITNESSES**

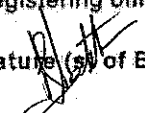
- 
- 

**SIGNATURE OF THE EXECUTANT'S  
For MODI VENTURES**

  
 Partner

NOTE : If the buyer (s) is/are not present before the Register, the following request should be signed.  
 I/We send here with my/our photograph (s) and fingerprints in the form prescribed, through my representative, **Partner Mrs. Mohd. Rahmath** as I/We cannot appear personally before the Registering officer in the office of Sub - Registrar of Assurances, **Kapra, R.R. Dist.**

  
 Signature of the AGENT

  
 Signature (s) of BUYER (s)

Book - 1 CS Number 4183 of 2013 of SRO, Kapra

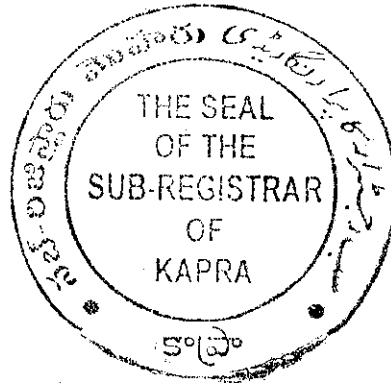
Regular document number 3999 of year 2013



Signature of Joint SubRegistrar

Sheet 11 of 14 Sheets

Kapra



FOR MORE INFORMATION



VENDOR:

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MODI VENTURES

15/07/2003  
Permanent Account Number

AAJFM0646D

Signature



For MODI VENTURES



Partner



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  
18-10-1989

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

15/01/1974  
Permanent Account Number  
AWSPP8104E

Signature



Prabhaakar

Book - 1 CS Number 4183 of 2013 of SRO, Kapra

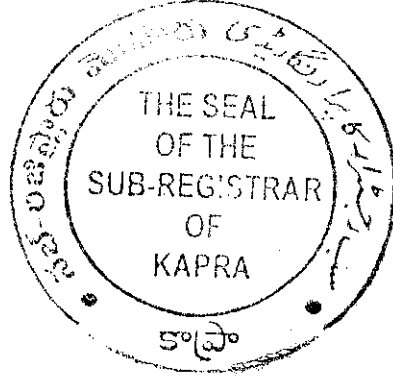
Regular document number 3999 of year 2013

*[Handwritten signature]*  
/no

Signature of Joint SubRegistrar

Sheet 12 of 14 Sheets

Kapra



*[Faint handwritten text]*

*[Faint handwritten text]*



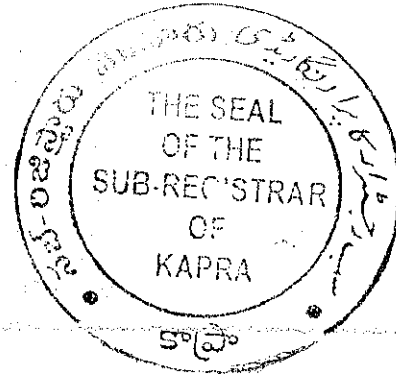
Book - 1 CS Number 4183 of 2013 of SRO, Kapra

Regular document number 3999 of year 2013



Signature of Joint SubRegistrar  
Kapra

Sheet 13 of 14 Sheets



WITNESS

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT. OF INDIA  
 R. PRANATHI JWALA  
 VIDYA PRABHAKAR ROKATI  
 19/10/1971  
 Permanent Account Number  
 BNLPR9805D  
 Signature

*Pranathi*

WITNESS

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT. OF INDIA  
 RUHI PARVEEN  
 MOHD MOHIDDIN  
 18/04/1990  
 Permanent Account Number  
 ATMPM0681L  
 Signature

*Ruhi*

Representative

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT. OF INDIA  
 MOHD RAHMATH  
 ISSAQ MOHD  
 24/01/1968  
 Permanent Account Number  
 AJVPM4023F  
 Signature

*Rahmath*

3999

2013

~~WDP~~  
7/10

