

68100-1188

20.30-1171/2012

Arde 1268

SCANNED



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

SI.No. 68100 Date: 13-03-2012, Rs. 100/-

Purchaser: CH. RAMESH S/O CH. NARSING RAO R/O HYD.

For Whom: M/s. MODI VENTURES.

**SALE DEED**

AS 881957  
*S. Poshetty*  
**S. POSHETTY**  
 STAMP VENDOR BHONGIR  
 L.No.23-01-003/2000  
 R.No.23-01-011/2012  
 H.No. 1-7-771, R.B. Nagar, BHONGIR-509101  
 Phone: 9806557244

This Sale Deed is made and executed on this the 11<sup>th</sup> day of April 2012 at 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).

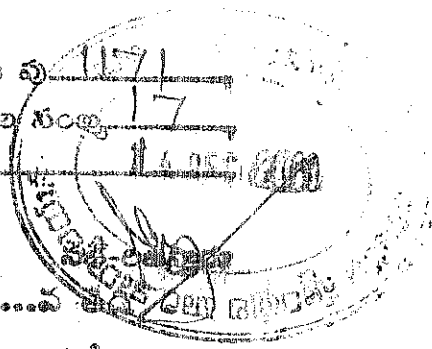
**IN FAVOUR OF**

1. Mr. SANJAY SAHA, SON OF Mr. RANBIR SAHA, aged about 39 years, Occupation: Service.
2. Mrs. SONALI SAHA, WIFE OF Mr. SANJAY SAHA, aged about 35 years, both are residing at Flat No. 101, Emerald Apartmnets, Snehapuri Colony, Road No.3, Nacharam, Hyderabad-500 076., hereinafter referred to as the "Buyer" (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For MODI VENTURES

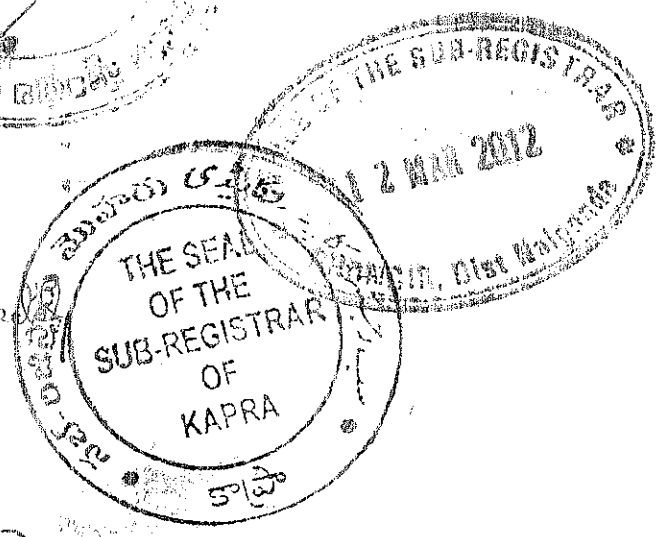
Partner

1వ పుస్తకము 2012 వ సం. వు. 117/17  
 దస్తవేజు మొత్తము తారీఖముల నంబు  
 తు తారీఖము కరువ నంబు



20 12 నకు... 16 వ తేదీ  
 1834 శ.శ. సం... 26 వ తేదీ

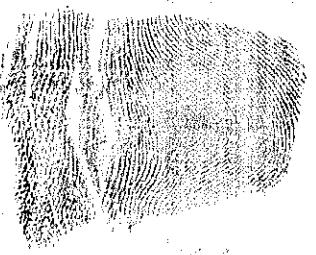
పగలు... గంటల  
 మద్య బాప్రా సబ్-రిజిస్ట్రారు కార్యాలయములో  
 Abraham. Modi Kefhy's/le. Prabhakar Reddy  
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 12-వను  
 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు  
 మరియు వేలిముద్రలతో సహా దాఖలు చేసిన  
 కు... 6750/...



Prabhakar

నానే ఇచ్చినట్లు ఒప్పకొన్నట్లు  
 ఎవరు బాటస ప్రాలు

Prabhakar



విరూపింపబడి

K. Prabhakar Reddy  
 S/o. K.P. Reddy, Occ. Servie  
 R/o. S-1-187/3 & 4, 2nd Floor, Sahamansion  
 M.G. Road, Sec 8th, Through GRA in presentation  
 of documents with GRA no. 64/3482/09, dt.  
 01.06.2009 at SRO, Kapra, R.R. District.

① Ramesh

A. RAMESH S/o. A. Padmaiah, Servie  
 R/o. S-1-76/2, Srinivasanagar Colony  
 Malappur, Andarabare - 076

② Jagdish Reddy

K. Jagdishwar Reddy  
 S/o. K. Yedara Reddy, Servie  
 R/o. 2-17/125/11,  
 Laganandranagar, UPPAL - 034.

2012 నకు... 16 వ తేదీ  
 1834 శ.శ. సం... 26 వ తేదీ

Handwritten signature and stamp at the bottom right.

**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 Narsintha 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

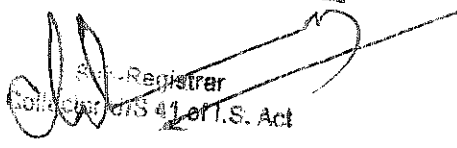
1వ పుస్తకము 2012 వ సం. పు 1171  
 కచ్చావల మొత్తము కాపితముల సంఖ్య 17  
 దీని భారితము కరుణ సంఖ్య 2

~~సబ్-రెజిస్ట్రార్~~

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

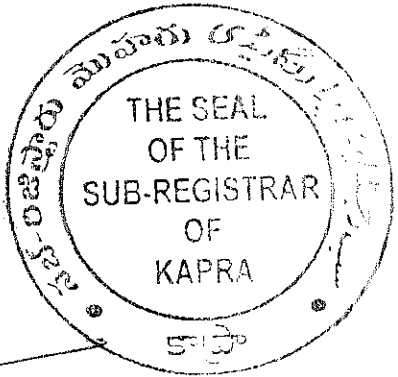
Sl. No.	in the form of						Total
	Stamp Papers	Challan u/s 41 of I.S. Act	Cash	Stamp Duty u/s 16 of I.S. Act	DD/BC/ Pay order		
1.	100	67400					
2.		29000					67400
3.		6750					29000
4.		100					6750
Total		101250					100
							101250

"Rs: 91,500/- Towards stamp duty including T.D. under Section 41 of the I.S. Act 1899 and Rs. 6,750/- towards Registration fee on the chargeable value of Rs. 12,50,000/- were paid in the State Bank, H.D.F.C. vide challan/DD/BC copy attached 16.8.12  
 Date 10/8/12"

  
 Sub-Registrar  
 Collector of S 41 of I.S. Act

1వ పుస్తకము సం 12 సం. / భా.స. 1234వ  
 పు 1171 నెంబరుగా రిజిస్టరు చేయబడి  
 స్టాంపు విమర్శించు నెంబరు 152.6  
 10/8/2012 గా యిచ్చబట్టినది  
 జిల్లా సబ్-రెజిస్ట్రార్, కర్నూలు తరఫున

  
 సబ్-రెజిస్ట్రార్



- 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.

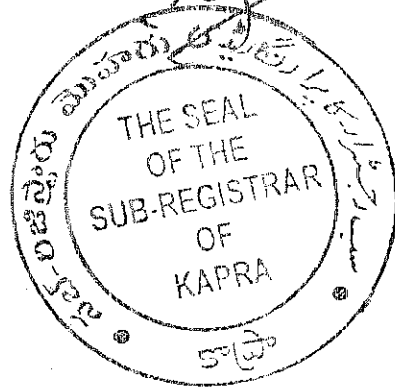
For MODI VENTURES



Partner

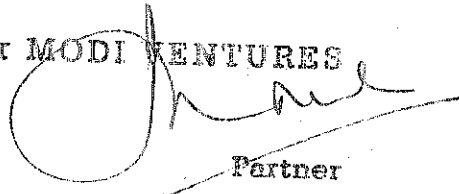
1వ పుస్తకము 2012వ సం॥ పు. 1171  
దస్తావేజు మొత్తము కారితముల సంఖ్య 17  
ఈ కారితము వరుస సంఖ్య 3

సబ్ రిజిస్ట్రార్



- 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. 418 on the fourth floor, in block no. 'G' having a super built-up area of 1300 sft., together with undivided share in the schedule B land to the extent of 52.00 sq. yds., and a reserved parking space for single car on the basement / stilt floor admeasuring about 100 sft., in the building known as 'Gulmohar Gardens' and has approached the Vendor, such apartment is hereinafter referred to as Scheduled Apartment.
- P. The Vendor and the Firm have represented to the Buyer that the Scheduled Apartment has fallen to the share of Vendor and thus absolutely belongs to it by virtue of above referred agreements.
- Q. The Buyer has inspected all the documents of the title of the Vendor in respect of the Schedule B Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities, which are attached to and/or are common to the project of Gulmohar Gardens. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.
- R. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs.13,50,000/- (Rupees Thirteen Lakhs Fifty Thousand Only) and the Buyer has agreed to purchase the same.

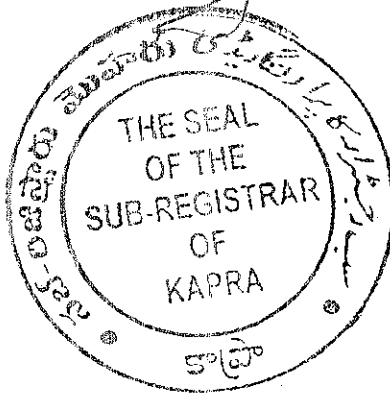
FOR MODI VENTURES



Partner

1st పుస్తకము 20 / 2 వ సం॥ పు 1171  
దస్తావేజు మొత్తము కారితము కంట్ల 17  
ఈ కారితము వరుస నంబు 4

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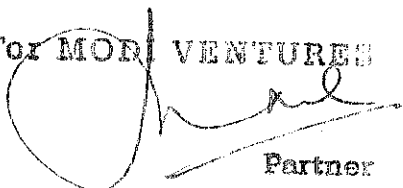
- S. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.
- T. The Firm at the request of the Vendor and Buyer is joining in execution of this agreement so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigation. The Firm has no share 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. 418 on the fourth floor, in block no. 'G' having a super built-up area of 1300 sq. ft., in building known as Gulmohar Gardens together with:
  - a. Undivided share in schedule B land to the extent of 52.00 sq. yds.
  - b. A reserved parking space for single car on the basement / stilt floor admeasuring about 100 sq. ft.

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.13,50,000/- (Rupees Thirteen Lakhs Fifty Thousand Only) financed HDFC Ltd., 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.

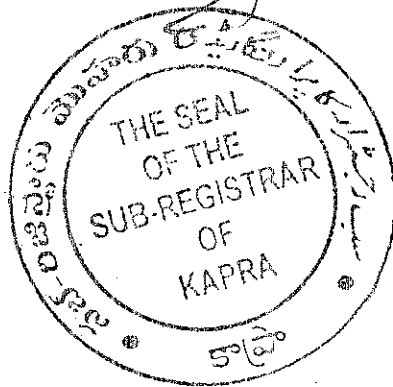
For MOD VENTURES



Partner

18 వ పుస్తకము 2012 వ సం॥ పు. 1171  
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ఈ కారితము వరుస సంఖ్య 5

సబ్-రెజిస్ట్రారు



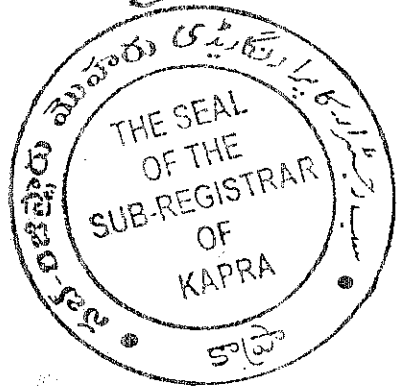
6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Apartment unto and in favour of the
7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities 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.

For MODI VENTURES

  
Partner

1వ పుస్తకము 20 / 2 వ సం॥ పు. 1171  
దస్తావేజు మొత్తము తారీఖముల సంఖ్య 17  
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సబ్-రెజిస్ట్రార్



- 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. 1,04,250/- is paid by way of pay order no. 168112, dated 10.04.2012 and VAT an amount of Rs. 38,863/- paid by way of pay order no. 168109, dated 10.04.2012 both are drawn on HDFC Bank, S. D. Road, Secunderabad.

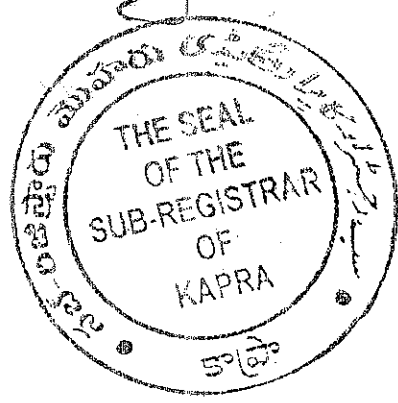
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Partner

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దస్తావేజు మొత్తము లాగితములు 17  
### లాగితము వరుస నంబరు 7

సబ్-రెజిస్ట్రార్



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

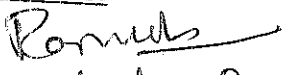
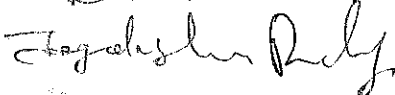
SCHEDULE 'C'  
SCHEDULE OF APARTMENT

All that portion forming a semi-finished, deluxe apartment bearing flat no. 418 on the fourth floor, in block no. 'G', admeasuring 1300 sft., of super built up area together with proportionate undivided share of land to the extent of 52.00 sq. yds., and a reserved parking space for single car on the basement / stilt floor admeasuring about 100 sft., in residential apartment named as "Gulmohar Gardens", forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District marked in red in the plan enclosed and bounded as under:

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

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

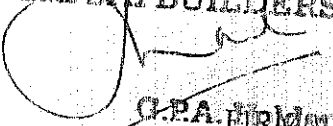
WITNESSES:

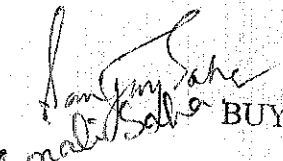
1. 
2. 

FOR MODI VENTURES

  
Partner

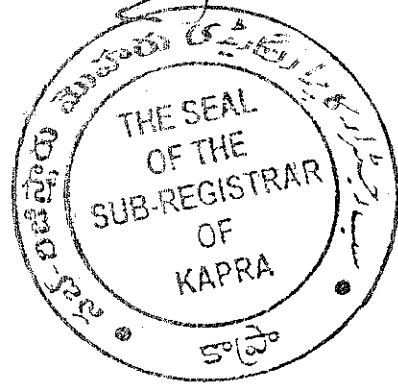
VENDOR  
FOR SRI SAI BUILDERS

  
G.P.A. FIRM

  
BUYER

1వ పుస్తకము 2012 వ సం॥ పు. 1171  
రస్తావేణ మొత్తము జాగీరనంబు రంబు 17  
ఈ జాగీరము వరుస సంఖ్య 8

సబ్-రెజిస్ట్రారు






ANNEXURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no. 418 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 : 52.00 sq. yds., U/S Out of Ac. 1-08 Cts.
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 : 1300 Sft
- 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. 13,50,000/-

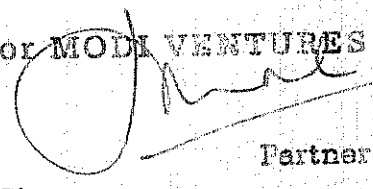
Date: 11.04.2012

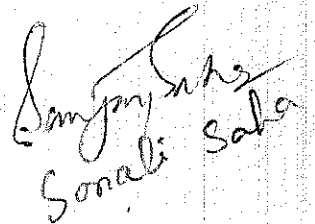
For MODI VENTURES  
  
Partner  
Signature of the Executants

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.

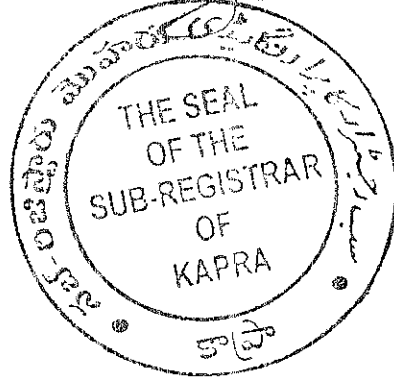
Date: 11.04.2012

For MODI VENTURES  
  
Partner  
Signature of the Executants

  
Sonali Saha.

1వ పుస్తకము 2012 వ సం॥ ఏ 1171  
దస్త్రావళి మొత్తము కారితముల సంఖ్య 17  
ఈ కారితము వరుస సంఖ్య 9

సచివ్ కార్యదర్శి



**REGISTRATION PLAN SHOWING**

FLAT NO. 418 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:**

1. MR. SANJAY SAHA, SON OF MR. RANBIR SAHA

2. MRS. SONALI SAHA, WIFE OF MR. SANJAY SAHA

**REFERENCE:**

AREA:

52.00

**SCALE:**

SQ. YDS. OR

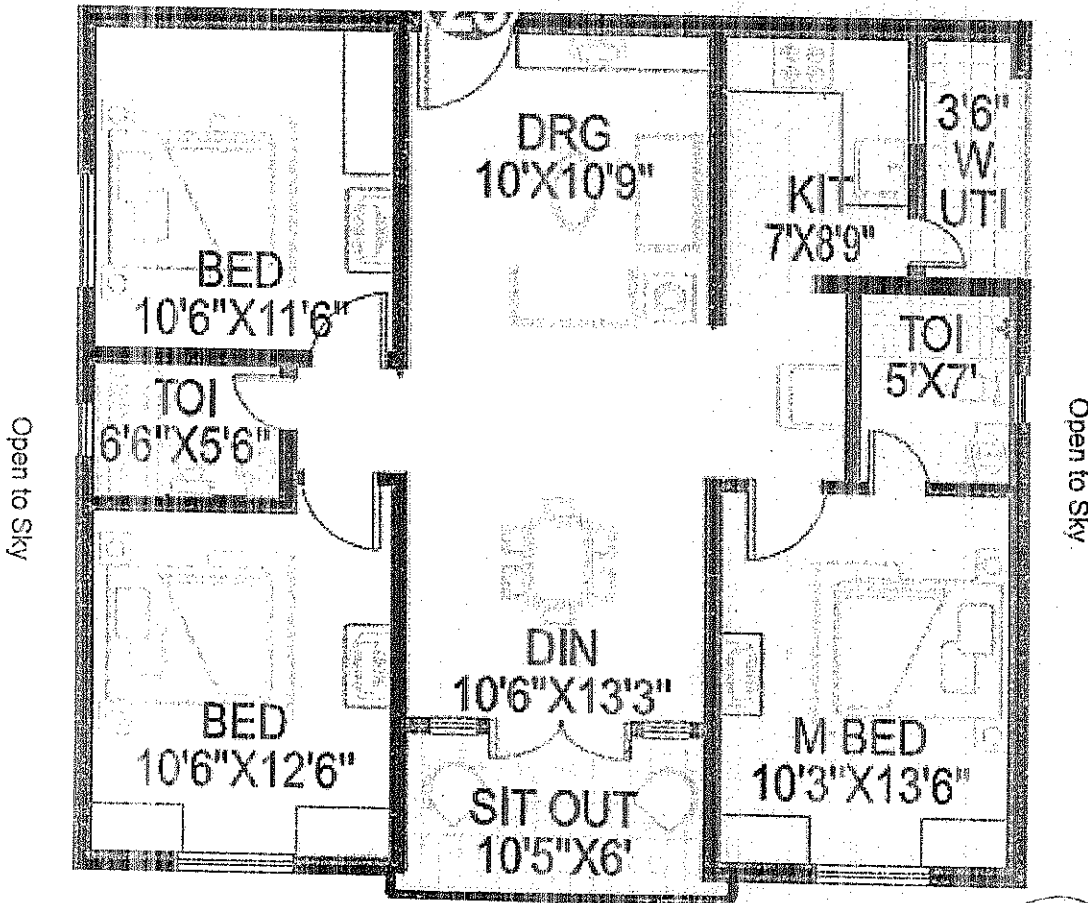
**INCL:**

SQ. MTRS.

**EXCL:**

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

6'-6" wide corridor



**WITNESSES:**

1. *Ranbir Saha*

2. *Sonali Saha*

FOR MODI VENTURES

*[Signature]*

Partner

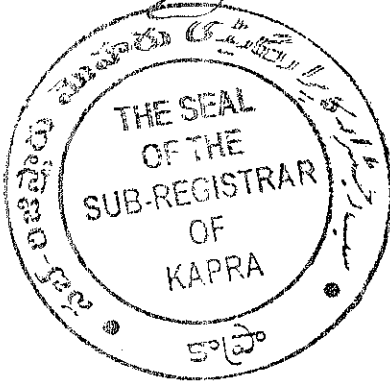
SIG. OF THE VENDOR

*Sanjay Saha & Sonali Saha*

SIG. OF THE BUYER

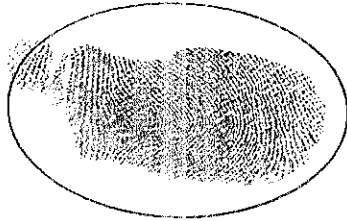
1వ పుస్తకము 2012 వ సం॥ ఏ. 1171  
దస్తావేజు మొత్తము కారితముల సంఖ్య 17  
ఈ కారితము వరుస సంఖ్య 10

సబ్ రిజిస్ట్రారు



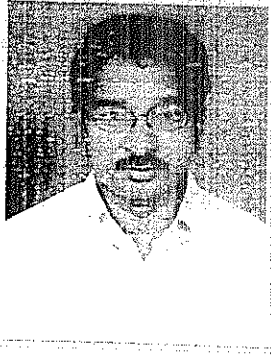
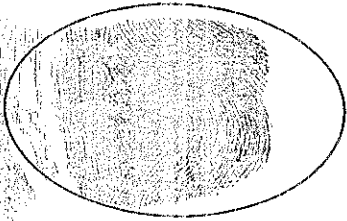
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

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



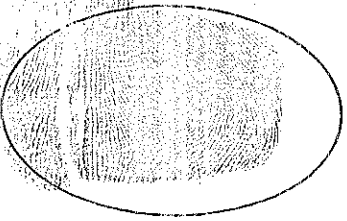
**VENDOR:**

**M/S. MODI VENTURES**  
HAVING ITS OFFICE AT 5-4-187/3 & 4  
II FLOOR, SOHAM MANSION  
M. G. ROAD, SECUNDERABAD - 500 003.  
REP. BY ITS MANAGING PARTNER  
MR. SOHAM MODI  
S/O. MR. SATISH MODI



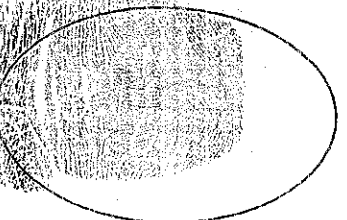
**GPA FOR PRESENTING DOCUMENTS**  
**VIDE DOC. NO. 64/BK-IV/2009, Dt. 05.06.2009:**

**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.



**BUYERS:**

1. **MR. SANJAY SAHA**  
S/O. MR. RANBIR SAHA  
R/O. FLAT NO. 101, EMERALD APARTMNETS  
SNEHAPURI COLONY, ROAD NO.3  
NACHARAM, HYDERABAD-500 076



2. **MRS. SONALI SAHA**  
W/O. MR. SANJAY SAHA  
R/O. FLAT NO. 101, EMERALD APARTMNETS  
SNEHAPURI COLONY  
ROAD NO.3, NACHARAM  
HYDERABAD-500 076.

**SIGNATURE OF WITNESSES:**

- 1.
- 2.

For MODI VENTURES

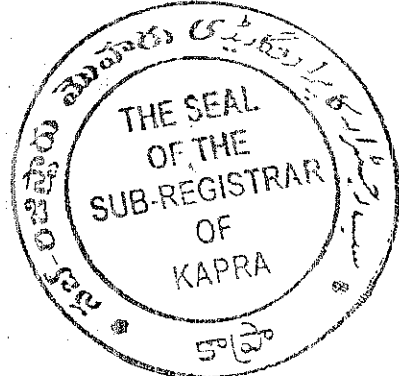
Partner  
SIGNATURE OF EXECUTANTS

SIGNATURE(S) OF BUYER(S)

Sonali Saha

1వ విస్తరణ 2012 త సం॥ పు. 1171  
దస్తావేజు మొత్తము కారితముల సంఖ్య 17  
కారితము వరుస సంఖ్య 11

నబ-అజ్జిరు

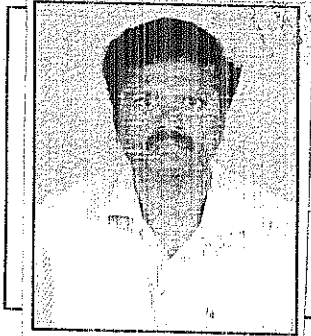
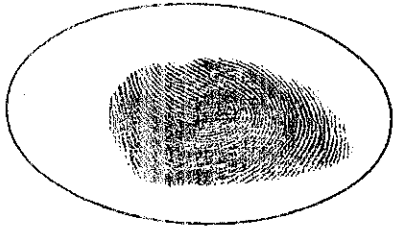


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SI.No. FINGER PRINT  
IN BLACK INK (LEFT  
THUMB)

PASSPORT SIZE  
PHOTOGRAPH  
BLACK & WHITE

NAME & PERMANENT  
POSTAL ADDRESS OF  
PRESENTANT/SELLER/  
BUYER



WITNESS NO. 1:

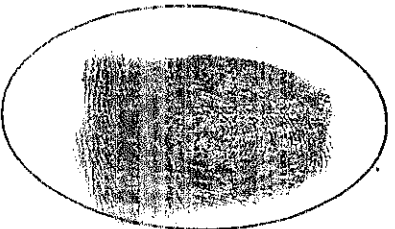
MR. A. RAMESH

S/O. A. RADMAIAH

R/O. S-1-T6/2, SRINIVASA

NAGAR COLONY, OLD MECADE

MALLADUR, HYD-500076.



WITNESS NO. 2:

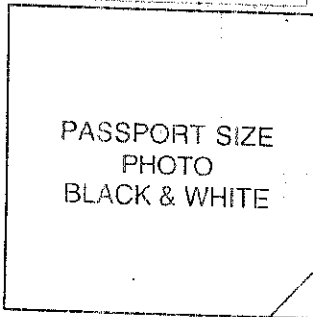
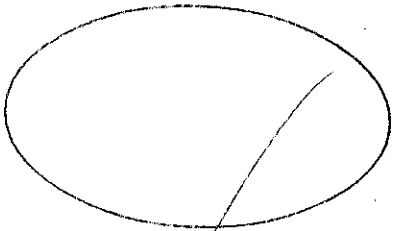
MR. K. JAGADISHWER REDDY

S/O. MR. K. YAKUB REDDY

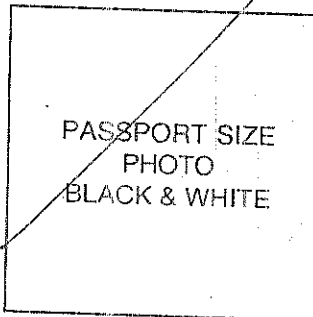
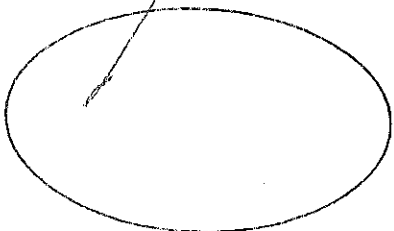
R/O. 2-17/129/117

RACHAYENDRA NAGAR

UPPAL, HYD-036.



PASSPORT SIZE  
PHOTO  
BLACK & WHITE



PASSPORT SIZE  
PHOTO  
BLACK & WHITE

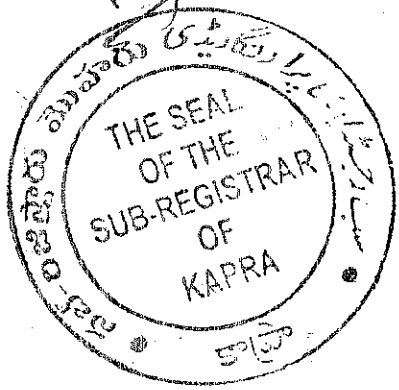
SIGNATURE OF WITNESSES:

1. Ramesh

2. Jagadishwer Reddy

1వ పుస్తకము 2012వ సం॥ వ. 1171  
దస్తావేజు మొత్తము కారితముల సంఖ్య 17  
ఈ కారితము వరుస సంఖ్య 12

సబ్ రిజిస్ట్రార్







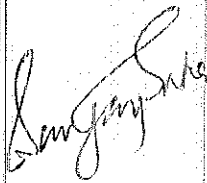


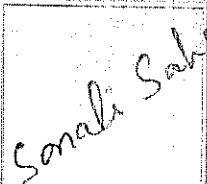


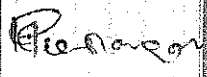
**Photographs and FingerPrints As per Section 32A of Registration Act 1908**

C.S.No./Year: 001188/2012 of SRO: 1526(KAPRA)

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

Report Date: 16/04/2012 15:47:27

This report prints the Photos and FPs taken on 16/04/2012  
15:44:55

SINo	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) SANJAY SAHA F.NO.101 EMERLAD APTS SNEHAPURI CLYRD.NO.3 NACHARAM HYD-76	
2			(CL) SONALI SAHA F.NO.101 EMERLAD APTS SNEHAPURI CLYRD.NO.3 NACHARAM HYD-76	
3			(EX) GPA K.PRABHAKAR REDDY H.NO.5-4-187/3&4,II FLOOR,SOHAM MANSION,M.G.ROAD,SECUNDERA BAD.	

Identified by

Photos and TIs

Capture of Photos and TIs  
done in my presence

Witness 1



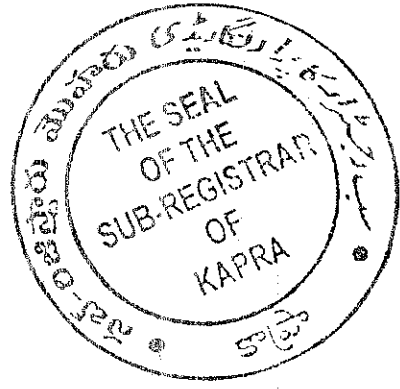
  
captured by me

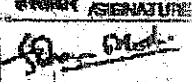
Witness 2





1వ విస్తరణ 2012 వ సం. ఏ. 1171  
దస్తవీజ్ మొత్తము కారితముల గం. 17  
ఈ కారితము వరుస సం. 12

~~సబ్ రిజిస్ట్రార్~~



आयकर विभाग / PERMANENT ACCOUNT NUMBER  
**ABWP167234**  
 नाम / NAME  
**SONAM GATESH MODI**  
 पिता का नाम / FATHER'S NAME  
**SATISH MANILAL MODI**  
 जन्म तिथि / DATE OF BIRTH  
**18-10-1988**  
 हस्ताक्षर / SIGNATURE  
  
 प्रमुख आयकर अधिकारी, आंध्र प्रदेश  
 Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग / INCOME TAX DEPARTMENT  
 भारत सरकार / GOVT. OF INDIA  
**PRABHAKAR REDDY K.**  
**PADMA REDDY KANDI**  
**15/01/1974**  
 Permanent Account Number  
**AWSPB104E**  
 हस्ताक्षर / Signature  
  


*Prabha Kumar*

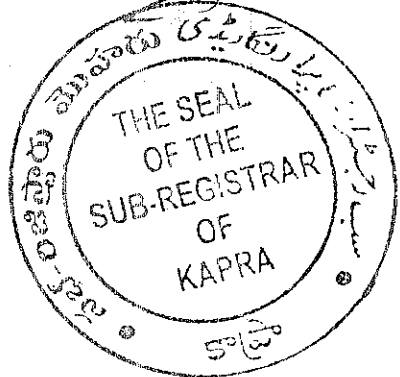
For MODI VENTURES

*Prabha Kumar*

Partner

1వ పుస్తకము 2012వ సం॥ వు 171  
దస్తావేజు మొత్తము కారితము లింపు 17  
ఈ కారితము పరమ 17

సచి-రెజిస్ట్రారు



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**AKOPS6337G**

नाम /NAME  
**SONALI SAHA**

पिता का नाम /FATHER'S NAME  
**SUJIT RANJAN SAHA**

जन्म तिथि /DATE OF BIRTH  
**29-06-1976**

हस्ताक्षर /SIGNATURE  
*Sonali Saha*

आयकर आयुक्त, प.ब.-XI  
COMMISSIONER OF INCOME-TAX, W.B. - XI

*Sonali Saha*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

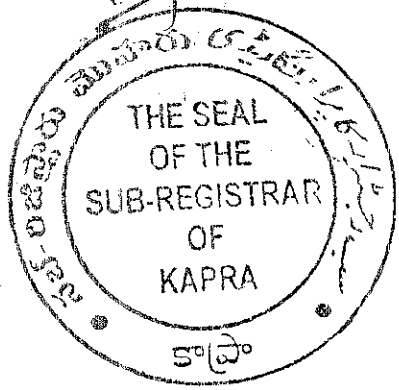
**SANJAY SAHA**  
**RANABIR SAHA**  
04/05/1972  
Permanent Account Number  
**AUQPS2143E**

*Sanjay Saha*  
Signature

*Sanjay Saha*

1వ పుస్తకము 20 / 2 వ సం॥ పు. 1171  
దస్తావేజు మొత్తము కా. జం. అ. సంఖ్య 17  
ఈ ఖాతము కరుణ సంఖ్య

సబ్-రెజిస్ట్రార్




आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ASA RAMESH  
PADMAIAH ASA  
27/09/1972  
Permanent Account Number  
AHSFA9634J

*Ramesh*  
Signature




*Ramesh*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

KESIDI JAGADISHWER REDDY  
YAKUB REDDY KESIDI  
07/09/1984  
Permanent Account Number  
BLFPK4638D

*K. Jagadishwer Reddy*  
Signature



*K. Jagadishwer Reddy*

1st పుస్తకము 2012 క సం॥ పు. 1171  
దస్తావేజు మొత్తము లాగితిముల సంఖ్య 17  
ఈ లాగితిము పుస్తక సంఖ్య 16

సబ్-రెజిస్ట్రారు







1వ సున్నతము 20 17వ సం॥ వీ 1171  
దస్తావీజు మొత్తము కాశీహనుం సంఖ్య 17  
ఈ కారణము వరుస సంఖ్య 17

సచివశాసనము

