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P-769/12



ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

AU 885804

Date: 14/06/2012, 02:00 PM

Serial No: 11,246

Denomination: 100

**Purchased By:**

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

*M. Shilpi*  
14/6/12

**For Whom:**

MODI VENTURES  
SEC-BAD

**Sub Registrar**

Ex Officio Stamp Vendor

**SALE DEED**

SRO: SHAMIRPET

This Sale Deed is made and executed on this the 28<sup>th</sup> day of November 2012 at SRO, Kapra, Ranga Reddy District by:

M/s. MODI VENTURES, a registered partnership firm having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad 500 003, represented by its Managing Partner, Mr. Soham Modi, S/o. Sri Satish Modi, aged about 42 years, Occupation: Business, hereinafter referred to as the "Vendor" (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

**AND**

M/s. SRI SAI BUILDERS, a registered partnership firm having its office at 25, A & B Electronic Complex, Kushaiguda, Hyderabad - 500 062 represented by Mr. Soham Modi, S/o. Sri Satish Modi, aged about 42 years, Managing Partner of M/s. Modi Ventures who are the Agreement of Sale cum General Power of Attorney Holders by virtue of document no. 10302/05 registered at S.R.O. Uppal, hereinafter called the "Firm" (which expression where the context so permits shall mean and include its successors in interest, nominee, assignee).

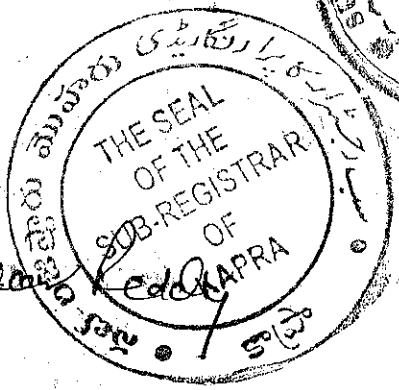
**IN FAVOUR OF**

Mr. VARANASI SRINIVAS SHYAM PRASAD, SON OF Mr. V. S. R. MURTHY, aged about 28 years, Occupation: Service, residing at # A 5 Block-I, West Hill Apartments, 7 & 8 Reddy Kuppam Road, Saidapet, Chennai-600 015., 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

*[Signature]*

1వ పుస్తకము 20/2వ సారి వు 4112  
 దస్తావేజు మొత్తము కారితముల సరిబట్టి 19  
 ఈ కారితము వరుస సంఖ్య 1



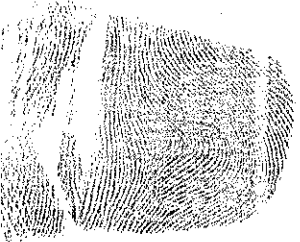
20/2 వసం.నవంబరు...నెల...28...వ తేదీ  
 1934...సం...య...ము...7...వ తేదీ  
 పగలు...1...మరియు...2...గంటల  
 మధ్య క్రొ.ప్రా. సబ్-రిజిస్ట్రారు కార్యాలయములో  
 శ్రీ Soham Reddy K. Prabhakar  
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎను  
 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు  
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి  
 రుసుము రూ... 1250/- లా చెల్లించారు

సబ్-రిజిస్ట్రారు

K. Prabhakar

ప్రాసీ ఇచ్చినట్లు ఒప్పకొన్నది  
 ఎడమ బొటన వ్రేలు

K. Prabhakar



K. Prabhakar Reddy S/o. K. P. Reddy, Senior.  
 P/o: # 5-4-18/344, 3rd floor, Soham mansion, M. G. Road,  
 Sec 3rd, through SRO for presentation of documents,  
 vide SRO No. 64/3K/09, dt. 05.06.09 at SRO, Kapra,  
 R.R. District.

నిరూపించినది

① V.S.R. Murthy

V. S. R. Murthy S/o. V. G. KRISHNA MURTHY  
 P/o: # A-5, Block-1, WEST HILLS, APARTMENTS, 7 & 8,  
 Reddykuppam Road, Saidapet, Chennai - 600 015.

② V. V. Aralu

VIVARALU w/o V. S. R. MURTHY  
 A-5, BLOCK -1, WEST HILLS APARTMENTS, 7 & 8,  
 REDDYKUPPAM ROAD, SAIDAPET,  
 CHENNAI - 600 015

20/2 వసం. నవంబరు నెల... 28 వ తేదీ  
 1934...సం...య...ము... 7 వ తేదీ

సబ్-రిజిస్ట్రారు  
 (సి.హెచ్. లక్ష్మీ కుమారి)


**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

1వ షుద్ధకము 20/ 2వ సం॥ పు. 4112  
 దస్తావేజు మొత్తము కాగితముల సంఖ్య 19  
 ఈ కాగితము వరుస సంఖ్య 2

*[Signature]*  
 సబ్-రెజిస్ట్రారు

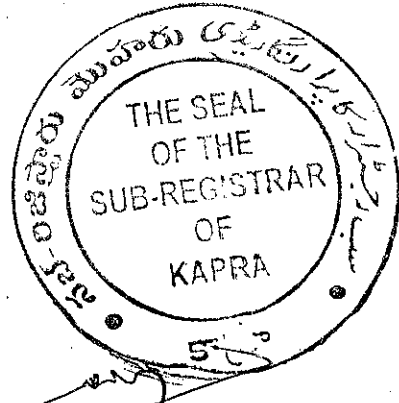
Certified that the following amounts have been paid in respect of this document:

Sl. No.	Description of fee/duty	in the form of					Total
		Stamp Papers	Challan u/s 41 of I.S. Act	Cash	Stamp Duty u/s 16 of I.S. Act	DD/BC/ Pay order	
1.	Stamp Duty	100	72500	-	-	DD	72500
2.	Tax	-	29000	-	-	-	29000
3.	Registration Fee	-	7250	-	-	-	7250
4.	User Charges	-	100	-	-	-	100
Total		100	108750	-	-	-	108850

\*Rs: 101500 towards stamp duty including T.D. under Section 41 of the I.S. Act 1889 and Rs. 7250 towards Registration fee on the chargeable value of Rs. 1450000 were paid by the party through Bank, HDFC vide challan/DD/BC pay order no. 172582  
 Date 27/11/12

*[Signature]*  
 Sub-Registrar  
 Collection U/S 41 of I.S. Act

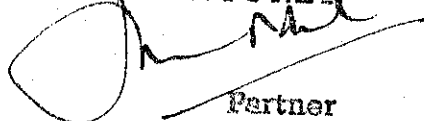
1వ షుద్ధకము 20/ 2వ సం॥ పు. 1924  
 పు. 4112 నెంబరు రిజిస్ట్రారు వేయబడి  
 స్టాంప్ నిమిత్తం రు. 7250 వేరయి 1526  
4112 నెంబరు రిజిస్ట్రారు వేయబడి  
 20/12 సం॥ దినమునకు 11 వ తేది



*[Signature]*  
 సబ్-రెజిస్ట్రారు

- 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.

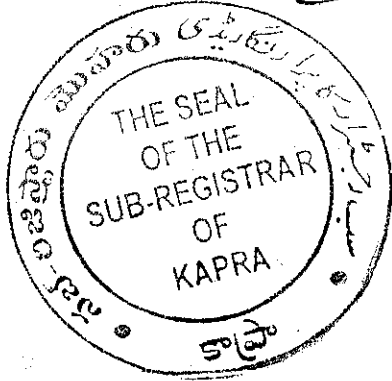
For MODI VENTURES



Partner

1వ ఘనాకము 2012-~~వ సం॥~~ పు. 4112  
దస్తావేజు మొత్తము కారితముల సంఖ్య 19  
ఈ కారితము వరుస సంఖ్య 3

సబ్ రిజిస్ట్రారు



- K. The Firm and Vendor have agreed to jointly develop the flats in Block F falling in the Schedule A Land as per the terms and conditions mentioned in the Supplementary Agreement dated 22.12.2008. As per the terms of the said Supplementary Agreement the Vendor shall become exclusive owners of 28 flats in Block F having an area of about 35,080 sft along with proportionate parking and the Firm shall become absolute owners of 12 flats in Block F having an area of about 15,520 sft along with proportionate parking. The Vendor has agreed to develop Block F including the flats belonging to the Firm and the Firm has agreed to reimburse the cost of construction of its share of flats to the Vendor.
- L. The Vendor and the Firm have further agreed that Block G consisting of 115 flats on 5 floors having an area of about 1,41,050 sft along with parking on the stilt and basement floor is falling within Schedule B Land which belongs to the Vendor and the Vendor shall be absolute owner of all the flats along with proportionate parking without any let or hindrance from the Firm. The Vendor shall develop Block G at its own cost.
- M. The respective share / ownership of each flat in Gulmohar Gardens together with proportional share in parking space etc., belonging to the Firm and the Vendor is detailed in the Schedules/ Annexures / Appendix attached to the Joint Development Agreement referred above.
- N. By virtue of the above referred Joint Development Agreement and Agreement of Sale cum General Power of Attorney the Vendor is absolutely entitled to develop and sell its share of flats to any intending buyer.
- O. The Buyer is desirous of purchasing a deluxe apartment bearing flat no.419 on the fourth 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.

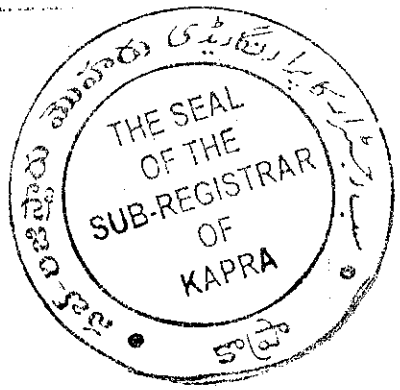
FOR MODI VENTURES



Partner

1వ పుస్తకము 2012వ సం॥ ఖ. 4112  
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ఈ తాగితము వరుస సంఖ్య 4

సబ్ రిజిస్ట్రారు





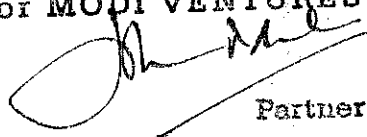
- R. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs.14,50,000/- (Rupees Fourteen Lakhs Fifty Thousand Only) and the Buyer has agreed to purchase the same.
- S. The Vendor and the 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-finished, deluxe apartment bearing flat no.419 on the fourth 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.

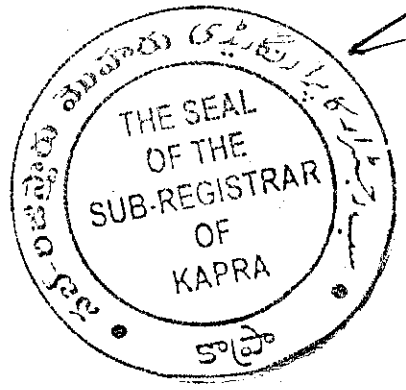
Situated at Sy. Nos. 93, 94 & 95 of Mallapur Village, Uppal Mandal, Ranga Reddy District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs.14,50,000/- (Rupees Fourteen Lakhs Fifty Thousand 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.

FOR MODI VENTURES

  
Partner

1వ ఘనకము 2012 వ సం॥ పు 4112  
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ఈ లాగితము వరుస సంఖ్య 5

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 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.

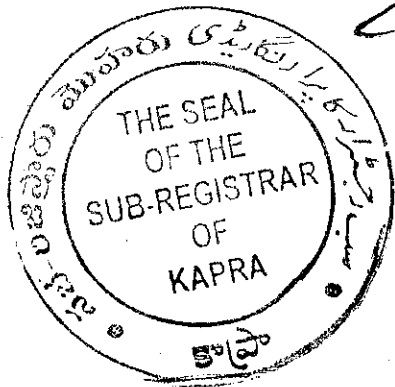
FOR MODI VENTURES



Partner

1వ పుస్తకము 2012-13 సం॥ పు 412  
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ఈ కాగితము వరుస సంఖ్య 6

నబ్బిలి సర్కారు



- d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the GULMOHAR GARDENS, shall vest jointly with the owners of the various tenements/ apartments / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
- e. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor to the Buyer.
- f. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- g. That the blocks of residential apartments shall always be called GULMOHAR GARDENS and the name thereof shall not be changed.
- h. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled 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.1,08,750/- is paid by way of pay order no. 173583, dated 27.11.2012 and VAT an amount of Rs.36,233/- paid by way pay order no. 173589, dated 27.11.2012, both are drawn on HDFC Bank, S. D. Road, Secunderabad.

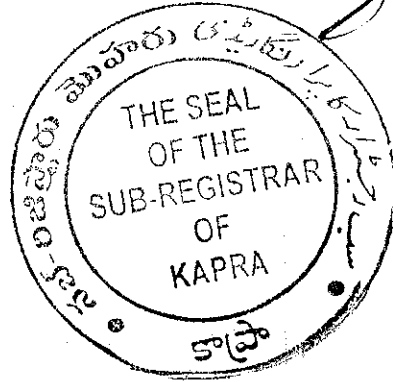
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Partner

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ఈ కారితము వరుస సంఖ్య 7

నబ. బహదూరు



**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-finished, deluxe apartment bearing flat no.419 on the fourth floor, in block no. 'G', admeasuring 1400 sq. yds., 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. yds., 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. *V. Varaha*

2. *V. Varaha*

For MODI VENTURES

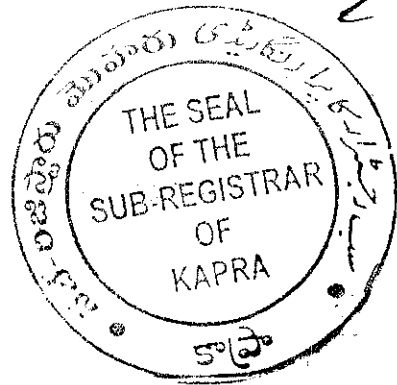
*[Signature]*  
Partner

VENDOR  
For MODI VENTURES

*[Signature]*  
Partner  
FIRM

1వ పుస్తకము 20/2వ సం॥ పు 4112  
దస్తావేజు మొత్తము కారితముల సంఖ్య 19  
ఈ కారితము వరుస సంఖ్య 8

సబ్ రిజిస్ట్రార్

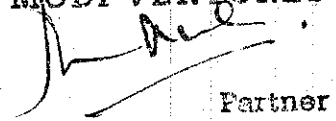




**ANNEXURE-1-A**

1. Description of the Building : DELUXE apartment bearing flat no.419 on the fourth floor, in block no. 'G' of Gulmohar Gardens, forming a part of Survey Nos. 93, 94 & 95, situated at Residential localities, Block No.14, Shaktisai Nagar, Mallapur, Uppal Mandal, Ranga Reddy District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 56.00 sq. yds., U/S Out of Ac. 1-08 Gts.
4. **Built up area Particulars:**
- a) In the Basement / Stilt Floor : 100 sq. ft., for car parking space
- b) In the First Floor : -
- c) In the Second Floor : -
- d) In the Third Floor : -
- e) In the Fourth Floor : 1400 sq. ft.,
- 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. 14,50,000/-

FOR MODI VENTURES



Partner

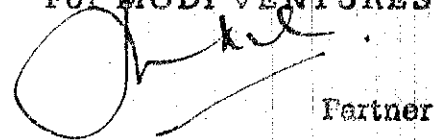
Signature of the Executants

Date: 28.11.2012

**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

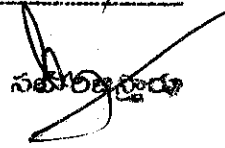


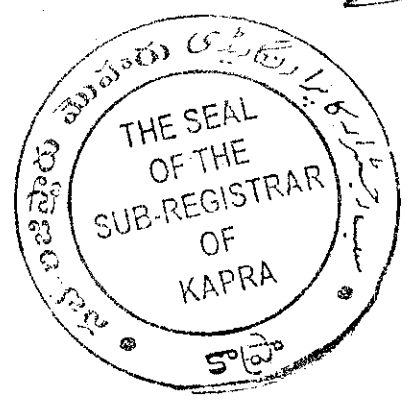
Partner

Signature of the Executants

Date: 28.11.2012

1వ పుస్తకము 20 12వ సం॥ పు 4112  
దస్తావేజు మొత్తము కాగితముల సంఖ్య 19  
ఈ కాగితము వరుస సంఖ్య 9

  
సహాయక రికార్డు



**REGISTRATION PLAN SHOWING**

FLAT NO. 419 IN BLOCK NO. 'G'

ON FOURTH 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:**

MR. VARANASI SRINIVAS SHYAM PRASAD, SON OF MR. V. S. R. MURTHY

**REFERENCE:**

**AREA:**

56.00

**SCALE:**

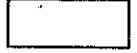
SQ. YDS. OR

**INCL:**

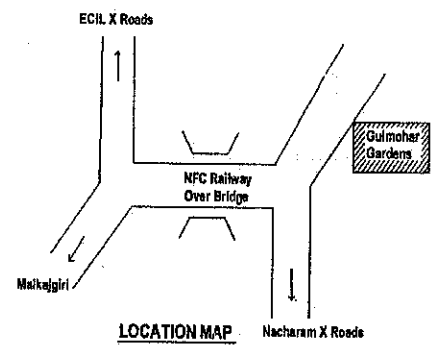
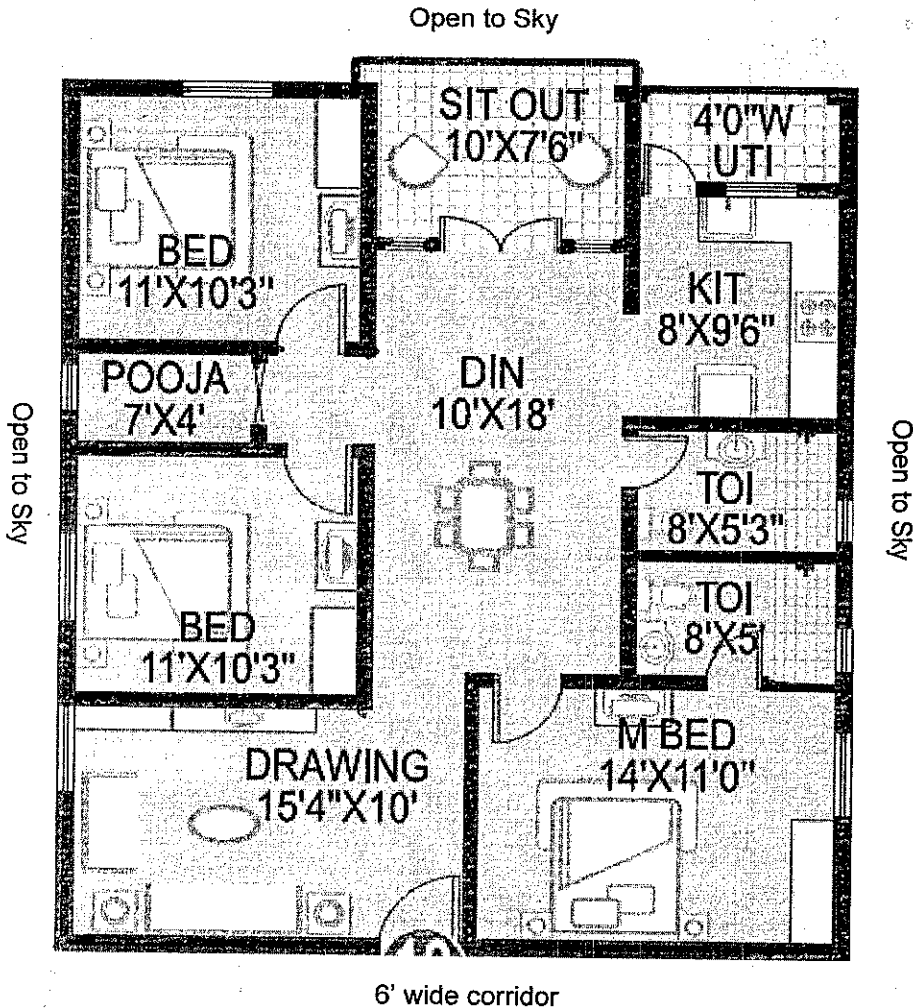
SQ. MTRS.



**EXCL:**



Total Built-up Area = 1400 sft.  
Out of U/S of Land = Ac.1-08 Gts.,



**WITNESSES:**

- 1.
- 2.

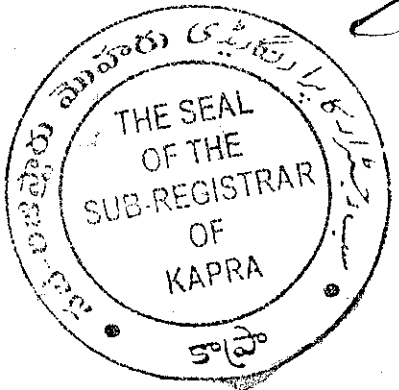
For MODI VENTURES

Partner



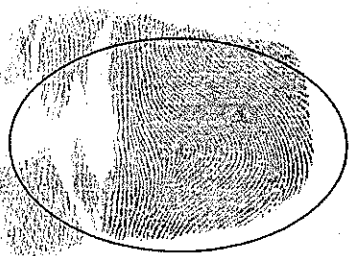
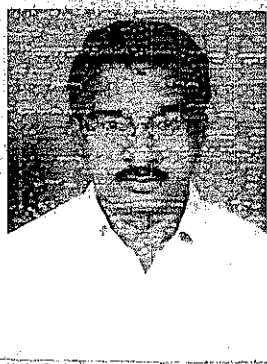
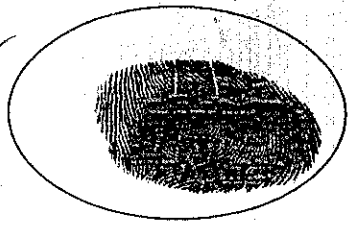
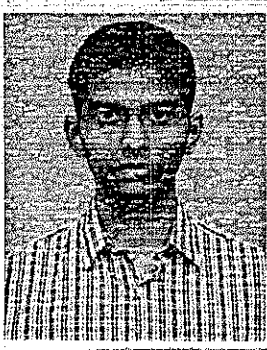
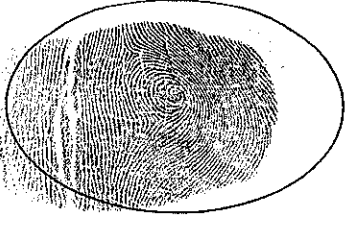

SIG. OF THE VENDOR

1వ పుస్తకము 20/2వ సం॥ వు 4112  
దస్తావేజు మొత్తము కాగితముల సంఖ్య 19  
ఈ కాగితము వరుస సంఖ్య 10

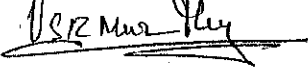

సబ్ రిజిస్ట్రారు



**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
			<p align="center"><input checked="" type="checkbox"/> PRESENTANT / SELLER / BUYER</p> <p><b>VENDOR:-</b> <b>BUILDER:</b></p> <p><b>M/S. MODI VENTURES</b> HAVING ITS OFFICE AT 5-4-187/3 &amp; 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003. REP. BY ITS MANAGING PARTNER MR. SOHAM MODI S/O. MR. SATISH MODI</p> <p><b>GPA FOR PRESENTING DOCUMENTS</b> VIDE DOC. NO. 64/IV/2009, Dt. 05.06.2009.</p> <p><b>MR. K. PRABHAKAR REDDY</b> S/O. MR. K. PADMA REDDY (O). 5-4-187/3 &amp; 4 II FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD - 500 003.</p> <p><b>BUYER:</b></p> <p>Mr. VARANASI SRINIVAS SHYAM PRASAD S/O. MR. V. S. R. MURTHY A 5 BLOCK-I, WEST HILL APARTMENTS, 7 &amp; 8 REDDY KUPPAM ROAD, SAIDAPET, CHENNAI 600 015.</p> <p><b>REPRESENTATIVE:</b></p> <p>MS. VARANASI SRI VIDYA D/o. MR. V-S-R. MURTHY R/o: # FLAT H-10, ABHILASHA APTS, PLOT NO. 180 AYM AVENUE, II MAIN ROAD VIRUGAMBAKKAM, CHENNAI - 600-092.</p>
			
			
			


SIGNATURE OF WITNESSES:

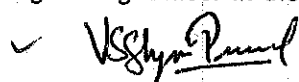
- 
- 

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

  
SIGNATURE OF THE REPRESENTATIVE

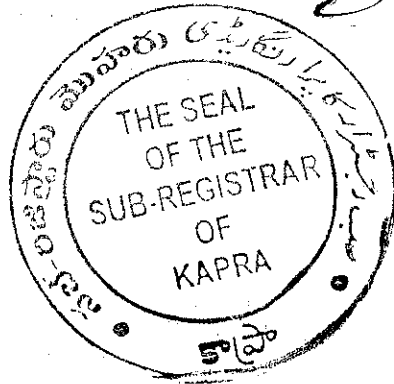
For MODI VENTURES

  
SIGNATURE OF EXECUTANTS

  
SIGNATURE(S) OF BUYER(S)

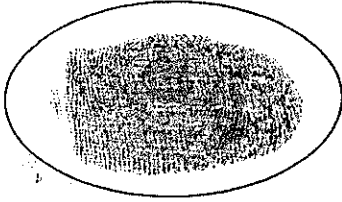
1వ ఘనకము 2012వ సం॥ వు 4112  
దస్తావేజు మొత్తము కారితముల నె 19  
వేల కారితము వరుస సంఖ్య 11

సబ్-రిజిస్ట్రారు



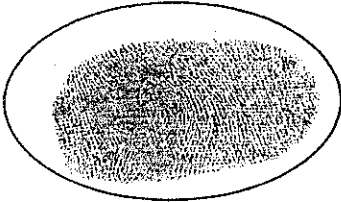
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

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



**WITNESSES:**

1. MR. V. S. R. MURTHY  
S/O. MR. V. G. KRISHNA MURTHY.  
R/O. # A 5 BLOCK-I  
WEST HILL APARTMENTS  
7 & 8 REDDY KUPPAM ROAD  
SAIDAPET  
CHENNAI - 600 015.



2. MRS. VARANASI VARALU  
W/O. MR. V. S. R. MURTHY  
R/O. # A 5 BLOCK-I  
WEST HILL APARTMENTS  
7 & 8 REDDY KUPPAM ROAD  
SAIDAPET  
CHENNAI - 600 015.

**SIGNATURE OF WITNESSES:**

- 1.
- 2.

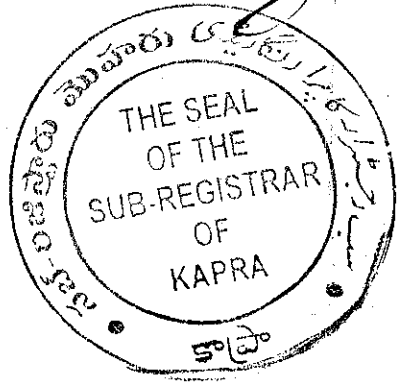
For MODI VENTURES

Partner

SIGNATURE OF THE EXECUTANTS

1. దాఖలపుస్తకము 2012 వ సం॥ పు. 4112  
2. స్టాంపు యొక్క సంఖ్య 19  
3. ఈ డాక్యుమెంట్ వరుస సంఖ్య 12

న. బి. రెడ్డి





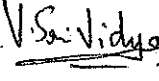


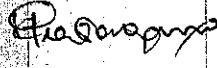


Photographs and FingerPrints As per Section 32A of Registration Act 1908

RegNo/Year: 4112/2012 of SRO:1526 Report Date: 28-NOV-12 02:44 PM

This report prints Photos and FPs of all parties

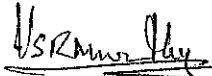
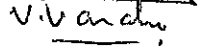
**Execution admitted by (Details of all executants/Claimants of sec 32a):**


Sl No	Code	Thumb Impression	Photo	Signature	Address
1	CL		 [1526-1-2012-4112]SPA		SPA TO CLAIMENT VARANASI SRI VIDYA  FLATNO.H10 ABHILASA APTS, PLOTNO.180 VIRUGAMBAKKAM CHENNAI
2	EX		 [1526-1-2012-4112]K.FP		K.PRABHAKAR REDDY(GPA HOLDER FOR EXECUTANTS)  H.NO.5-4-187/3&4,II FLOOR,SOHAM MANSION,, M.G.ROAD,SECUNDERAB AD.

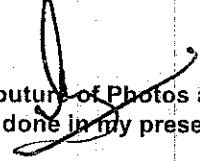
Identified by

Witness 1

Witness 2

  
Photos and TIs  
captured by me


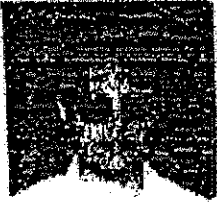
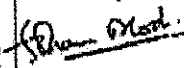
  
Capturing of Photos and TIs  
done in my presence

1వ పుస్తకము 20/2వ సం॥ పు. 4112  
దస్తావేజు మొత్తము కారితముల సంఖ్య 19  
ఈ కారితము వరుస సంఖ్య 13

~~సహ-రిజిస్ట్రారు~~


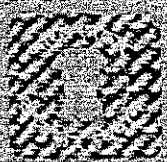




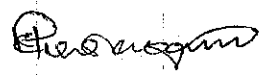
**VENDOR:**

भारत सरकार / 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 		मुख्य आयकर अधिकारी Chief Commissioner of Income-tax, Andhra Pradesh

For MODI VENTURES

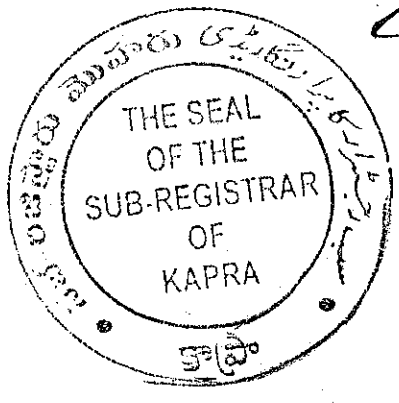
  
Partner

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
PRABHAKAR REDDY K PADMA REDDY KANDI		
15/01/1974 Permanent Account Number AWSP8104E		
 Signature		1005-2005



1వ ఖైదీకము 2012 క సం॥ పు 4112  
దస్తావేజు మొత్తము కార్గిణముల సంఖ్య 19  
ఈ కార్గిణము గరుస సంఖ్య 14

*[Handwritten Signature]*  
సహాయక






BUYER:

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVERNMENT OF INDIA

SHYAM PRASAD V S  
V S R MURTHY  
17/12/1984

Participating Account Number  
BNPPS6351F

  
Signature

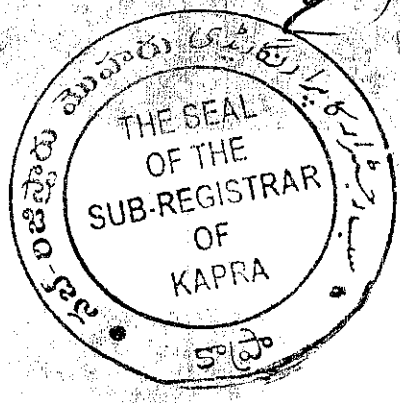
*In case this card is lost / found, kindly inform / return to*  
Income Tax PAN Services Unit, IITSI  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/ लौटाएं -  
आयकर पैन सेवायूनिट, IITSI  
प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर,  
नवी मुंबई - 400 614

*V. S. R. Murthy*

1వ పుస్తకము 2012వ సం॥ పు 4112  
రెస్ట్రావేజు మొత్తము కాగితముల సంఖ్య 19  
ఈ కాగితము వరుస సంఖ్య 15

*[Handwritten Signature]*  
సబ్ రిజిస్ట్రార్



Representative:

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

VARANASI SRI VIDYA  
SREE RAMA CHANDRA MURTHY  
VARANASI  
21/11/1990  
Permanent Account Number  
AJHPV0146N

V. Sri Vidya  
Signature

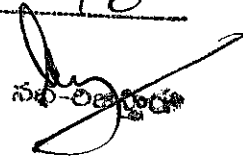


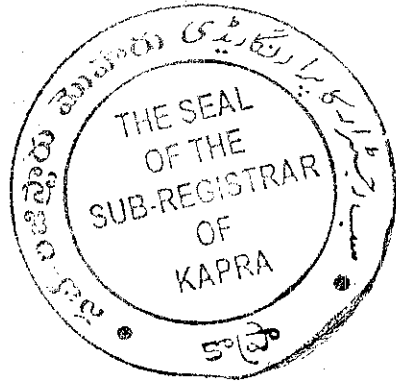
V. Sri Vidya

*In case this card is lost / found, kindly inform / return to :*  
Income Tax PAN Services Unit, UTTSI,  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :  
आयकर पैन सेवा यूनिट, यूटीआईएसएल  
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,  
नवी मुंबई-४०० ६१४.

1వ ఘనకము 2012 సం॥ ఏ. 412  
దస్తావేజు మొత్తము జాగీతముల సంఖ్య 19  
జూ జాగీతము వరుస సంఖ్య 16

  
సబ్-రెజిస్ట్రార్





WITNESS:

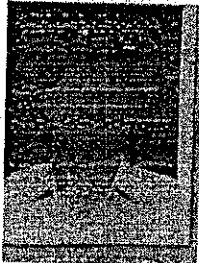
இது அட்டை கிடைக்காமல் போயிருந்தால், அதை மீட்டி கொடுக்க வேண்டும்.  
If this card is lost, it should be returned to the issuing authority.

வருமான வரி இயக்குகை (கணினி மையம்)  
A.R.A. மையம், புவனேஸ்வரி கட்டிடம்  
E-2, ஜந்தவாலன் கிராமம், புது தில்லி-110 055

In case this card is lost/found, kindly inform/return to the issuing authority :

Director of Income Tax ( Systems )  
ARA Centre, Ground Floor  
E-2, Jhandewalan Extn.  
New Delhi - 110 055

பெரும்பாலான காலம் /PERMANENT ACCOUNT NUMBER  
AAEPM2852Q



பெயர் /NAME  
VARANASI SREE RAMA CHANDRA  
MURTHY

தந்தை பெயர் /FATHER'S NAME  
KRISHNA MURTHY

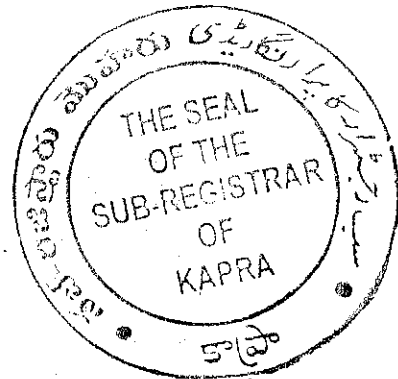
பிறந்த தேதி /DATE OF BIRTH  
26-03-1953

கையொப்பம் /SIGNATURE

வருமானவரி இயக்குகை (கணினி மையம்)  
DIRECTOR OF INCOME TAX (SYSTEMS)

1వ పుస్తకము 2012వ సం॥ వు 4112  
దస్తావేజు మొత్తము తాగితముల సంఖ్య 19  
ఈ తాగితము వరుస సంఖ్య 17

నల్లపాటి



WITNESS?

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

V VARALU

KAREDLASATYANARAYANA

15/10/1960

Permanent Account Number

ADPPV3061N




V. Varalu  
Signature

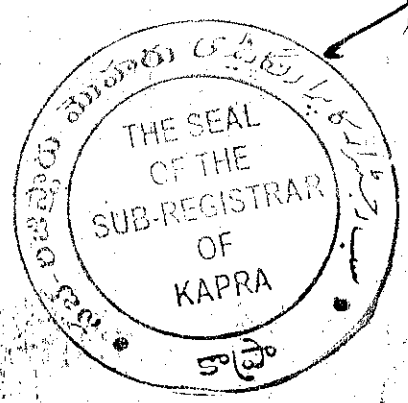
V. Varalu

In case this card is lost / found, kindly inform / return to  
Income Tax PAN Services Unit, UTIISL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/लौटाएँ :  
आयकर पैन सेवा यूनिट, UTIISL  
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,  
नवी मुंबई-४०० ६१४

1వ షుద్ధకము 2012వ సం॥ పు 4112  
దస్తావేజు తయారము కారితముల సంఖ్య 19  
ఈ కారితము వరుస సంఖ్య 18

సచి-





FOR MODI VENTURES

*[Handwritten Signature]*

Partner

1వ ఘోషకము 2012 నం. పు. 4112  
దస్తావేజు తొత్తము కారితముల సంఖ్య 19  
ఈ కారితము వరుస సంఖ్య 19

సబ్-రెజిస్ట్రారు

