

DOCT. No. 72/2012

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ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl.No. 5250 Date 23/12/11 ₹ 100/-

Sold to G. Prabhakar Reddy & K.P. Reddy, H/o

For whom M/s. Sri Sai Builders, H/o

Sub AT 217313

V. LAKSHMI PRASAD

LICENSED STAMP VENDOR

License No.15-26-028/2011

1-2-45/30, C.S.Nagar, Yellareddyguda,
Kapra, R.R.Dist-500 062. Cell: 9849001153

SALE DEED

This Sale Deed is made and executed on this the 4th day of January 2012 at SRO, Kapra, Ranga Reddy District by:

M/s. SRI SAI BUILDERS, a registered partnership firm having its office at 25, A & B Electronic Complex, Kushaiguda, Hyderabad - 500 062 represented by its partner Sri Nareddy Kiran Kumar, S/o. Mr. Madhusudhan Reddy, aged about 38 years, Occupation: Business, hereinafter called the "Vendor" (which expression where the context so permits shall mean and include its successors in interest, nominee, assignee).

IN FAVOUR OF

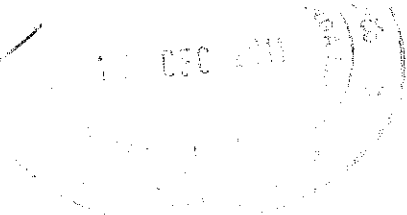
Mr. OMKARAM YASHODHAR RAJU, SON OF Mr. KRISHNA MURTHY, aged 32 years, Occupation: Service, residing at Flat No. B-417, C/o. Gangadhar Raju, Gulmohar Gardens, Shakti Sai Nagar, Mallapur, Hyderabad - 500 076., hereinafter referred to as the "Buyer" (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Sri Sai Builders

[Signature]
Partner

1వ వేతనము 2012 వ సం. 11 నెల 72
 ద్వితీయ వేతనము 2012 వ సం. 11 నెల 16
 ఈ ఆదేశము వరుస సంఖ్య

సబ్ రిజిస్ట్రార్



2012 వ సం. డిసెంబర్ నెల 11 వ తేదీ
 1933 కే. నం. 11 వేతనము 2 వ తేదీ
 పనులు 11 వ తేదీ మరీయు 12 గంటల
 మధ్య కాప్రా సబ్-రిజిస్ట్రారు కార్యాలయములో
 శ్రీ. N. Kinnam Kumar
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎను
 అనుసరించి సమర్పించబడిన ఫోటో గ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి
 దుస్తులు రూ. 7500/- టా వెర్షన్

నాసి ఇచ్చిరట్లు ఒక్కొక్కటి
 ఎడమ బొటన వ్రేలు



Nareddy Kiran Kumar
 S/o. N. Madhusudhan Reddy, Occ: Business
 No. 25, A & B, Electronic Complex,
 Kuchaiyada, Hyderabad - 500 062.

విరూపింపినది

- ① Bally's B. Gangadhar Raju s/o. Chakrapani Raju
 Occ: Service, B-417, Gulmohar Garden,
 Shaktinagar, Malleshwari, Hyd-76
- ② P. Prasad Reddy s/o. K.P. Reddy
 Occ: Service - ② S-4-187/3 & 4, 1st Floor
 Soham Mansions, M.G. Road, Sec 8, Hyd

2012 వ సం. డిసెంబర్ నెల 11 వ తేదీ
 1933 కే. నం. 11 వేతనము 2 వ తేదీ

సబ్ రిజిస్ట్రార్
 (సబ్ రిజిస్ట్రార్ కార్యాలయం)

WHEREAS:

- A. The Vendor 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. M/s. Modi Ventures a registered partnership firm having its office at 5-4-187/3 & 4, II Floor, M. G. Road, Secunderabad 500 003, hereafter referred to as the Developer 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 Vendor and the Developer 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:

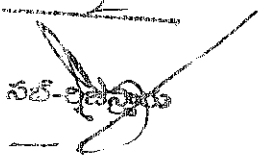
Survey No.	Area Ac-Gts.	Issued in favour of	Title Book No.	Passbook No.
93	0-28	K. Mogulaiah	179141	73706
94	0-29			
95	2-14			
93	0-27	K. Jangaiah	179115	73738
94	0-30			
95	2-14			
93	0-27	K. Narsimhulu	176051	73741
94	0-30			
95	2-13			

- E. The Vendor invited M/s. Modi Ventures, the Developer herein 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 Sri Sat Builders


Partner

పేపర్ స్టాంపుల విలువ 20/12 సం. పై 72
 దస్తావేజు విలువలకు పేపర్ స్టాంపుల సంఖ్య 16
 ఈ కారణము వరకు సంఖ్య 2

సబ్-రెజిస్ట్రారు


MARKET VALUE Rs: 1480000 / -

ENDORSEMENT

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

By challan No..... DL.....

E. Stamp Duty:

- 1. in the shape of stamp papers Rs. 1000 / -
- 2. in the shape of challan (u/s.41 of I.S.Act.1899) Rs. 73900 / -
- 3. in the shape of cash (u/s.41 of I.S.Act.1899) Rs. —
- 4. adjustment of stamp duty (u/s.16 of I.S. Act.1899, if any) Rs. —

II. Transfer Duty:

- 1. in shape of challan Rs. 29600 / -
- 2. in the shape of cash Rs. —

III. Registration Fees:

- 1. in the shape of challan Rs. 7400 / -
- 2. in the shape of cash Rs. —

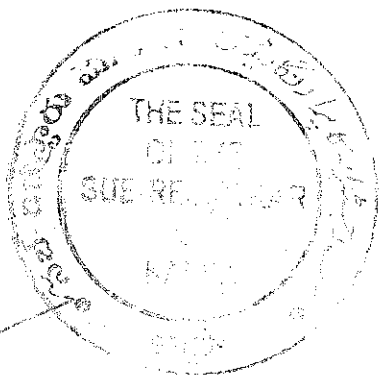
V. User Charges

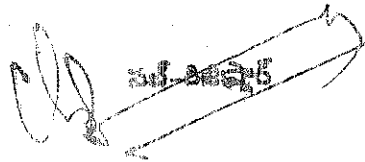
- 1. in the shape of challan Rs. 100 / -
- 2. in the shape of cash Rs. —

Total Rs 111100 / -

SUB REGISTRAR
KARRA

పేపర్ స్టాంపుల విలువ 20/12 సం. / రూ. 10325
 పై 72 సంఖ్యలో పేపర్ స్టాంపుల విలువలకు
 పేపర్ స్టాంపుల సంఖ్య 16
 ఈ కారణము వరకు సంఖ్య 2
 20/12 సం. 10325 సంఖ్యలో పేపర్ స్టాంపుల విలువ




 సబ్-రెజిస్ట్రారు

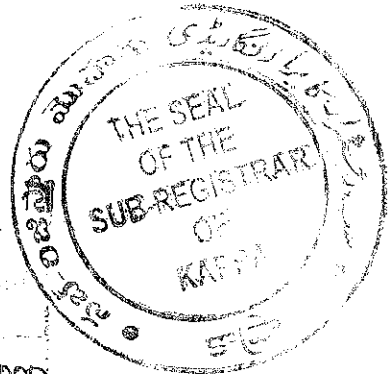
- F. The Vendor and Developer the hereto had applied to the Urban Development Authority and Local Municipality for obtaining necessary building construction and other permissions at the cost of the Vendor for the Schedule A Land. The permissions were received from HUDA vide their Letter No. 1481/P4/Plg/HUDA/2005, 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 Developer 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 Vendor. To give effect to this broad understanding, the Developer 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 Developer 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 an 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 Sri Sai Builders



1వ భువ్వకము 2012 వ సం॥ నె. 72
 దస్తావీజ మొత్తము కారితముల సంఖ్య 16
 ఆ కారితము వరుస సంఖ్య 3

సబ్-రెజిస్ట్రారు



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

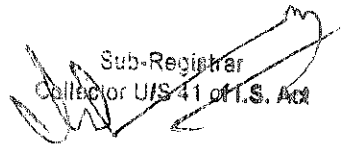
Sl. No.	Description of the duty	Stamp Papers	Challan u/s 41 of I.S. Act	Cash	Stamp Duty u/s 13 of I.S. Act	DD/BCC/ Pay order	Total
1.	Stamp duty	100	13900	-	-	-	14000
2.	Transfer duty		29600	-	-	-	29600
3.	Registration Fee		7400	-	-	-	7400
4.	Clear stamps		100	-	-	-	100
Total			111000	-	-	-	111000

*Rs: 103600 towards stamp duty including T.D. under Section 41 of the I.S. Act 1899 and Rs. 7400

towards Registration fee on the chargeable value of Rs. 1480000 were paid by the party through Bank, HDFC

vide challan/DD/BCC/pay order No. 16622-7

Date: 3/1/12


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

- K. The Developer 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 Developer shall become absolute owners of 12 flats in Block F having an area of about 15,520 sft along with proportionate parking. The Developer has agreed to develop Block F including the flats belonging to the Vendor and the Vendor has agreed to reimburse the cost of construction of its share of flats to the Vendor.
- L. The Vendor and the Developer 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 Developer and the Developer shall be absolute owner of all the flats along with proportionate parking without any let or hindrance from the Vendor. The Developer 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 Developer 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 and Supplementary Agreement 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. 106 on the first floor, in block no. 'F' having a super built-up area of 1440 sft. together with undivided share in the Schedule A Land to the extent of 46.19 sq. yds., and a reserved parking space for single car on the 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 has 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 A 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. 14,80,000/- (Rupees Fourteen Lakhs Eighty Thousand Only) and the Buyer has agreed to purchase the same.

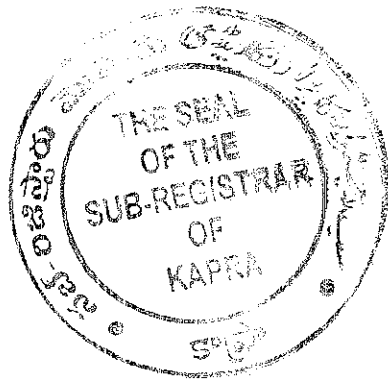
For Sri Sat Builders



Partner

1వ పుస్తకము 2012 వ సం॥ పు 72
దస్త్రీదేని మొత్తము కాగితముల సంఖ్య 16
2వ కాగితము వరుస సంఖ్య 4

సబ్-రెజిస్ట్రారు

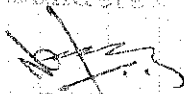


S. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

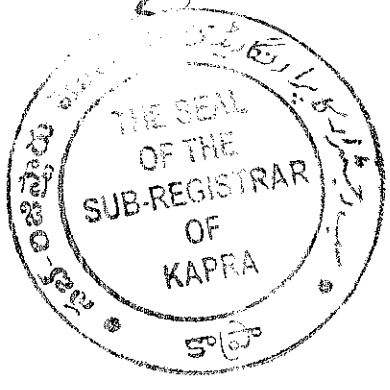
1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished, deluxe apartment bearing flat no. 106 on the first floor, in block no. 'F' having a super built-up area of 1440 sft in building known as Gulmohar Gardens together with:
 - a. Undivided share in Schedule A Land to the extent of 46.19 sq. yds.
 - b. A reserved parking space for single car on the 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. 14,80,000/- (Rupees Fourteen Lakhs Eighty Thousand Only). The Vendor hereby admit and acknowledge the receipt for said consideration in the following manner:
 - a) Rs. 11,84,000/- (Rupees Eleven Lakhs Eighty Four Thousand Only) paid by way of cheque no. 949677, dated 31.12.2011 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad issued by LIC Housing Finance Ltd.
 - b) Rs. 2,96,000/- (Rupees Two Lakhs Ninety Six Thousand Only) (Part Payment) paid by way of cheque no. 156858, dated 21.10.2011, drawn on ICICI Bank, Khairtabad Branch, Hyderabad.
2. The Vendor hereby covenant that the undivided share in Schedule A 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 Sri Sai Builders


Partner

1వ పుస్తకము 2012 వ సం. పు 72
దస్తావేజు నెంబర్లు మా ఆధికారుల సంఖ్య 16
ఈ ఆధికారుల వయస్ 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 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 Lands. 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.
 - 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.

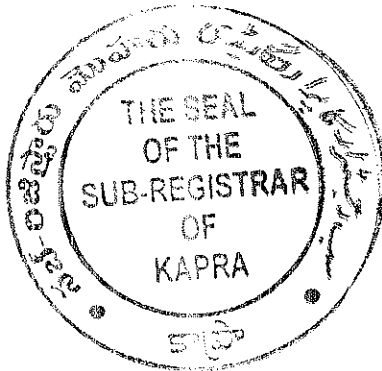
For Sri Sai Builders



Partner

1వ పుస్తకము 2012 వ సం॥ పు. 72
దస్తావేజుల మొత్తము లాగితముల సంఖ్య 16
ఈ లాగితము వరుస సంఖ్య 6

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- 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. 1,11,000/- is paid by way of pay order no. 166227, dated 3-01-12, and Vat an amount of Rs. 35,000/- is paid by way of pay order no. 166224, dated 3-01-12, both are drawn on HDFC Bank, S. D. Road, Secunderabad.

For Sri Sai Builders


Partner

1వ ప్రస్తుతము 2012 వ సం॥ ప్ర. 72
దస్తావేజు మొత్తము శాశ్వతముల సంఖ్య 16
ఈ శాశ్వతము వరుస సంఖ్య 7

సచివశాసనము



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 Vendor – Schedule A Land

SCHEDULE 'C'
SCHEDULE OF APARTMENT

All that portion forming a semi-finished, deluxe apartment bearing flat no. 106 on the first floor, in block no. 'F', admeasuring 1440 sq. ft., of super built up area together with proportionate undivided share of land to the extent of 46.19 sq. yds., and a reserved parking space for single car on the stilt floor admeasuring about 100 sq. ft., 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

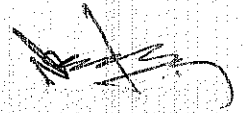
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1. *Baby*

2. *Prasanna*

For Sri Sai Builders



VENDOR



BUYER

1వ ప్రకటనము 2012-వ సం॥ పు. 72
దస్తావేజు మొత్తము ఆగోతముల సంఖ్య 16
ఈ తాగోతము వరుస సంఖ్య 0

సబ్-రెజిస్ట్రారు



ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no. 106 on the first floor, in block no. 'F' 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 : 46.19 sq. yds, U/S Out of 1,623 Sq.yds.
4. Built up area Particulars:
- a) In the Stilt Floor : 100 sft for single car parking
- b) In the First Floor : 1440 Sft
- c) In the Second Floor : -
- d) In the Third Floor : -
- e) In the Fourth Floor : -
- 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. 14,80,000/-

For Sri Sai Builders

Partner

Date: 04.01.2012

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.

For Sri Sai Builders

Partner

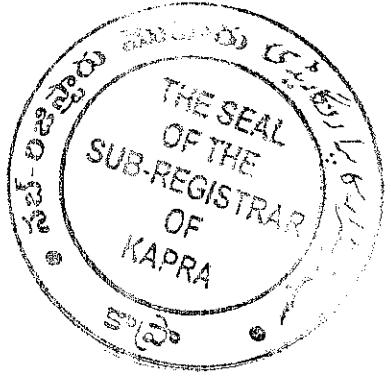
Date: 04.01.2012

Signature of the Executants

Partner

1వ పుస్తకము 2012 వ సం॥ ను. 72
దస్తావేజు మొత్తము కారితముల సంఖ్య 16
ఈ కారితము వరుస సంఖ్య 9


సబ్-రెజిస్ట్రారు



REGISTRATION PLAN SHOWING FLAT NO. 106 IN BLOCK NO. 'F'

ON FIRST FLOOR, IN THE PROJECT KNOWN AS "GULMOHAR GARDENS"

IN SURVEY NOS. 93, 94 & 95

SITUATED AT

MALLAPUR VILLAGE, UPPAL

MANDAL, R.R. DIST.

VENDOR: M/s. SRI SAI BUILDERS REPRESENTED BY ITS PARTNER

SRI NAREDDY KIRAN KUMAR, S/O. MR. MADHUSUDHAN REDDY

BUYER: MR. OMKARAM YASHODHAR RAJU, SON OF MR. KRISHNA MURTHY

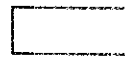
REFERENCE:
AREA: 46.19

SCALE:
SQ. YDS. OR

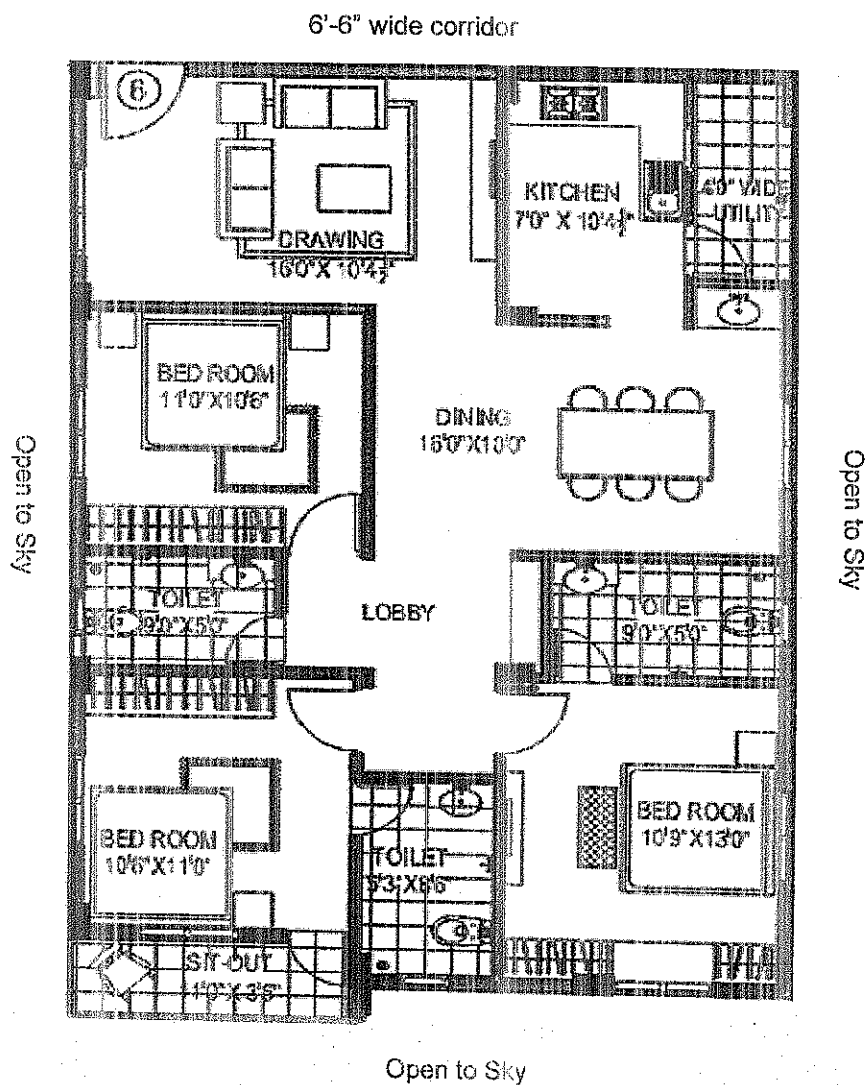
INCL:
SQ. MTRS.



EXCL:



Total Built-up Area = 1440 Sft.
Out of U/S of Land = Ac. 1623 Sq.yds.



WITNESSES:

1. *Signature*
2. *Signature*

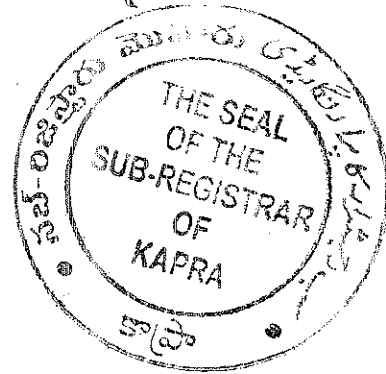
Sri Sai Builders

Signature
PARTNER
SIG. OF THE VENDOR

Signature
SIG. OF THE BUYER

1వ పుస్తకము 2012 క సం॥ పు. 72
ద్వితీయ పుస్తకము కారితముల సంఖ్య 16
ఈ కారితము వరుస సంఖ్య 10


సబ్-రెజిస్ట్రారు



**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
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VENDOR:

M/S. SRI SAI BUILDERS
A REGISTERED PARTNERSHIP FIRM HAVING ITS
OFFICE AT 25, A & B ELECTRONIC COMPLEX,
KUSHAIGUDA, HYDERABAD - 500 062
REPRESENTED BY ITS PARTNER
SRI NAREDDY KIRAN KUMAR
S/O. MR. MADHUSUDHAN REDDY



BUYER:

MR. OMKARAM YASHODHAR RAJU
S/O. MR. KRISHNA MURTHY
R/O. FLAT NO. B-417
C/O. GANGADHAR RAJU
GULMOHAR GARDENS
SHAKTI SAI NAGAR
MALLAPUR
HYDERABAD - 500 076

SIGNATURE OF WITNESSES:

- 1.
- 2.

For Sri Sai Builders

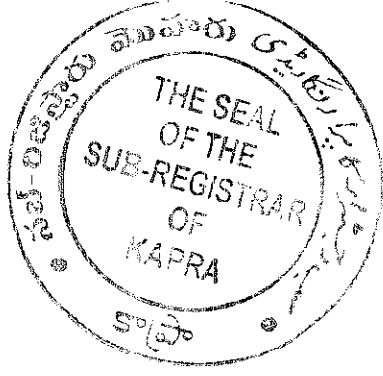
Partner

SIGNATURE OF EXECUTANTS

SIGNATURE(S) OF BUYER(S)

1వ ప్రస్తావన 2012 వ సం॥ పు 72
దస్త్రీవేళ మొత్తము కారీకముల సంఖ్య 16
ఈ కారీకము వరుస సంఖ్య 11

[Handwritten signature]
న. లక్ష్మారావు









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

C.S.No./Year: 000077/2012 of SRO: 1526(KAPRA)

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

Report Date: 11/01/2012 11:23:35

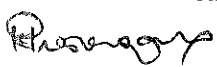
This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) OMKARAM YASHODHAR RAJU F.NO.B-417,GULMOHAR GARDENS,SHAKTISAI NAGAR,MALLAPUR,HYD.	
2			(EX) M/S SRI SAI BUILDERS REP BY NAREDDY KIRAN KUMAR 25A & B.ELECTRONIC COMPLEX,KUSHAIGUDA,HYD.	

Identified by

Witness 1

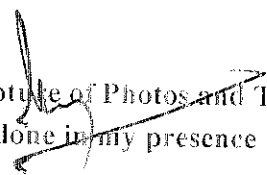
Witness 2



Photos and TIs
captured by me

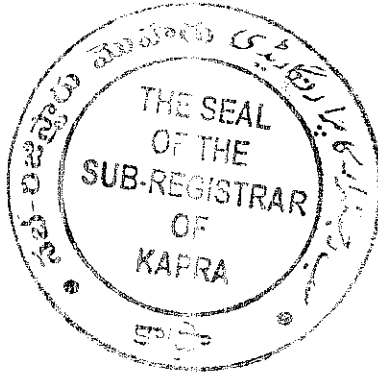



Capture of Photos and TIs
done in my presence



1వ పుస్తకము 20/12 వ పం|| పు 72
దస్తావేజు వెలువ్రుము అగీతముల సంఖ్య 16
ఈ అగీతము వరుస సంఖ్య 12

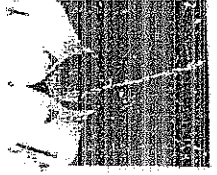
సబ్-రెజిస్ట్రారు



AEVFN1278M 

SRI /NAME
 KIRAN KUMAR NAREDDY
 FATHER SRI SRI /FATHER'S NAME
 MADHUSUDHAN REDDY NAREDDY

SRI SRI /DATE OF BIRTH
 06-04-1973



SRI SRI /SIGNATURE

 Chief Commissioner of Income-tax, Andhra Pradesh

ఈ పాస్ కార్డు ఆ పాస్ / ఫాదర్ పేరు కింద ఇవ్వబడినట్లు
 పాస్ పోలింగులోకి తీసుకువచ్చినట్లు / పాస్ పోస్ట్
 కింద పోలింగులోకి తీసుకువచ్చినట్లు
 పోలింగులోకి తీసుకువచ్చినట్లు
 పోలింగులోకి తీసుకువచ్చినట్లు
 పోలింగులోకి తీసుకువచ్చినట్లు

In case this card is lost/damaged, kindly inform/return to
 the issuing authority :
 Chief Commissioner of Income-tax,
 Ayazulakshyam,
 Bhanubandh,
 Hyderabad - 500 004.

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA

PRABHAKAR REDDY K
 PADMA REDDY KANDI
 15/01/1974
 Permanent Account Number
 AWSP8104E

Signature: 


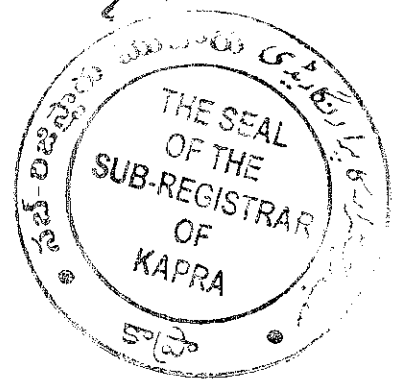
Prabha Kumar

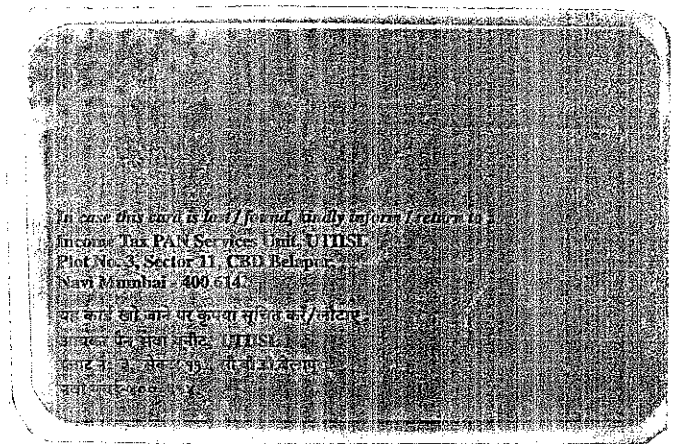
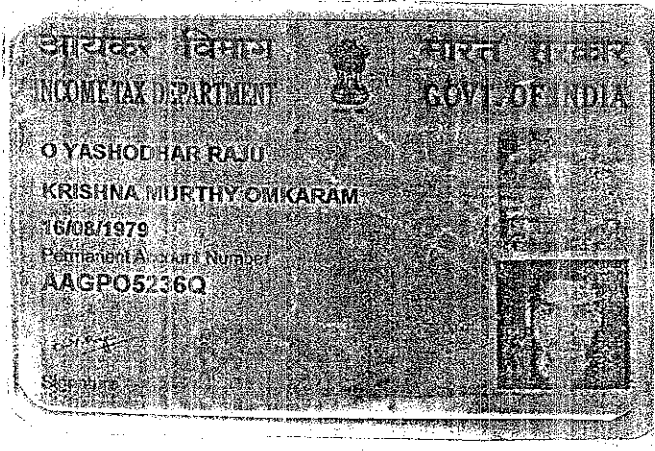
For Sri Sai Builders


Partner

1వ పుస్తకము 2012 వ సం॥ ను. 72
దస్తవేజు మొత్తము లాగితముల సంఖ్య 16
2వ లాగితము భరణ సంఖ్య 13

నబ-~~అధికారి~~

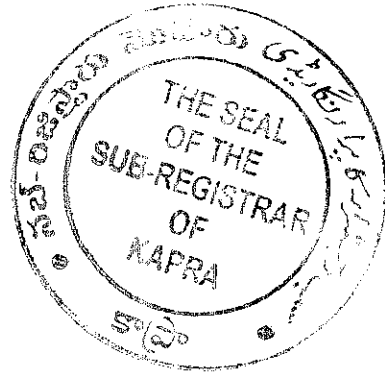





04038

1వ పుస్తకము 2012వ సం. వ. 72
దస్తవీజుల మొత్తము కాగితముల సంఖ్య 16
ఈ కాగితము కరచంపు సంఖ్య 19

~~సబ్-రెజిస్ట్రారు~~



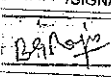
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABYPB0881F



नाम / NAME
GANGADHAR RAJU BIRUDHARAJU

पिता का नाम / FATHER'S NAME
CHAKRAPANI RAJU BIRUDHARAJU

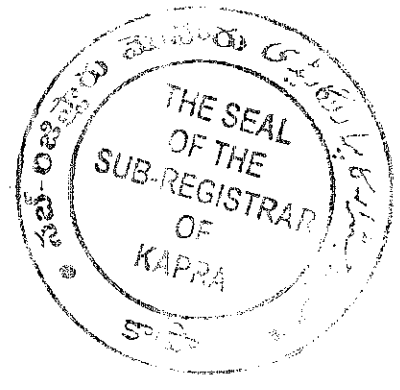
जन्म तिथि / DATE OF BIRTH
05-07-1957

हस्ताक्षर / SIGNATURE


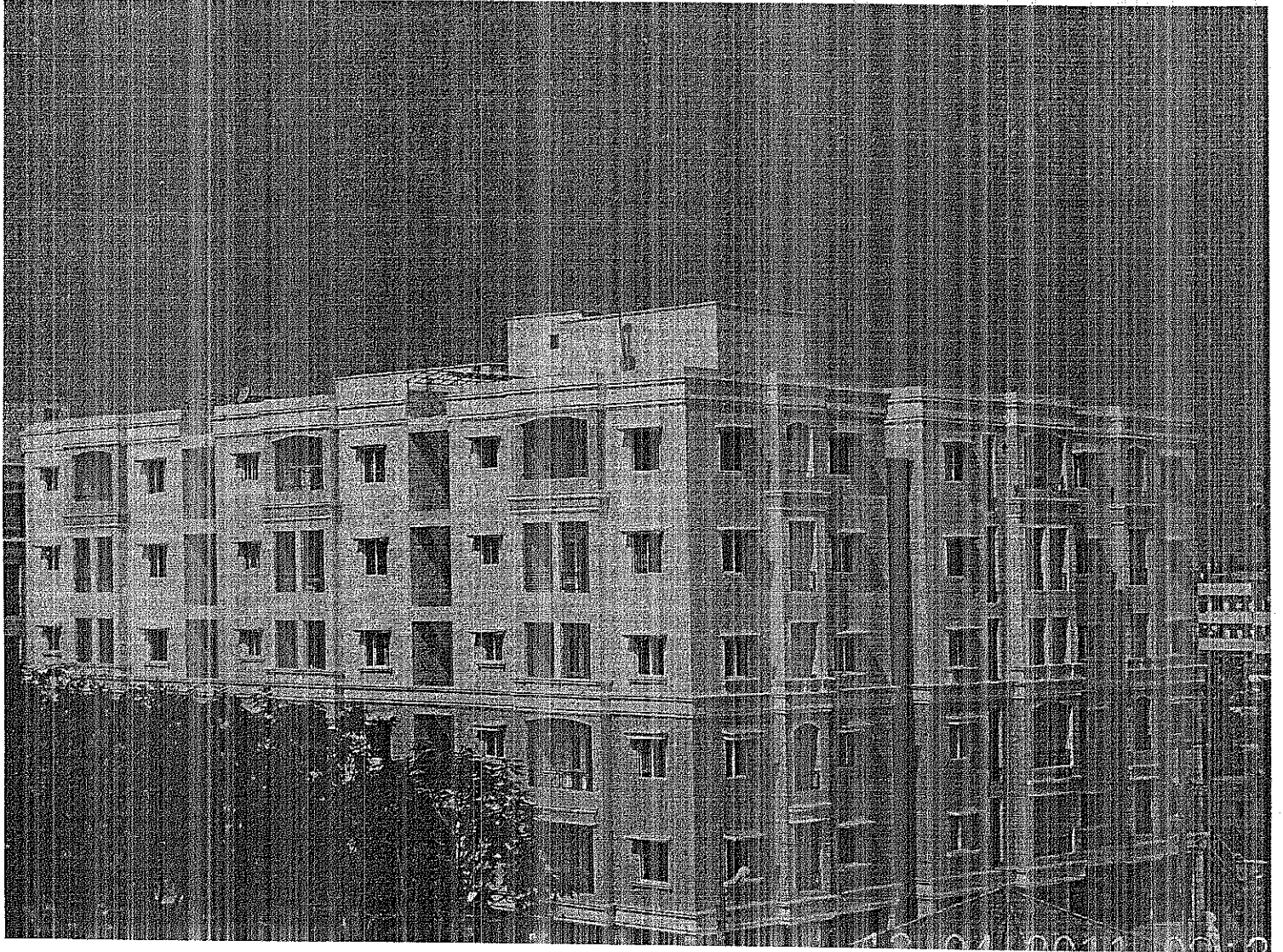
भारत सरकार
मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

Birudharaju

1ನ ವಿಸ್ತರಣೆ 2012 ವ ನಂ: 72
ದತ್ತಾತ್ರೇಯ ಮೊತ್ತಮು ಕಾನೂನು ಸಂಖ್ಯೆ 76
ಈ ಕಾನೂನು ಮೂಲಕ ನಂಖ್ಯೆ 75
ನಿರ್ದೇಶಿಸಲಾಗಿದೆ



2429435



For Sri Sai Builders



Partner

1వ పుస్తకము 20/2 వ పంపు పు. 72
రెవెన్యూ మొత్తము కారితముల సంఖ్య 16
ఈ కారితము కరువు సంఖ్య 16

సబ్-రెజిస్ట్రారు

