

C.S No 15786

DOCT No

15783/06

2006

B-310

16/66

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

B 936948

S.No. 6396 Date 19/10/2006 Rs. 100/-  
Name D. Phani Kumar  
S/o. D/o. Mr. D. N. Srinivas  
For Whom M/s. Modi Ventures

K. SRINIVAS  
S.V.L. No. 26/98, R.No. 39/20  
City Civil Court,  
SECUNDERABAD

SALE DEED

This Sale Deed is made and executed on this the 26<sup>th</sup> day of October 2006 at Secunderabad by:

M/S. MODI VENTURES, a registered partnership firm having its office at 5-4-187/3&4, III Floor, M. G. Road, Secunderabad 500 003, represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 36 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 36 years, Managing Partner of M/s. Modi Ventures who are the Agreement of Sale cum General Power of Attorney Holders by virtue of document no. 10302/05 registered at S.R.O. Uppal, hereinafter called the "Firm" (which expression where the context so permits shall mean and include its successors in interest, nominee, assignee).

IN FAVOUR OF

MR. S. V. SUBBA-REDDY, SON OF MR. JAYARAMI REDDY, aged 35 years, residing at SRT 334, Jawaharnagar, Ashoknagar, Hyderabad - 500 020, 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  
  
Partner

For Sri Sai Builders  
  
G.P.A. Holder

వ పుస్తకము... 1925 వ సం॥ పు  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య... 10... ఈ కాగితపు వరుస  
 సంఖ్య.....

సబ్-రిజిస్ట్రారు

2006 వ సం॥... నిర్వహించిన... నెల... 2... తేది  
 1925- వ.శ.శా... మాసము... 4... తేది  
 పేగలు... మరియు... గంటల మధ్య  
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ... రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు  
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి  
 రుసుము రూ॥... 17.00 /... చెల్లించినారు.

Receipt No... 101280... Dt. 20/10/06... Vide  
 SBH, Habsiguda Branch, Sec'bad.

సోని యిచ్చినట్లు ఒప్పు కొన్నది.  
 ఎడమ బ్రౌనవ్రేలు



యరూపించినది.

*[Signature]*

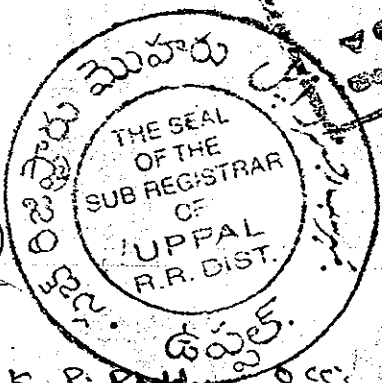
*[Signature]*

శ్రీ... కె. పి. రెడ్డి... సర్వీస్  
 2nd Floor, Soham man  
 M.G. Road, Sec'bad, through attested GFA  
 for Presentation of Documents, vide Doc. No.  
 120/169/06 at SRO, Uppal.

Srinivasa Rao S/o. Rama Rao occ. Business  
 R/o. Flat no. 105. Sri Sai Apts. Nagole

Ventata Krishna S/o. Yedagan occ. Business  
 R/o. 2-3-6/10, Amberpet, Idar

17 OCT 2006  
 76-REC-3847



200.6.వ.సం॥... నిర్వహించిన... నెల... 2... వ తేది  
 1925.వ.శా.శ... మాసం... 4... వ తేది.

*[Signature]*

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 are 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. 4-0 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. The said land hereinafter is referred to as The Scheduled Land, which is more fully described at the foot of this sale deed.
- B. The Firm has purchased the Scheduled 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).
- C. 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, Ranga Reddy 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			

- D. The Firm invited the Vendor to develop the Scheduled Land into residential apartments in a group housing scheme named and styled as 'GULMOHAR GARDENS' and both of them have agreed to do so jointly.
- E. The Firm and the Vendor hereto have applied to the Urban Development Authority and Local Municipality for obtaining necessary building construction and other permissions at the cost of the Vendor. The permissions have been 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 aggregating to about 2.83,825 sft., along with parking on the stilt floor and other amenities are proposed and agreed to be constructed.

For MODI VENTURES

Partner

For Sri Sai Builders

G.P.A. Holder

1వ పుస్తకము! క? క? స్థానం  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య... 10... ఈ కాగితపు వయస్  
 సంఖ్య.....

పబ్-రిజిస్ట్రార

Instrument Under Section 42 of Act II of 1872

No. 157 of 200 Date 26/10/10

I hereby certify that the proper deficit  
 stamp duty of Rs 23700 Rupees Twenty three

thousand and seven hundred and  
 has been levied in respect of this instrument  
 from Sri. D. R. Reddy  
 on the basis of the agreed Market Value  
 consideration of Rs. 300000 being  
 higher than the consideration agreed Market  
 Value.

S.R.O. Uppal

Dated 26/10/10

Sub Registrar  
 and Collector U/S. 41 & 4  
 INDIAN STAMP ACT

Registration Endorsement

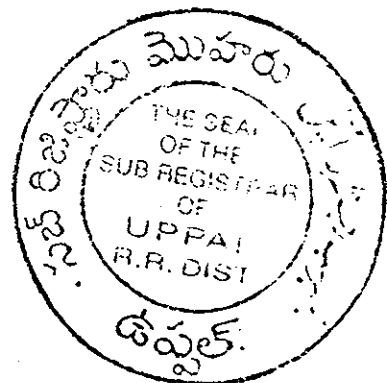
An amount of Rs. 26455 towards Stamp Duty  
 including Transfer duty and Rs. 1700/-  
 towards Registration Fee was paid by the party  
 through Chitran Receipt Number 107/2010  
 Dated 26/10/10 at SBI Habsiguda Branch Secbad.

G.B.H. Habsiguda  
 A/c No. 01000050780  
 of S.R.O. Uppal

NOTE: Construction Agreement filed  
 along with this sale deed for  
 Rs 855000/- and Stamp duty

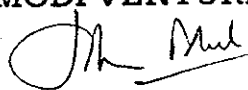
Paid Rs 8551-Dt 26/10/10

SUB REGISTRAR



- F. The Firm and the Vendor for the purposes of joint development of the scheduled land have 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 have 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.
- G. By virtue of above two referred documents, the Firm and the Vendor hereto have 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' together with their respective proportionate undivided share in the Scheduled Land.
- H. 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.
- I. 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.
- J. The Buyer is desirous of purchasing a semi-finished standard apartment bearing flat no. 310 on third floor, in block no. 'B' having a super built-up area of 485 sft. together with undivided share in the scheduled land to the extent of 29.83 sq. yds. and a reserved parking space for two wheeler bearing no. 46 admeasuring about 15 sft. in the building known as Gulmohar Gardens and has approached the Vendor, such apartment is hereinafter referred to as Scheduled Apartment.
- K. 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 two agreements dated 20.10.2005
- L. The Buyer has inspected all the documents of the title of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and which are attached to and/or are common to the entire project of Gulmohar Gardens. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.
- M. 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. 3,40,000/- (Rupees Three Lakhs Forty Thousand Only) and the Buyer has agreed to purchase the same.

For MODI VENTURES



Partner

For Sri Sai Builders



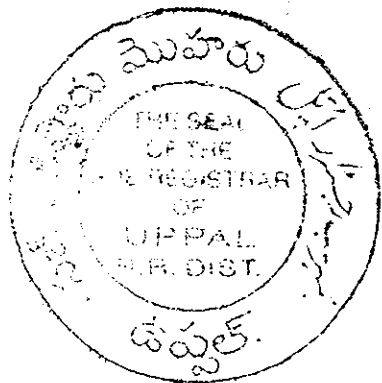
G.P.A. Holder

1 వ పుస్తకము. 15750/సం||  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... 10... ఈ కాగితపు వరుస  
సంఖ్య... >.....

సబ్-రిజిస్ట్రార్

1 వ పుస్తకము సం|| (శా.శ) పు.....  
వింబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం  
గుర్తింపు నెంబరు.....1-200 ఇవ్వడమైన  
200 సం||.....నెల..... 18

రిజిస్ట్రార్



N. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

O. 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 litigations. 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, standard apartment bearing flat no. 310 on third floor in block no. 'B', having a super built-up area of 485 sft. in building known as Gulmohar Gardens together with

a. undivided share in scheduled land to the extent of 29.83 sq. yds.

b. a reserved two wheeler parking space bearing no. 46 admeasuring about 15 sft.

situated at Sy. No. 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. Rs. 3,40,000/- (Rupees Three Lakhs Forty Thousand Only). The total consideration is towards:

a. Sale of undivided share of land is Rs. 1,22,500/-.

b. Cost of construction, parking and amenities etc is Rs. 2,17,500/-.


The Vendor hereby admit and acknowledge the receipt of the said consideration.

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

3. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.

4. The Vendor have this day delivered vacant peaceful possession of Scheduled Apartment to the Buyer.

**For MODI VENTURES**

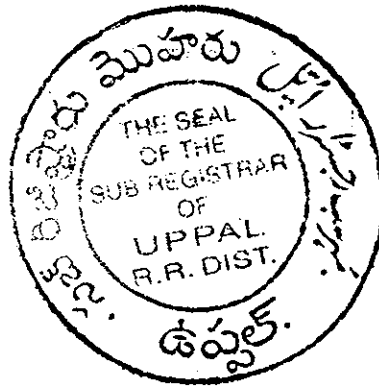
  
Partner

**For Sri Sai Builders**

  
G.P.A. Holder

1వ పుస్తకము (5753/6) సంఖ్య  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య... 10... ఈ కాగితపు వరుస  
సంఖ్య... 4...

పబ్-రిజిస్ట్రార్





5. Henceforth the Vendor shall not have any right, title or interest in the scheduled apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Apartment unto and in favour of the Buyer in the concerned departments.
7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the apartments under this sale deed.
9. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Gulmohar Gardens as follows:-
  - a. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Apartment is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking space in GULMOHAR GARDENS.
  - b. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule apartment and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
  - c. That the Buyer shall become a member of the Gulmohar Gardens Owners Association that has been / shall be formed by the Owners of the apartments in GULMOHAR GARDENS constructed on the Schedule 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.

For MODI VENTURES

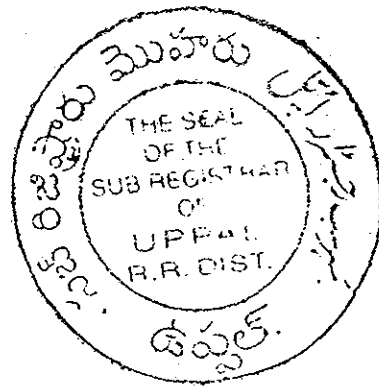
  
Partner

For Sri Sai Builders

  
G.P.A. Holder

1 వ పుస్తకము. 157 కె. 3 / 106  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... 19... ఈ కాగితపు పయస  
సంఖ్య..... క

  
పబ్-రిజిస్ట్రారు



5. Henceforth the Vendor shall not have any right, title or interest in the scheduled apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Apartment unto and in favour of the Buyer in the concerned departments.
7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the apartments under this sale deed.
9. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Gulmohar Gardens as follows:-
  - a. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Apartment is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking space in GULMOHAR GARDENS.
  - b. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule apartment and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
  - c. That the Buyer shall become a member of the Gulmohar Gardens Owners Association that has been / shall be formed by the Owners of the apartments in GULMOHAR GARDENS constructed on the Schedule 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.

**For MODI VENTURES**

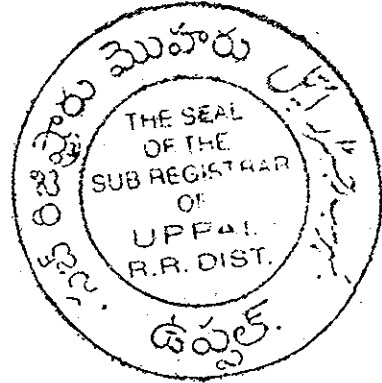
  
Partner

**For Sri Sai Builders**

  
G.P.A. Holder

1 వ పుస్తకము. 157 కె. 3 / 100 / 10  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... 10... ఈ కాగితపు పరుస  
సంఖ్య..... 5.....

పబ్-రిజిస్ట్రారు



SCHEDULE OF LAND

All that piece of land admeasuring Ac. 4-0 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	Shakti Sai Nagar Colony
West By	Sy. No. 92

SCHEDULE OF APARTMENT

All that portion forming apartment no. 310 on the third floor in block no. 'B', admeasuring 485 sft. of super built up area together with proportionate undivided share of land to the extent of 29.83 sq. yds. and reserved parking space for two wheeler bearing no. 46 admeasuring about 15 sft., in residential apartment named as Gulmohar Gardens, forming part of Survey Nos. 93, 94 & 95, situated at Block No. 14, Shaktisai Nagar, Mallapur, Uppal Mandal, Ranga Reddy District marked in red in the plan enclosed and bounded as under:

North By	6' wide corridor
South By	Open to sky
East By	Open to sky
West By	Flat No. 311


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:

WITNESS:

1.



2.



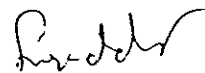
For MODI VENTURE

  
VENDOR

For Sri Sai Builders

  
G.P.A. Holder

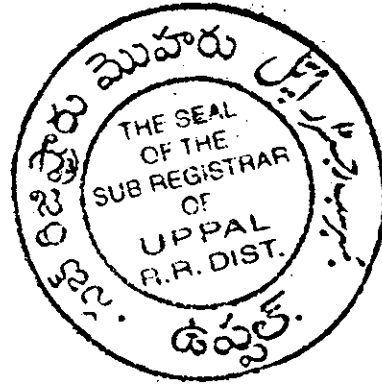
FIRM



VENDEE

1 వ పుస్తకము. (5753/సంఖ్య)  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... 10... ఈ కాగితపు వరుస  
సంఖ్య..... 8

సబ్-రిజిస్ట్రార్



**REGISTRATION PLAN SHOWING**

SEMI-FINISHED FLAT NO. 310 IN BLOCK NO. 'B'

ON THE THIRD FLOOR IN GULMOHAR GARDENS

**IN SURVEY NOS.** 93, 94 & 95

**SITUATED AT**

MALLAPUR VILLAGE, UPPAL

**MANDAL, R.R. DIST**

**VENDOR:** M/S. MODI VENTURES & SRI SAI BUILDERS BOTH REPRESENTED BY

SRI SOHAM MODI SON OF SRI SATISH MODI

**BUYER:** MR. S. V. SUBBA REDDY, SON OF MR. JAYARAMI REDDY

**REFERENCE:**  
**AREA:** 29.83

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

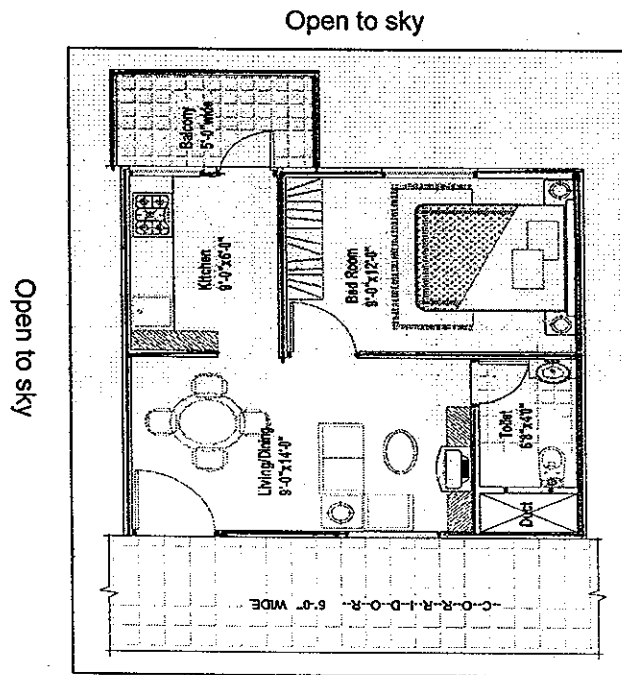
**INCL:**  
**SQ. MTRS.**



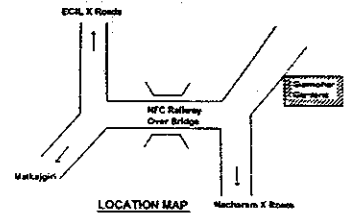
**EXCL:**



Total Built-up Area = 485 sft.  
Out of U/S of Land = Ac. 4-00 Gts.



Flat No. 311



**WITNESSES:**

- 1.
- 2.

For Sri Sai Builders

G.P.A. Holder

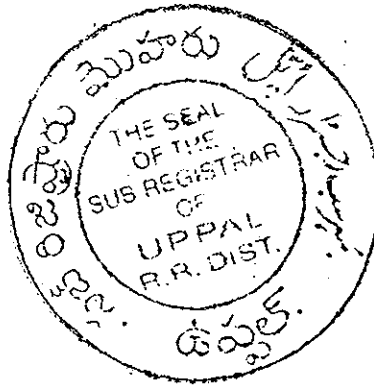
For MODI VENTURES

Partner  
SIG. OF THE VENDOR

SIG. OF THE BUYER







1 వ పుస్తకము. 157 నంబర్/సంఖ్య  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య. 10... ఈ కాగితపు వరుస  
పంఖ్య... 9.....

*[Handwritten Signature]*  
సబ్-రెజిస్ట్రార్







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

<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK &amp; WHITE</u>	<u>NAME &amp; PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
			<p><u>VENDOR CUM FIRM :</u></p> <p>M/S. MODI VENTURES M/S. SRI SAI BUILDERS HAVING ITS OFFICE AT 5-4-187/3 &amp; 4 II FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD - 500 003. BOTH REPRESENTED BY SRI SOHAM MODI SON OF SATISH MODI</p>
			<p><u>GPA FOR PRESENTING DOCUMENTS:</u></p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 &amp; 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003.</p>
			<p><u>BUYER:</u></p> <p>MR. S. V. SUBBA REDDY S/O. MR. JAYARAMI REDDY R/O. SRT 334, JAWAHARNAGAR ASHOKNAGAR HYDERABAD - 500 020.</p>

SIGNATURE OF WITNESSES:

1. 
2. 

For Sri Sai Builders

  
G.P.A. Holder

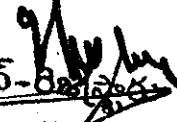
For MODI VENTURES

  
Partner

SIGNATURE OF EXECUTANTS



1 వ పుస్తకము. క. 7. 5. 3 / సం. 1906  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... 10... ఈ కాగితపు వరుస  
సంఖ్య... 10...

  
సబ్-రెజిస్ట్రార్

