

DOCT. No. 808/12

9-515

876
CS: 86

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl.No. 6588 Date: 13-03-2012, Rs. 100/-

Purchase# CH.RAMESH S/O CH. NARSING RAO R/O HYD.

For Whom: M/s. MODI VENTURES.

AS 881931

S. P. S. S. S.
S.P. S. S. S.
STAMP VENDOR SHONGIR

LINE NO. 009/3030

R.No. 22-01-011/2012

H.No.1-7-77/1, R.S. Nagar, SHONGIR-508116

Dist. Nalgonda, Cell: 98855724

SALE DEED

This Sale Deed is made and executed on this the 16th day of March 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, 1st 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. V. S. N. MURTHY DEVARAKONDA, SON OF Mr. D. V. CHALAPATHI RAO, aged about 39 years, Occupation: Service, residing at Flat No-404, Raviteja Enclave, Mangapuram Colony, Moulali, H.B. Colony, Hyderabad - 500 040., 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 2012 వ సం॥ పు
దస్తావేజు వెంకటేశ్వరం జాగీరముల నంబ్ర, 16
జాగీరము వరుస నంబ్ర

Prabhakar Reddy
సబ్-రిజిస్ట్రారు

2012 వ సం॥...నెల...16...వ తేది
1932 శా.శ. సం॥...మాసము...25...వ తేది
పగలు...మరియు...గంటల
మద్యకాశ్రా సర్-రిజిస్ట్రారు కార్యాలయములో
శ్రీ...*Prabhakar Reddy*...
రిజిస్ట్రేషన్ ద్వారా 1932 శా.శ. సం॥...
అనుసరించి సమర్పించబడిన ఛోటో గ్రాపులు
మరియు వేలిముద్ర... సహా దాఖలు చేసి
రుసుము రూ...5200/...లాచెలిగినాక



వాసీ ఇచ్చినట్లు ఒప్పకొన్నది
ఎడమ బొటన వ్రేలు

Prabhakar Reddy

Prabhakar Reddy



Prabhakar Reddy, S/o K. Padma Reddy, Occupation: Service.
187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
Hyderabad-03, through attested GPA/SPA for presentation
of documents, Vide GPA/SPA No. 64/85/09
dated 05.06.09 registered at SRO,
Ranga Reddy District, Kappa

నిరూపించినది

CH. VENKAT RAMANA REDDY
S/O. LATE ANJI REDDY
SERVICE. R/A. 11-187/2, ROAD NO. 2
GREENHILLS COLONY, SARADORNAGAR
HYDRABAD.

Handwritten signature

① *Handwritten signature*

శ్రీ. Rajivram S/o. Anubandhan
Occ: Business R/A. 1-3/1, Anubollaram,
Sec 2nd

Handwritten signature

2012 వ సం॥...నెల...16...వ తేది
1932 శా.శ. సం॥...మాసము...25...వ తేది

సబ్-రిజిస్ట్రారు
కాప్రా

WHEREAS:

- A. The Firm constituted by its partners (1) Sri Nareddy Kiran Kumar, (2) Smt. K. Jaya, (3) Sri K. V. Chalapathi Rao and (4) Sri B. Anand became the absolute owners and possessors of open agricultural land in Sy. Nos. 93, 94 & 95, situated at Mallapur Village, Uppal Mandal, R. R. District, admeasuring Ac. 4-00 Gts. by virtue of registered sale deed dated 10th July, 2003 bearing document no. 8184/03 and sale deed dated 5th February 2004 bearing document no. 1311/04 which are both registered at the office of the Sub-Registrar, Uppal, R. R. District hereinafter the said land is referred to as The Schedule A Land, more fully described in Schedule 'A' annexed to this Agreement.
- B. The Vendor became absolute owners and possessors of open agricultural land in Sy. Nos. 93, 94 & 95, situated at Mallapur Village, Uppal Mandal, R. R. District, admeasuring Ac. 1-08 Gts. by way of registered sale deed dated 23rd March, 2007 bearing document no. 4000/07 (for purchase of Ac. 1-13 Gts.) and sale deed dated 7th April 2004 bearing document no. 4464/07 (for sale of Ac. 0-05 Gts.) which are both registered at the office of the Sub-Registrar, Uppal, R. R. District hereinafter the said land is referred to as the Schedule B Land, more fully described in Schedule 'B' annexed to this Agreement.
- C. The Firm and the Vendor had purchased the Scheduled A Land and Scheduled B Land for a consideration from its previous owners viz., Sri Koukutla Mogulaiah Alias Mogula Reddy, Sri Koukutla Jangaiah Alias Janga Reddy, Sri Koukutla Narsimhulu Alias Narsimha Reddy and others (hereinafter referred to as the Original Owners).
- D. The Original Owners got their rights as per ORC issued vide proceeding by the RDO East Division, File No. H/6733/79 dated 10.02.1982 and confirmed in the proceedings bearing file no. J/7156/96 dated 06.09.1997. Patta Passbook and title deeds were issued in favour of the Original Owners for a portion of the lands in Sy. No. 93, 94 & 95 of Mallapur Village, Uppal Mandal, R. R. District, as per details given below:

Survey No.	Area Ac-Gts.	Issued in favour of	Title Book No.	Passbook No.
93	0-28	K. Mogulaiah	179141	73706
94	0-29			
95	2-14			
93	0-27	K. Jangaiah	179115	73738
94	0-30			
95	2-14			
93	0-27	K. Narsimhulu	176051	73741
94	0-30			
95	2-13			

- E. The Firm invited the Vendor to develop the Schedule A Land into residential apartments in a group housing scheme named and styled as 'GULMOHAR GARDENS' and both of them had agreed to do so jointly.

For MODI VENTURES


Partner

1వ పుస్తకము 2012 వ సం॥ పు. 808
 దస్తావేజు మొత్తము లాగితముల సంఖ్య 16
 ఈ లాగితము వరుస సంఖ్య 2

R. Reddy
 సబ్-రిజిస్ట్రార్

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

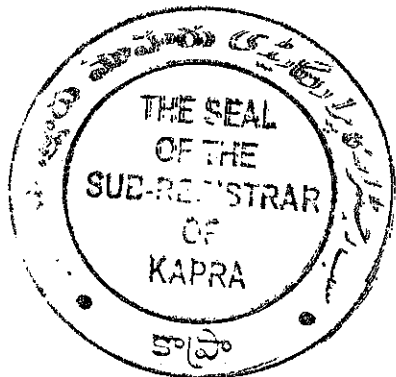
Sl. No.	Particulars	Amount	Mode of Payment	Amount
100	51900	—	DD/CC/ Pay order	52000
	20800	—		20800
	500	—		500
	100	—		100
	78000	—		78100

*Rs: 72000 towards stamp duty including T.D.
 under Section 123 of I.S. Act 1956 and Rs. 52000 —
 towards the value of Rs. 1040000 —
 vide serial No. 167538 —
 Date 11/3/12

R. Reddy
 Sub-Registrar
 Collector U/S 41 of I.S. Act

1వ పుస్తకము 2012 సం./ లా. 108 వ
 పు. 808 సందర్భము లాగితము చేయబడి.
 స్వామిన్ నిమిత్తం నిర్ణయించబడినది. / 526
 1 808 / 10/12 లా. యివ్వబడినది.
 2012 సం. మార్చి నెం. 16 వ తేదీ

R. Reddy
 సబ్-రిజిస్ట్రార్



- F. The Firm and the Vendor hereto had applied to the Urban Development Authority and Local Municipality for obtaining necessary building construction and other permissions at the cost of the Vendor for the Schedule A Land. The permissions were received from HUDA vide their Letter No. 1481/P4/Plg/HUDA/2005, dated 22.08.2005 and Kapra Municipality vide their Proceedings No. BA/G2/150/2005-06, dated 29.09.2005. In accordance with the sanctioned plan in all 350 number of flats in 5 blocks (A to E) aggregating to about 2,83,825 sft., along with parking on the stilt floor and other amenities were constructed on the Schedule A Land.
- G. The Firm and the Vendor for the purposes of joint development of the Schedule A Land had reached into an understanding whereby the Vendor agreed to purchase certain area of land out of the total land area of Ac. 4-00 Gts., and the balance land to be retained by the Firm. To give effect to this broad understanding, the Firm and the Vendor had executed following documents:
(a) Joint Development Agreement dated 20.10.2005
(b) Agreement of Sale-cum General Power of Attorney dated 20.10.2005
Both the above documents are registered with the office of the Sub-Registrar Office as documents No.10300/05 and 10302/05 respectively.
- H. By virtue of above two referred documents, the Firm and the Vendor hereto had identified and determined their respective ownership of 350 flats, along with proportionate parking space proposed to be constructed in a group housing scheme named and styled as 'GULMOHAR GARDENS' forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District, together with their respective proportionate undivided share in the Scheduled A Land.
- I. After the purchase of Schedule B Land, the Vendor applied for obtaining the necessary building construction and other permissions to HUDA & GHMC for the Schedule A Land and Schedule B Land put together. The permissions for an additional 155 flats in 2 blocks aggregating to about 1,91,650 sft. has been obtained as per proceedings in file no. 0514/CSC/TP1/2008 of GHMC.
- J. In the permission for construction of the first 350 flats (in 5 blocks marked as Block A to E) obtained in the year 2005 and area about 1,623 sq yds was effected in a proposed 100 ft. wide road. The said proposed road was deleted in the new master plan which was notified in April 2008. Accordingly in the permission for construction obtained in 2008 an additional block F consisting of 40 flats on 5 floors having an area of 50,600 sft along with parking on the stilt floor is proposed to be constructed in the area which was earlier effected in the 100 ft wide proposed road. Block F entirely falls within the Schedule A Land. As per the sanction obtained in 2008, Block G which falls entirely in the Schedule B Land, consisting of 115 flats on 5 floors having an area of about 1,41,050 sft along with parking on the stilt and basement floor is proposed to be constructed.

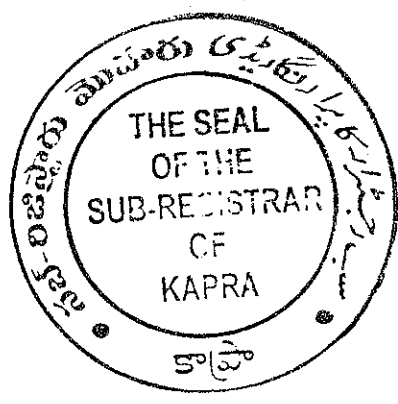
For MODI VENTURES



Partner

1వ పుస్తకము 20 12వ సం॥ పు. 808
దస్తావేజు పేర్లము కారితముల నగని, 16
ఈ కారితము పేరున సంఖ్య 3

P. S. S. S.
నవ-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 an semi-deluxe apartment bearing flat no. 515 on the fifth floor, in block no. 'G' having a super built-up area of 1000 sft., together with undivided share in the schedule B land to the extent of 40.00 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. 10,40,000/- (Rupees Ten Lakhs Fourty Thousand Only) and the Buyer has agreed to purchase the same.

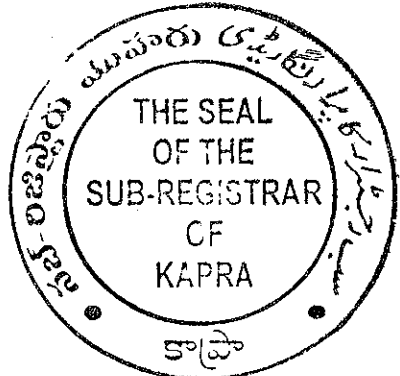
For MODI VENTURES



Partner

1వ పుస్తకం 2012 వ సం॥ వు 808
దస్తావేజుల పేర్లను పాఠానికి ముందు సంఖ్య 16
ఈ కారితము పుస్తకం సంఖ్య 4

Ramachandra
సబ్-రిజిస్ట్రారు



- 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, semi-deluxe apartment bearing flat no. 515 on the fifth floor, in block no. 'G' having a super built-up area of 1000 sft, in building known as Gulmohar Gardens together with:
 - a. Undivided share in schedule B land to the extent of 40.00 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.10,40,000/- (Rupees Ten Lakhs Fourty Thousand Only) paid by way of DD. No. 971103, dated 13.03.2012 issued by Axis Bank Ltd., Service Branch, Hyderabad. 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.

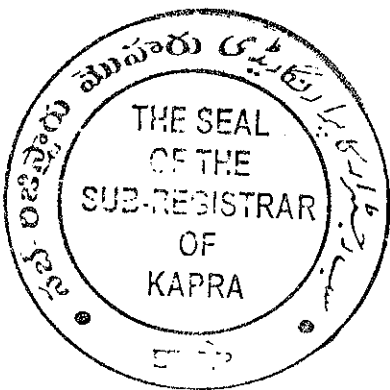
For MODI VENTURES



Partner

1వ సుప్రకాశం 2012 వ సం॥ పు. BOB
దస్తావేజు మొత్తము కారీచముల సంఖ్య 16
ఈ కారీచము పరచున సంఖ్య 1

Ramreddy
సబ్-రిజిస్ట్రారు



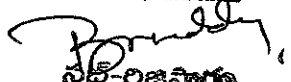
7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear 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. 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.

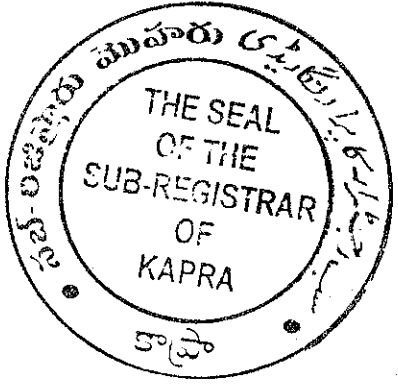
FOLMSDI VENTURES



Partner

1వ పుస్తకము 20 | 1వ సం॥ పు. 808
దస్తావేజు మొత్తము కాగితముల సంఖ్య 16
ఈ కాగితము వరుస సంఖ్య 6


సబ్-రిజిస్ట్రారు



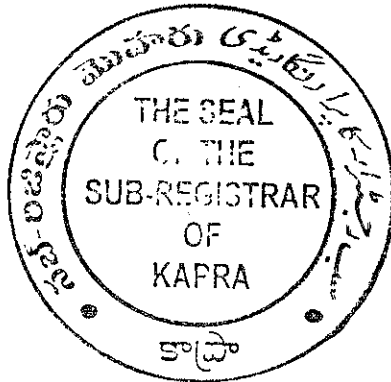
- e. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor 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.
10. Stamp duty and Registration amount of Rs. 78,000/- is paid by way of challan no. 167538, dated 15.03.2012, drawn on State Bank of Hyderabad, Kushaiguda Branch, Hyderabad and VAT an amount of Rs. 27,863/- paid by way of Pay order no. 167537, dated 15.03.2012 drawn on HDFC Bank, S. D. Road, Secunderabad.

For MODI VENTURES


Partner

1వ పుస్తకము 20 12 వ సం॥ పు. 808
దస్తావేజు మొత్తము కారీవకూల సంఖ్య 16
ఈ కారీవకూల వరుస సంఖ్య 7

Randy
సబ్-రిజిస్ట్రారు



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 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 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


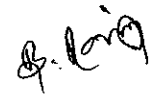
SCHEDULE 'C'
SCHEDULE OF APARTMENT

All that portion forming semi-finished, semi-deluxe apartment bearing flat no. 515 on the fifth floor, in block no. 'G', admeasuring 1000 sft., of super built up area together with proportionate undivided share of land to the extent of 40.00 sq. yds., and a reserved parking space for single car on the stilt floor / basement 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	Flat No. 516
South By	Flat No. 514
East By	Open to Sky & 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 SRI SAIBUILDERS



C. SA. Builder



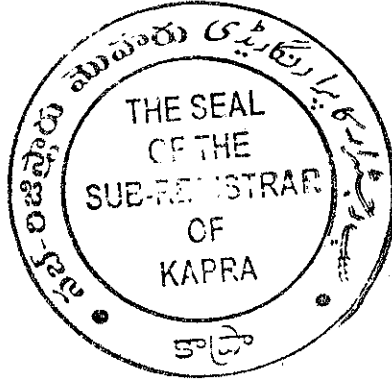
FIRM

1వ పుస్తకము 2012 వ సం॥ ఫి... 2008

దస్తావేజు మొత్తము కాగితముల సంఖ్య, 16

ఈ కాగితము వయస్ సంఖ్య, 8


[Handwritten Signature]
సబ్-రిజిస్ట్రారు



ANNEXURE-1-A

1. Description of the Building : SEMI-DELUXE apartment bearing flat no. 515 on the fifth floor, in block no. 'G' of Gulmohar Gardens, forming a part of Survey Nos. 93, 94 & 95, situated at Residential localities, Block No. 14, Shaktisai Nagar, Mallapur, Uppal Mandal, Ranga Reddy District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 40.00 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 : -
- c) In the Second Floor : -
- d) In the Third Floor : -
- e) In the Fourth Floor : -
- f) In the Fifth Floor : 1000 Sft
5. Annual Rental Value : -
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 10,40,000/-


Date: 16.03.2012

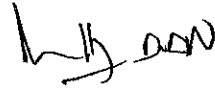
For MODI VENTURES

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.

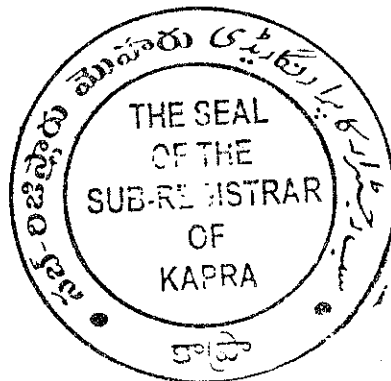
Date: 16.03.2012

For MODI VENTURES

Partner
Signature of the Executants



1వ పుస్తకము 20 | 2వ సం॥ పు 808
దస్తావేజు మొత్తము తారీఖముల నంబు 16
ఈ తారీఖము వచ్చిన సందర్భు 9

R. N. Srinivasulu
సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING FLAT NO. 515 IN BLOCK NO. 'G'

ON THE FIFTH FLOOR IN PROJECT KNOWN AS "GULMOHAR GARDENS"

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

MALLAPUR VILLAGE, UPPAL **MANDAL, R.R. DIST.**

VENDOR: M/S. MODI VENTURES REPRESENTED BY ITS MANAGING PARTNER

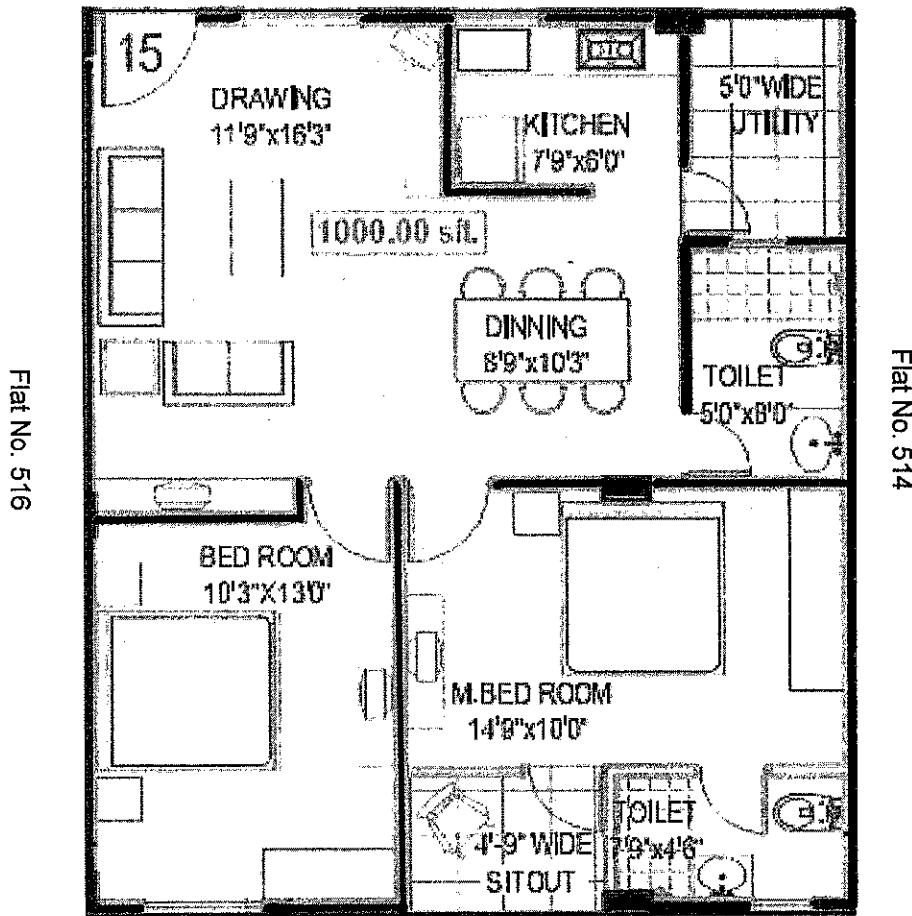
SRI SOHAM MODI SON OF SRI SATISH MODI

BUYER: MR. V. S. N. MURTHY DEVARAKONDA, SON OF MR. D. V. CHALAPATHI RAO

REFERENCE: **SCALE:** **INCL:** **EXCL:**
AREA: 40.00 **SQ. YDS. OR** **SQ. MTRS.**

Total Built-up Area = 1000 sft.
Out of U/S of Land = Ac. 1-08 Gts.

6'-6" wide corridor & Open to Sky



For MODI VENTURES

[Signature]
Partner

WITNESSES:

1. *[Signature]*
2. *[Signature]*

SIG. OF THE VENDOR

[Signature]

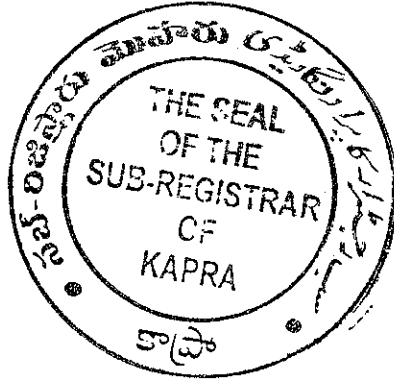
SIG. OF THE BUYER

1వ పుస్తకాలు 2012 వ సం॥ ను 808

దస్తావేజు పంపిణీ కారితముల సంఖ్య 16

ఈ కారితము వరుస సంఖ్య 10

P. Reddy
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
--------	--	--	--

VENDOR:

M/S. MODI VENTURES
 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. MR. SATISH MODI

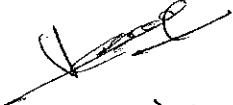
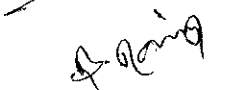
GPA FOR PRESENTING DOCUMENTS
VIDE DOC. NO. 64/BK-IV/2009, Dt. 05.06.2009:

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


BUYER:

MR. V. S. N. MURTHY DEVARAKONDA
 S/O. MR. D. V. CHALAPATHI RAO
 R/O. FLAT NO-404, RAVITEJA ENCLAVE
 MANGAPURAM COLONY
 MOULALI, H. B. COLONY
 HYDERABAD - 500 040.

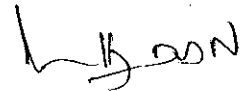
SIGNATURE OF WITNESSES:

1. 
 2. 

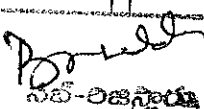
For MODI VENTURES

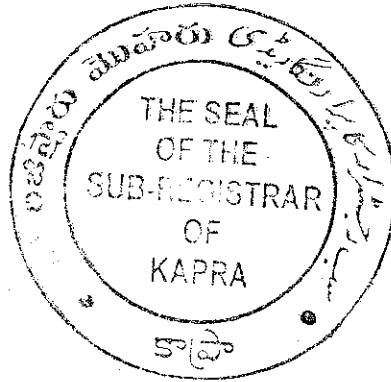

 Partner

SIGNATURE OF EXECUTANTS



SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము 20 12వ సం॥ పు 808
దస్తావేజు మొత్తము కారితముల సంఖ్య 16
ఈ కారితము జరుగ సంఖ్య 11

సబ్-రిజిస్ట్రారు





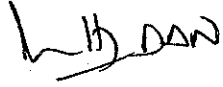


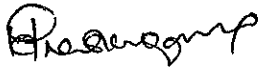
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 000816/2012 of SRO: 1526(KAPRA)

Presentant Name(Capacity): M/S MODI VENTURES(EX)


Report Date: 16/03/2012 12:28:11

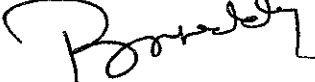
This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) V.S.N.MURTHY DEVARAKONDA F.NO.404,RAVIJETA ENCLAVE,MANGAPURAM CLY.MOULA-ALI,HYD.	
2			(EX) K.PRABHAKAR REDDY(REP TO EXECUTANT) H.NO.5-4- 187/3&4,II FLOOR,SOHAM MANSION,M.G.ROAD, SECUNDERABAD.	

Identified by
Witness 1
Witness 2



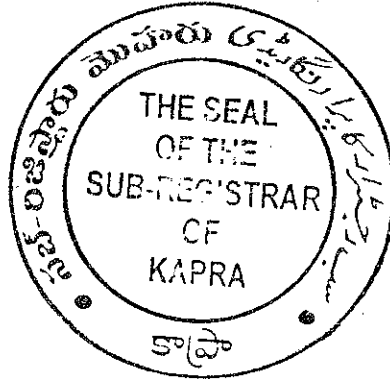


Photos and TIs
captured by me



Capture of Photos and TIs
done in my presence

1వ పుస్తకము 2012వ సం॥ పు. 868
దస్తావేజు యొక్కదా కారితముల సంఖ్య 16
ఈ కారితము వరుస సంఖ్య 12

[Handwritten Signature]
సబ్-రిజిస్ట్రార్

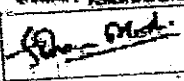


पारमण्व संख्या / PERMANENT ACCOUNT NUMBER
ABMP16725H

नाम / NAME
SONAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANLAL 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

प्रभाकर रेड्डी क / PRABHAKAR REDDY K
 पद्मा रेड्डी कान्डी / PADMA REDDY KANDI

15/01/1974
 Permanent Account Number
AWSP8104E

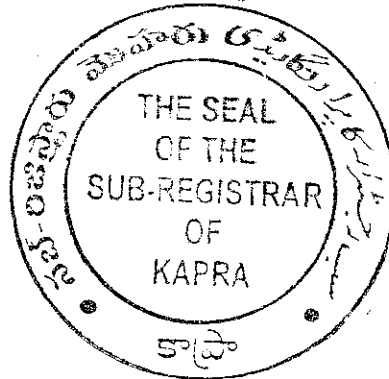
हस्ताक्षर / Signature


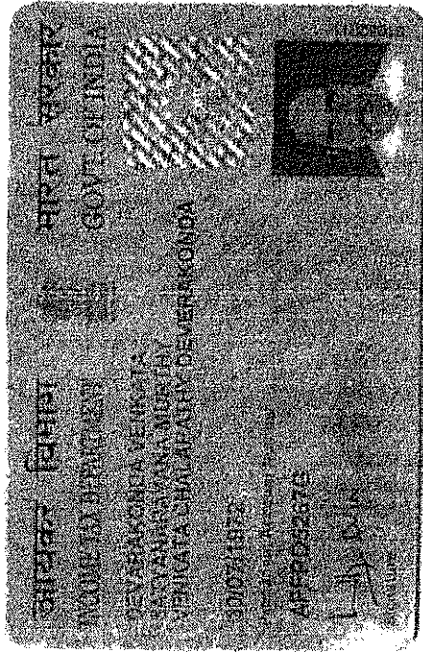


Prabhaakar

1వ పుస్తకము 2012 వ సం॥ పు. 100
దస్తావేజు మొత్తము కాగితముల సంఖ్య 16
ఈ కాగితము వరుస సంఖ్య 12

[Handwritten Signature]
సబ్-రిజిస్ట్రారు

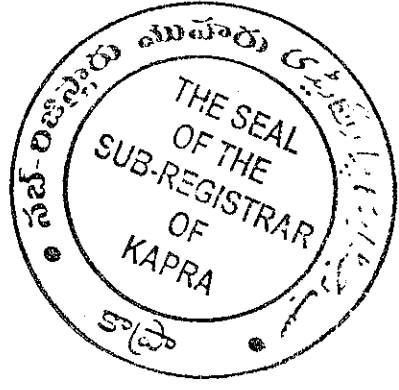




hbasw

1వ పుస్తకం 10/2 త సం॥ పు 80A
దస్తావేజు సంఖ్య 16
ఈ కారితము పనుల సంఖ్య 14

P. Srinivasulu
సబ్-రిజిస్ట్రారు



WITNESSES NO. 1

Customer Relations Division



MODI
PROPERTIES &
INVESTMENTS PVT. LTD.



Name : Ch.Venkata Ramana Reddy

Designation : Customer Relations Executive

Signature :

Valid upto : 30 April 2009

Issuing Authority :

Blood Group : O +ve

Address:
5-4-187/3&4, 11nd Floor,
M.G Road, Secunderabad-500003.
Ph:040-68335551, 040-27544058

www.modiproperties.com

Resi.Add.:
11-187/2, Road No.2,
Green Hills Colony,
Saroor Nagar,
Hyderabad.
Ph:9393381666, 9246165561

In case of Emergency Call

1. Employee must display this card while on duty.
2. This card has to be surrendered while leaving the organization
3. The loss of the card must be reported to the Admin.Div.Immediately

WITNESSES NO. 2

आयकर विभाग
INCOME TAX DEPARTMENT

B M RAJ KUMAR

MUKUND RAO

03/01/1978

Permanent Account Number

AIOPR9833L

Signature



भारत सरकार
GOVT OF INDIA



22022018

इस कार्ड के खो जाने पर / जोया हुआ कार्ड मिलने पर
कृपया सूचित करें / लौटाने
आयकर की सेवा इकाई, एन.एस.डी. यू.ए.
तीसरी मंजिल, ट्रेड वर्ल्ड, ए विंग, कामला मिल्स कंपाउंड
एस. बी. मार्ग, लोअर पैरल, मुंबई - 400 013

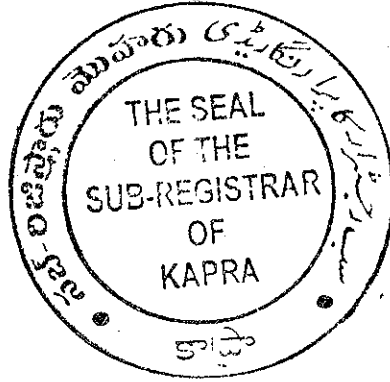
If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
3rd Floor, Trade World, A Wing,
Kamala Mills Compound,
S. B. Marg, Lower Panel, Mumbai - 400 013.

Tel: 91-22-2499-4650, Fax: 91-22-2495-0664,
email: tininfo@nsdl.co.in

1వ పుస్తకము 101 వ పేజీ నంబరు 808
దస్తావేజుల మంజూరు కారితముల సంఖ్య 16
ఈ కారితము చేయిన తేదీ 15

P. S. S. S.
సబ్-రజిస్ట్రారు





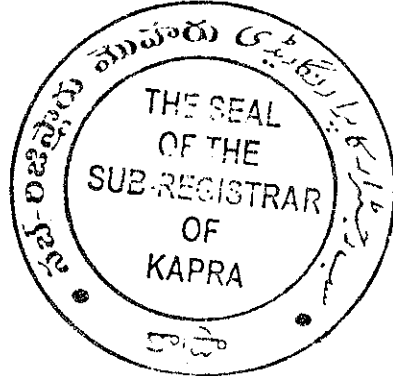
For MODI VENTURES

A handwritten signature in black ink, appearing to be 'Omkar', written over a horizontal line.

Partner

1వ పుస్తకము 2012వ సం. ఏ. 808
దస్తావేజు మొత్తము కారితము సంఖ్య 16
ఈ కారితము వరుస సంఖ్య 16

P. Anand
సబ్-రిజిస్ట్రారు





**GOVERNMENT OF ANDHRA PRADESH/ఆంధ్ర ప్రదేశ్ ప్రభుత్వం
REGISTRATION AND STAMPS DEPARTMENT/రెజిస్ట్రేషన్ మరియు స్టాంపుల శాఖ
CERTIFICATE OF ENCUMBRANCE ON PROPERTY/స్టిప్ ఉత్పత్తి భార భవీకరణ పత్రము**



SRO/ న.ఓ.ఓ.

KAPRA
V.S.N.MURTHY
DEVARAKONDA

Certificate No/ భవీకరణ పత్రము సంఖ్య :

Application No/ ధరఖాస్తు సంఖ్య :

Date/ తేదీ :

Page/ పుట :

1788
4406
16/03/2012
1 / 1

having applied to me for a certificate giving particulars of registered acts and encumbrances if any, in respect of under mentioned property.
ఈ విషయములో స్టిప్ నిలిపింది వల్లగా రెజిస్ట్రేషన్ శాఖలో ఉన్న రికార్డుల వల్లగా ఎవరిమును తప్పకుండా స్టిప్ ఉత్పత్తి ఉన్నదిగా ధరఖాస్తు చేసిన విషయము.

VILL/COL : MALLAPUR/ SURVEY: 93,94,95, APARTMENT: GULMOHAR GARDENS FLAT: G-515 EXTENT: 40 Sq. Yd
BUILT: 1000 Sft. NORTH: FLAT NO 516 SOUTH: FLAT NO 514 EAST: OPEN TO SKY & 6-6" WIDE CORRIDOR WEST:
OPEN TO SKY

I hereby certify that a search has been made in Book I and in the indexes relating thereto for acts and encumbrances registered in the name of the applicant and the names of the parties to the said acts.

Years from

to

16/03/2012

నం. నుండి

నం. ల వరకు 15 వుత్పత్తుల మరియు అందరూ సుందరీకరించిన ఉత్పత్తుల కొరకు నుండిన ఉత్పత్తి నామాలను గుర్తించుచున్నాను. ఈ క్రింది నామాలు వయస్విని ఉత్పత్తి నామాల

ప్రస్తుతం ధరఖాస్తుకర్తను తేలి భవీకరణయ్యబడుతున్నది.

Sl.No. పదవి సంఖ్య (1)	(a) Description of Property అమ్మ వివరములు (2)	Date of Execution (7)Registration దస్తావేజు నాయుడిన తేదీ రెజిస్ట్రేషన్ తేదీ (3)	(b) Nature & Value of Document దస్తావేజు వర్ణనను మరియు విలువ (4)	Names of Parties / వారి పేర్లు మరియు Executants (5) and Claimants (6) ప్రొసే గాల్లిన వారు, వాక్కు దారులు (5) (6)	Ref. to Document Entry దస్తావేజు లోని వివరాలు	
					Vol.No./Page No. వాల్యూం / పుట (7) (8)	Document No./Year దస్తావేజు నెం. / సం. (9) (10)

I also certify that except the abovesaid acts and encumbrances no other act and encumbrances affecting the said property have been found
ఈ అమ్మి వివరాలకు మించిన ఉత్పత్తులు లేనిగా వర్తమాన వరకు ఏ వ్యత్యాస కాలం తాకట్ట వల్లగా ఎవరూ నామాలు శాబ్దం చేయడమిది కూడా భవీకరణయ్యబడుతున్నది.

నోట్ - రెజిస్ట్రేషన్ ధరఖాస్తుదారులకు

శా.సా.
Received Rs. 100 +20 towards EC-Fee against Cash Receipt No.

Search made and certificate prepared by/ భవీకరణ పత్రము తయారు చేసిన వారు
ధరఖాస్తుదారుల ధరఖాస్తులను సమీక్షించి
V.S.N.MURTHY

OFFICIAL SEAL & DATE
అధికారి ముద్ర మరియు తేదీ

శిఖరించిన ఈ పత్రములకు వాటిని



GOVERNMENT OF ANDHRA PRADESH/ఆంధ్రప్రదేశ్ ప్రభుత్వం
REGISTRATION AND STAMPS DEPARTMENT/రిజిస్ట్రేషన్ మరియు స్టాంపుల శాఖ
CERTIFICATE OF ENCUMBRANCE ON PROPERTY/అడ్వైస్డ్ టాకర్స్ భార భీష్మం కర్రు



SRO/ నం. 6.5*

KAPRA
 V.S.N.MURTHY.D
 VILL./COL : KALLAPUR

Application No/ దరఖాస్తు నంబర్ : 1918
 Date/ తేదీ : 21-03-2012

having applied to me for a certificate giving particulars of encumbered acts and encumbrances if any, in respect of under mentioned property.

ఈ రిజిస్ట్రేషన్ కింద ఉన్న ఆస్తులపై ఏదైనా టాకర్స్ లేదా టాకర్స్ వల్ల ఏర్పడిన అడ్డంకులు ఉన్నాయా లేదా అట్టి అడ్డంకులు ఏవైనా ఉన్నాయో తెలుపుట కొరకు అడ్వైస్డ్ టాకర్స్ భార భీష్మం కర్రు కోరబడినది.

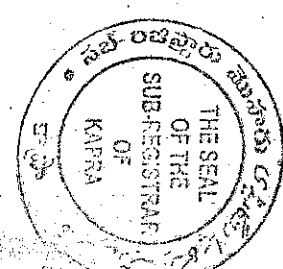
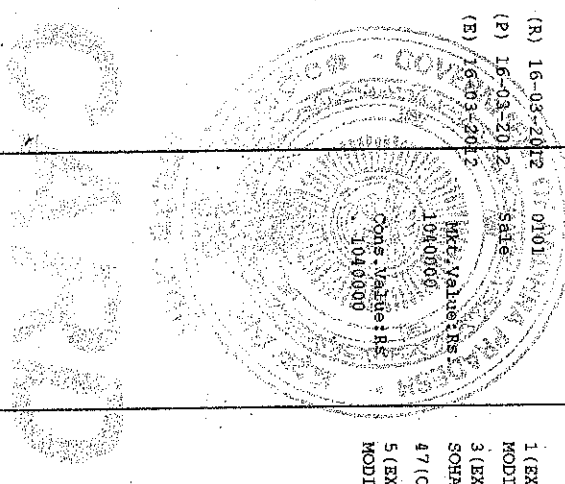
DATE & TIME of Application of EC: 21-03-2012 00:00:00

DATE & TIME of Generation of EC: 21-03-2012 16:03:26

for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

సం. నంబర్ 1918 వలె అడ్వైస్డ్ టాకర్స్ భార భీష్మం కర్రు కోరబడినది. ఈ ఆస్తులపై ఏదైనా టాకర్స్ లేదా టాకర్స్ వల్ల ఏర్పడిన అడ్డంకులు ఉన్నాయా లేదా అట్టి అడ్డంకులు ఏవైనా ఉన్నాయో తెలుపుట కొరకు అడ్వైస్డ్ టాకర్స్ భార భీష్మం కర్రు కోరబడినది.

SI.No. వరుస నంబర్ (1)	(a) Description of Property. ఆస్తి వివరములు (2)	Date of (E)xecution (R)egistration (P)rovisional తేదీ రిజిస్ట్రేషన్ తేదీ (3)	(b) Nature & Value of Document దస్తావేజు స్వభావం మరియు విలువ (4)	Names of Parties / పేర్ల పేర్లు Executants (Ex) and Claimants (Cl) (2) వారి పేర్లు మరియు వాదన వారి పేర్లు (5) (6)	Ref. to Document Entry దస్తావేజు కు సంబంధించిన ఎంట్రీ	
					Vol.No./Page No. వాల్యూమ్ / పేజీ (7) (8)	Document No./Year దస్తావేజు నం. / సం. (9) (10)
1	VILL./COL: KALLAPUR SHAKTI SAI NAGAR#R#3000 W- B: 3-14 SURVEY: 93/PART 94/PART 95/PART FLOOR:#PA.05.# FLAT: 515 APARTMENT: GUMOHAN GARDENS EXTENT: 40 SQ.Yds BUILT: 1100 Sq.ft Boundries: [N]: FLAT NO 516 [S] FLAT NO 514 [E]: OPEN TO SKY & 6'-6" WIDE CORRIDOR [W]: OPEN TO SKY LINK DOCT: 1507,1311/2004# 1507,4000/2007# 1507,4464/2007# 1507,8184/2003# 1507,10300/2005# 1507,10302/2005#	(R) 16-03-2012 (P) 16-03-2012 (E) 16-03-2012	01.01.104000 104000 Cons. Value: Rs 104000	1 (EX)/M/S MODI VENTURES REP BY SOHAN MODI 3 (EX)/M/S SRI SAI BUILDERS REP BY SOHAN MODI 47 (CL)/V.S.N.MURTHY DEVARAKONDA 5 (EX)/M/S MODI VENTURES REP BY SOHAN MODI	0/0	308 / 2012 OF SRO OF SRO KAPRA 1



I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found
 ఈ అడ్వైస్డ్ టాకర్స్ భార భీష్మం కర్రు కోరబడిన ఆస్తులపై ఏదైనా టాకర్స్ లేదా టాకర్స్ వల్ల ఏర్పడిన అడ్డంకులు ఉన్నాయా లేదా అట్టి అడ్డంకులు ఏవైనా ఉన్నాయో తెలుపుట కొరకు అడ్వైస్డ్ టాకర్స్ భార భీష్మం కర్రు కోరబడినది.

Received Rs. 100 +20 Forwards EC-See against Cash Receipt No. 282
 195/11v
 For Signature of Registering Officer

