

C. 16459

C-502/SP2/6027/06

Acce NO: 16857

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

B 936942

63190 Date 19/10/06 - 100/-
Name D. Phani Kumar
S/o. D. N. Murthy
For Whom M/s. Modi Ventures

K. SRINIVAS

S.V.L. No. 26/98, R.No. 39/2004

City Civil Court,

SALE DEED SECUNDERABAD

This Sale Deed is made and executed on this the 31st 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. VARUN K. SINHA, SON OF MR. JAGATNARAYAN SINGH, aged about 21 years, residing at 3-6-434/C/102/1, 2nd Floor, Marutinagar, Ring road, Mehdipatnam, 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

For Sri Sai Builders

Partner

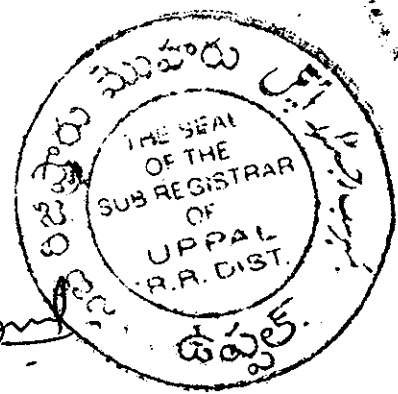
G.P.A. Holder

1 వ పుస్తకము. 166425/సం|| పు
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... 10... ఈ కాగితపు వరుస
 సంఖ్య... 1.....

సబ్-రిజిస్ట్రారు

17 OCT 2006
 SEC' BAD
 HABSIGURDA BRANCH

2006 వ సం|| నవంబరు నెల... 4... తేది
 1928 వ.శా. కృష్ణా జిల్లా మాసము... 13... తేది
 పగలు... 12... మరియు... గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో



K. Prabhakar Reddy
 పట్టణం... 324-ను
 కనుసరించు... పోలీస్ స్టేషన్లు
 మరియు... సహ దాఖలు చేసి
 రుసుము రూ||... చెల్లించినారు.
 Receipt No. 7210... Dt. 11/10/06. Vide
 BH, Habsigurda Branch, Sec'bad

దాఖలు చేసినట్లు ఒప్పుకోవడానికి
 ఎడమ ప్రతిమనపేట

S/o. K. P. Reddy occ. Service
 (0) 5-4-187 (3 & 4), 2nd floor, Soham
 Mansion, M.G. Road, Sec'Bad, through
 attested GPA for Presentation of documents
 vide Doc. No. 120 / BR 24 / 06 at SRO,
 Uppal.



నిరూపించినది.

1

Rama Rao S/o. K. Ramesh Murthy
 occ. Business S/o. Flat no. 10/
 Sri Sai Apts Nagole, And

2

G. Nalliah S/o. G. Ramesh occ. Service
 2-3-10 Uppal, And

2006 వ. సం|| నవంబరు నెల... 4 వ తేది

1928 వ. శా. కృష్ణా జిల్లా మాసము... 13 వ తేది

సబ్-రిజిస్ట్రారు

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 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. 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

~~16422/2006~~
~~10/11/06~~
10/11/06
2

1
~~16422/2006~~

Instrument Under Section 42 of Act 1 of 184
No. 16422 of 2006 Date Calicut
I hereby certify that the proper deficit
stamp duty of Rs. 57510 Rupees Five Seven thousand
five hundred and ten only
has been levied in respect of this instrument
from Sri. K. Prabhakar Reddy
on the basis of the agreed Market Value
consideration of Rs. 823000 being
higher than the consideration agreed Market
Value.

S.R.O. Uppal
dated Calicut
[Signature]
Sub Registrar
and Collector O/S. 41 & 4
INDIAN STAMP ACT

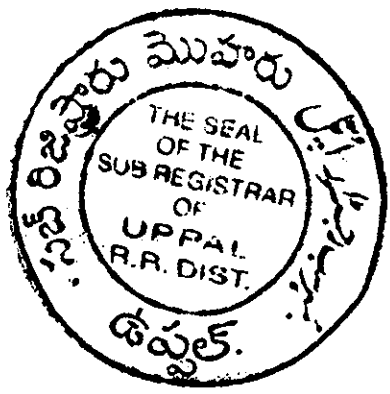
Registration Endorsement

An amount of Rs. 59470 towards Stamp Duty
including Transfer duty and Rs. 41157
towards Registration Fee was paid by the party
through Chaffian Receipt Number 107-210
Dated 10/11/06 at SBH Habsiguda Branch, Secbad

S.B.H. Habsiguda
A/c No. 01000050700
S.R.O. Uppal.


NOTE: Construction Agreement filed
along with this sale deed for
Rs 206000 and Stamp duty
Paid Rs 20600 on 11/11/06

[Signature]
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. 502 & 503 on fifth floor, in block no. 'C' having a super built-up area of 970 sft. together with undivided share in the scheduled land to the extent of 59.66 sq. yds. and a reserved parking space for (Two) two wheelers bearing nos. 54 & 55 admeasuring 30 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.

For MODI VENTURES


Partner

For Sri Sai Builders

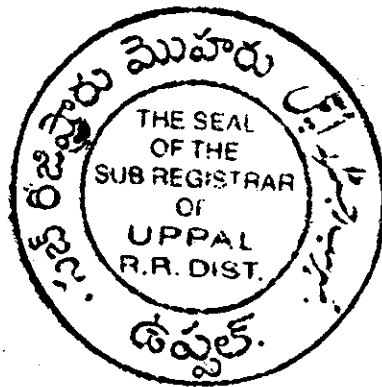

G.P.A. Holder

1 వ పుస్తకము 1662/80
దస్తావేజాల మొత్తం కాగితముల
పంఖ్య...10... ఈ కాగితపు పరుసె
పంఖ్య... 3

1
పబ్-రిజిస్టరు

1 వ పుస్తకము సం॥ (కా.క) పు...16627106
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు 16627106-1-2006 ఇవ్వడమైన
2006 సం॥ డిసెంబరు 4 నెల...4.....తేది

రిజిస్టరు

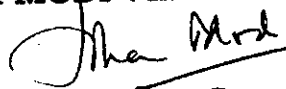


- M. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of **Rs. 8,23,000/- (Rupees Eight Lakhs Twenty Three Thousand Only)** and the Buyer has agreed to purchase the same.
- N. The Vendor 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.

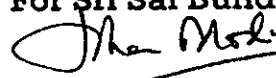
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished, standard apartment bearing flat no. 502 & 503 on fifth floor in block no. 'C', having a super built-up area of 970 sft. in building known as Gulmohar Gardens together with
 - a. undivided share in scheduled land to the extent of 59.66 sq. yds.
 - b. a reserved (Two) two wheelers parking space bearing no. 54 & 55 admeasuring about 30 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. 8,23,000/- (Rupees Eight Lakhs Twenty Three Thousand Only). The total consideration is towards:
 - a. Sale of undivided share of land is Rs. 3,47,700/-.
 - b. Cost of construction, parking and amenities etc is Rs. 4,75,300/-.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

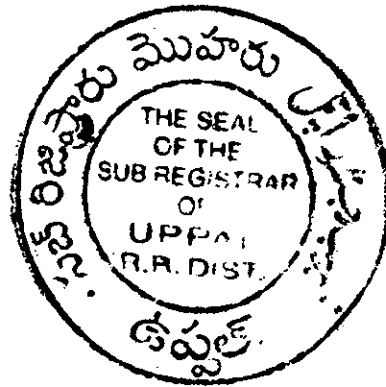

Partner

For Sri Sai Builders


G.P.A. Holder

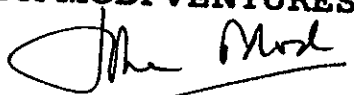
1 వ పుస్తకము. 16422/సం 17
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 15... ఈ కాగితపు వరుస
సంఖ్య.....

సబ్-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

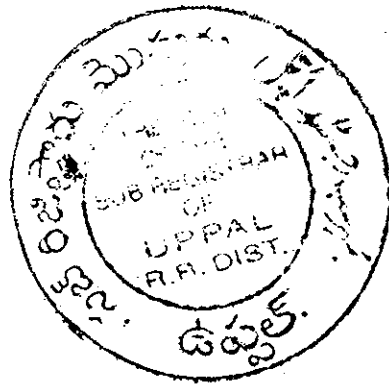

Partner

For Sri Sai Builders


G.P.A. Holder

1వ పుస్తకము. 16922/సంఖ్య
76
కొత్తపేజల మొత్తం కాగితముల
సంఖ్య... 10... ఈ కాగితపు వరుస
సంఖ్య..... క

పల్-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. 502 & 503 on the fifth floor in block no. 'C', admeasuring 970 sft. of super built up area together with proportionate undivided share of land to the extent of 59.66 sq. yds. and reserved parking space for (Two) two wheelers bearing nos. 54 & 55 admeasuring about 30 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	Open to sky
South By	Flat No. 504
East By	Open to sky
West By	6' wide corridor

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

WITNESS:

1. 

2. 

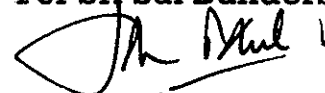
For MODI VENTURES



Partner

VENDOR

For Sri Sai Builders



G.P.A. Holder

FIRM



VENDEE

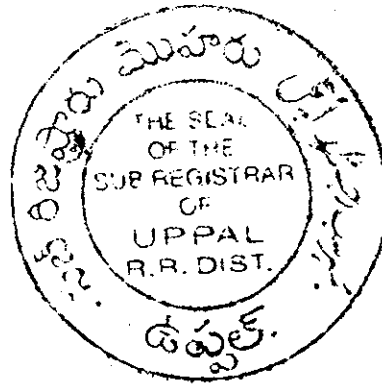
1 వ ప్రస్తావనము.16427/సం||

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య...10...ఈ కాగితపు నమస

సంఖ్య.....

1
పట్-రిజిస్ట్రారు



ANNEXTURE - 1 - A

1. Description of the Building : Semi-finished, standard flat bearing no. 502 & 503 on the fifth floor, in block 'C' 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 : 59.66 sq. yds., U/S Out of Ac. 4-00 Gts.
4. Built up area particulars :
- (a) Cellar, Parking Area :
- (b) In the Ground Floor : 30 sft. - Parking space for (two)two wheelers
- (c) In the First Floor :
- (d) In the Second Floor :
- (e) In the Third Floor :
- (f) In the Fourth Floor :
- (g) In the Fifth Floor : 970 sft.
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 8,23,000/-

For MODI VENTURES.



Partner

Signature of the Executants

Date: 02.11.06

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 Sri Sai Builders




G.P.A. Holder

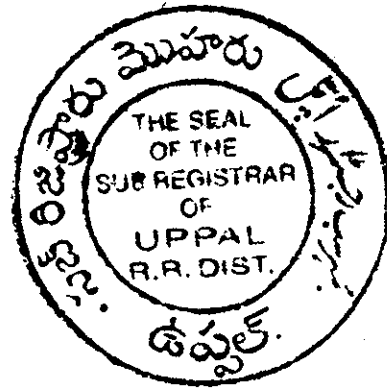
Signature of the Executants

Date: 02.11.06



1 వ పుస్తకము.16.672/సంఖ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...1.0... ఈ కాగితపు వరుస
సంఖ్య.....


పబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

SEMI-FINISHED FLAT NO. 502 & 503 IN BLOCK NO. 'C'

ON THE FIFTH FLOOR IN GULMOHAR GARDENS

IN SURVEY NOS.

93, 94 & 95

SITUATED

MALLAPUR VILLAGE, UPPAL

MANDAL, R.R. DI

VENDOR & FIRM:

M/S. MODI VENTURES & SRI SAI BUILDERS BOTH REPRESENTED BY
SRI SOHAM MODI SON OF SRI SATISH MODI

BUYER:

MR. VARUN K. SINHA, SON OF MR. JAGATNARAYAN SINHA

REFERENCE:

AREA: 59.66

SCALE:
SQ. YDS. OR

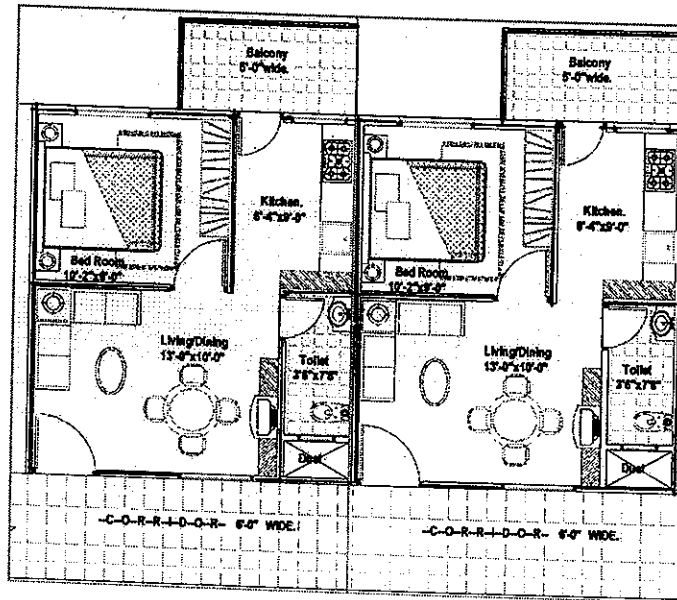
INCL:
SQ. MTRS.

EXCL:

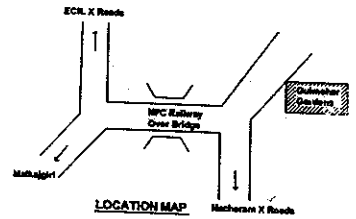
Total Built-up Area = 970 sft.
Out of U/S of Land = Ac. 4-00 Gts.

Open to sky

Open to sky



Flat No. 504



WITNESSES:

- 1.
- 2.

For MODI VENTURES

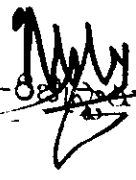
Partner
SIG. OF THE VENDOR

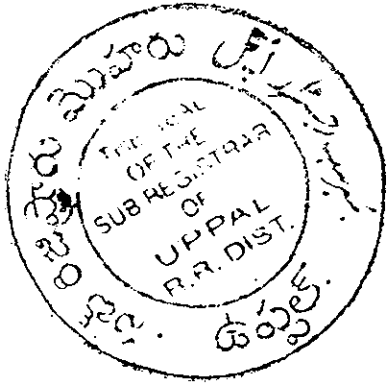
For Sri Sai Builders

SRI OF THE FIRM

SIG. OF THE BUYER

1 వ పుస్తకము. 16427/66 సంగ్రహ
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...10... ఈ కాగితపు వయస్.
సంఖ్య...91.....

~~పబ్-రిజిస్ట్రార్~~


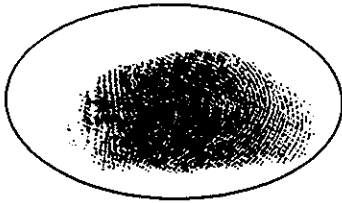

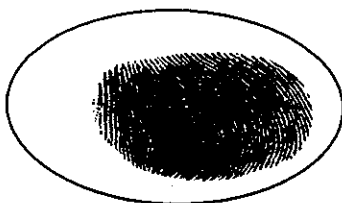





ఉప్పల రెవెన్యూ మొహరు

ఉప్పల రెవెన్యూ

ఉప్పల రెవెన్యూ

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

<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
			<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 & 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 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD – 500 003.</p>
			<p><u>BUYER:</u></p> <p>MR. VARUN K. SINHA S/O. MR. JAGATNARAYAN SINHA R/O. 3-6-434/C/102/1, 2ND FLOOR MARUTINAGAR RING ROAD, MEHDIPATNAM HYDERABAD.</p>

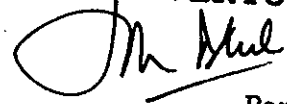
SIGNATURE OF WITNESSES:

1. 
2. 

For Sri Sai Builders


G.P.A. Holder


For MODI VENTURES


Partner

SIGNATURE OF EXECUTANTS



1 వ పుస్తకము. 18427/సంఖ
06
దస్తావేజాల మొత్తం కాగితముం
సంఖ్య.../ని... ఈ కాగితపు వరుస
సంఖ్య...10.....


పద్-రెజిస్ట్రార్

