

VEN

Doc. No. 1265/2019.



తెలంగాణ తెలంగాణ TELANGANA

S.No. 23694 Date: 20-12-2018

Sold to: RAMESH

S/o. LATE NARSING RAO

For Whom: M/s. KADAKIA AND MODI HOUSING.

U 533059

K. SATISH KUMAR

LICENSED STAMP VENDOR

LIC No. 16-05-059/2012,

R.No. 16-05-025/2018

Plot No. 227, Opp. Back Gate

of City Civil Court,

West Marredpally, Sec'bad.

Mobile: 9849355156

SALE DEED

This Sale Deed is made and executed on this the 13th day of February 2019 at S.R.O, Shamirpet, Medchal-Malkajgiri by and between:

M/s. KADAKIA & MODI HOUSING {Pan No. AAHFK8714A}, 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 Partner M/s. Modi Properties Pvt. Ltd. (Formerly known as M/s. Modi Properties & Investments Pvt. Ltd) a company incorporated under the Companies Act, 1956 and having its registered office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad represented by its Managing Director, Mr. Soham Modi, S/o. Late Satish Modi, aged about 47 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad {Pan No. ABMPM6725H, Aadhaar No. 3146 8727 4389}, hereinafter referred to as the Vendor.

IN FAVOUR OF

Mr. Satish Reddy Bangareddygari, Son of Mr. Gal Reddy Bangareddygari aged about 28 years, Occupation: Service resident of H. No. 1-5-501, Ayappa Colony, Surya Nagar, Old Alwal, Hyderabad - 500 010 {Pan No. CAXPB8327G, Aadhaar No. 2449 2086 6086}, hereinafter referred to as the 'Purchaser'

The term Vendor and Purchaser shall mean and include wherever the context may so require its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

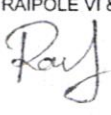
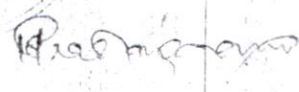
For KADAKIA & MODI HOUSING

Partner

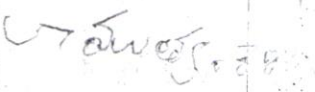
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Shamirpet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 8750/- paid between the hours of 12 and 1 on the 21st day of FEB, 2019 by Sri K Prabhakar Reddy

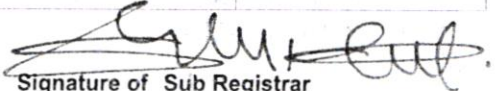
Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 RAVINDER REDDY B (R) [1516-1-2019-1806]	RAVINDER REDDY B(R) SATISH REDDY BANGAREDDYGARI . GAL REDDY RAIPOLE VI & M, SIDDIPET DIST	
2	EX		 [1516-1-2019-1806]EX	K PRABHAKAR REDDY (SPA FOR PRESENTING DOCT) (R) M/S KADAKIA & MODI HOUSING REP. BY ITS PARTNER M/S MODI PROPERTIES PVT LTD. REP BY SOHAM MODI . SATISH MODI M. G ROAD, SEC-BAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 [1516-1-2019-1806]WI	G MUTHYAM REDDY SHAMIRPET VILL MNDL, MEDCHAL- MALKAJGIRI DIST.	
2		 [1516-1-2019-1806]WIT	B BHANU CHANDER REDDY RAYAPOLE VILL, MNDL, SIDDIPET DIST.	

21st day of February, 2019


Signature of Sub Registrar
Shamirpet

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX0402 Name: Ganji Muthyam Reddy	S/O Ganji Mutyam Reddy, Shamirpet, Rangareddi, Andhra Pradesh, 500078	
2	Aadhaar No: XXXXXXXX9688 Name: Bangareddygaru Bhanuchandar Reddy	S/O Bangareddygaru Lingareddy, Rayapole, Medak, Andhra Pradesh, 502278	
3	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	

Generated on: 21/02/2019 12:35:57 PM



Bk-1, CS No 1806/2019 & Doct No 1765/2019 Sheet 1 of 14 Sub Registrar Shamirpet

Wherever the Vendor/ Purchaser is a female or groups of persons, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Purchaser shall be read and construed as 'She, Her, Herself or They, It'. These expressions shall also be modified and read suitably wherever the Vendor/Purchaser is a Firm, Joint Stock Company or any Corporate Body.

1. TITLE OF PROPERTY:

- 1.1 The Vendor is the absolute owner and possessor of the land admeasuring about 25,250 sq. yds, forming part of Sy. No. 1139 of Shamirpet Village, Shamirpet Mandal, Medchal-Malkajgiri District, (formerly known as Ranga Reddy District), hereinafter referred to as the Scheduled Land by virtue of various registered sale deeds as given hereunder.

S. no.	Sale Deed no.	Dated	Sy. No.	Extent of Land (in Sq. yds.)
1.	12499/2006	30.08.2006	1139	5050 Sq.yds
2.	8096/2006	30.05.2006	1139	5050 Sq.yds
3.	8097/2006	30.05.2006	1139	5050 Sq.yds
4.	8098/2006	30.05.2006	1139	5050 Sq.yds
5.	11482/2006	10.08.2006	1139	5050 Sq.yds
Total Extent of Land				25,250 Sq.yds

All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, Medchal-Malkajgiri District, (formerly known as Ranga Reddy District), and are executed by the following owners:

- Smt. Immanni Sathyaveni W/o. Shri. Sheshagiri Rao
- Shri. Immanni Ravi Kiran S/o. Shri. Sheshagiri Rao
- Shri. Immanni Sathyanarayana Krishna Prasad S/o. Shri. Sheshagiri Rao
- Smt. Immanni Seetha Mahalaxmi W/o. Shri. P. Ranjit

The above executants of the Sale Deeds are hereinafter collectively referred to as Former Owners.

- 1.2. The Former Owners purchased the land from the pattedars of the land vide Sale Deed bearing No. 2674/89 dated 18.04.1989. Vide proceeding of the Mandal Revenue Officer bearing no. B/2190/1989 dated 02.06.1989 the names of the Former Owners were mutated in the revenue records and patta passbooks/title books were issued to them.

- 1.3. By virtue of the above referred documents, recitals and records, the Former Owners became the absolute owners and possessors of about 25,250 Sq.yds, forming part of Sy. No. 1139 of Shamirpet Village, Shamirpet Mandal, Medchal-Malkajgiri District, (formerly known as Ranga Reddy District),.

2. DETAILS OF PERMITS:

- 2.1 A portion of the Scheduled Land has been encroached and the Vendor has obtained permission from HUDA vide Permit No. 660/MP2/Plg/HUDA/07 dated 12/05/2008 for developing the balance portion of Scheduled Land into a housing complex consisting of 72 villas (independent houses) along with common amenities like roads, drainage, electric power connection, clubhouse, landscaped areas, etc.

For KADAKIA & MODI HOUSING

Partner

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
4	Aadhaar No: XXXXXXXX9137 Name: Bangareddygari Ravinder Reddy	S/O Bangareddygari Lingareddy, Rayapole, Medak, Andhra Pradesh, 502278	

Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	69900	0	0	0	70000
Transfer Duty	NA	0	26250	0	0	0	26250
Reg. Fee	NA	0	8750	0	0	0	8750
User Charges	NA	0	100	0	0	0	100
Total	100	0	105000	0	0	0	105100

Rs. 96150/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 8750/- towards Registration Fees on the chargeable value of Rs. 1750000/- was paid by the party through E-Challan/BC/Pay Order No .817WU5160219 dated ,16-FEB-19 of ,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 105000/-, DATE: 16-FEB-19, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 7606014665304, PAYMENT MODE: NB-1000200, ATRN: 7606014665304, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: KADAKIA AND MODI HOUSING, CLAIMANT NAME: MR. SATISH REDDY BANGAREDDYGARI)

Date:

21st day of February, 2019

Signature of Registering Officer

Shamirpet

Bk-1, CS No 1806/2019 & Doct No

1765/2019 Sheet 2 of 14 Sub Registrar

Shamirpet

19
1765
1516-1...1765-2019
21/02/2019


Sub Registrar
Shamirpet

Generated on: 21/02/2019 12:35:57 PM



2.2 The permit for construction was renewed several times and fees for renewal of the building permit was last paid on 29.05.2017 as per demand raised by HMDA vide letter no. 660/MP2/PLG/HMDA/2008 dated 22.05.2017. Accordingly, the building permit is valid upto 11.05.2020.

3. PROPOSED DEVELOPMENT:

3.1. The Vendor proposes to develop the Scheduled Land in accordance with the permit for construction/development into a housing complex as per details given below:

- 3.1.1. The land is proposed to be sub-divided into 72 plots of land and each plot of land shall be sold along with a villa constructed thereon.
- 3.1.2. The prospective purchasers shall eventually become absolute owners of an identifiable plot of land along with the villa constructed thereon.
- 3.1.3. Prospective purchasers shall have a choice of getting constructed a single floor 2BHK villa or a duplex (2 floor) 3/4BHK villa on each plot of land.
- 3.1.4. Clubhouse consisting of stilt + ground + 3 upper floors admeasuring about 7,000 sft is proposed to be constructed. Other amenities and facilities proposed to be provided are – swimming pool, roads, landscape gardens, children park, lawns for banquet, generator for backup, compound wall, security kiosk, overhead tanks, sumps, etc.
- 3.1.5. Each villa shall have a separately metered electric power connection.
- 3.1.6. Water for general purpose use shall be provided through borewells. Underground sump shall be provided for purchase of water by tankers.
- 3.1.7. Connection for drinking water shall be provided in each villa. Drinking water shall be provided by an onsite RO plant.
- 3.1.8. The proposed villas will be constructed strictly as per the design proposed by the Vendor. The Vendor reserves the absolute right to design or make changes to the scheme of design, colors and use of finishing material for the proposed villas, clubhouse, common amenities, etc., as it deems fit and proper.
- 3.1.9. That the Purchaser shall not be allowed to alter any portion of the villa that may change its external appearance without due authorization from the Vendor and / or Association / Society in-charge of maintenance for an initial period of about 5 years from date of handing over possession of the completed villa or till the end of year 2024, whichever is later and all the villas in the project of Bloomdale shall have a similar elevation, color scheme, compound wall, landscaping, trees, etc. for which the Purchaser shall not raise any obstructions / objections.
- 3.1.10. The Purchaser shall after the said lock-in period, shall be permitted to add one or two floors to their villa, by obtaining appropriate permit for construction from the relevant statutory authorities and an NOC from the Association or Society in-charge of maintenance of Bloomdale. However, any such addition or alteration shall be in line with the existing over all external appearance of other villas in Bloomdale i.e., the Purchaser shall maintain the overall external appearance including elevation, color, texture, doors, windows, railings, etc. Further, the Purchaser shall not construct more than ground plus 2 floors in any plot of land notwithstanding any provision for additional construction in the bye-laws. Further, the Purchaser shall not be entitled to amalgamate plots of land and make constructions thereon. This restriction on additions and alterations shall be in force upto end of 2034.

For KADAKIA & MODI HOUSING

Partner

Bk-1, CS No 1806/2019 & Doct No
176512019 Sheet 3 of 14 Sub Registrar
Shamirpet

Generated on: 21/02/2019 12:35:57 PM



3.1.11. The Vendor shall provide detailed designs including perspective view, structural design, working drawing, etc., to the Purchaser upon request for addition of additional floors as given above. The Purchaser shall construct additional floors as above strictly according to the plan provided by the Vendor. However, the Purchaser shall be at liberty to make changes to the interior of the villa that do not affect its external appearance.

3.1.12. The Vendor shall provide amenities and facilities on the Scheduled Land in phases and all the amenities and facilities proposed to be provided shall be completed on or before completion of the last phase of development of the villas.

3.2. The proposed project of development on the entire Scheduled Land is styled as 'Bloomdale' and is hereinafter referred to as the Housing Project. That the name of the project which is styled by the Vendor as Bloomdale shall always be called as such and shall not be changed.

4. SCHEME OF SALE / PURCHASE :

4.1 By virtue of the above documents, the Vendor has absolute rights to develop the Scheduled Land and he is absolutely entitled to sell the vacant plot of land and/or constructed villa with plot of land to any intending purchaser.

4.2 The Vendor proposes to sell a vacant plot of land to the Purchaser. The plot being sold by the Vendor to the Purchaser is detailed in Annexure – A and is hereinafter referred to as the Scheduled Plot.

4.3 Further, the Vendor and the Purchaser have agreed that the Vendor shall construct a villa on the Scheduled Plot and for which an Agreement of Construction is being executed along with this Sale Deed.

4.4 The Purchasers of the villas in the housing complex shall share all the common amenities provided by the Vendor within the Scheduled Land such as clubhouse, swimming pool, roads, passages, corridors, staircase, open areas, electric power infrastructure, water supply infrastructure, generator backup infrastructure, etc., without claiming exclusive ownership rights on any such common facilities or amenities i.e., such common amenities shall jointly belong to all the eventual villa owners in the Housing Project.

4.5 Areas not specifically sold by the Vendor to the prospective purchasers of the Housing Project and that do not form the part of the common amenities described above, like terrace rights, TDR rights, easement rights, open areas not handed over or not forming part of the housing complex, land left for future development, etc., shall continue to belong to the Vendor or its nominees.

4.6 Only on payment of the entire sale consideration along with other charges like GST, VAT, service tax, stamp duty, registration charges, corpus fund, maintenance charges, etc., the Vendor shall execute a sale deed /conveyance deed in favour of the Purchaser and or its nominees. The Purchaser shall be entitled to claim possession of the Scheduled Plot along with Villa only upon payment of entire sale consideration along with all other charges to the Vendor.

For KADAKIA & MODI HOUSING

Partner

Bk-1, CS No 1806/2019 & Doct No
1769 2019 Sheet 4 of 14 Sub Registrar
Shamirpet

Generated on: 21/02/2019 12:35:57 PM



- 4.7 The Purchaser shall be required to enter into a separate 'Agreement for Construction' with the Vendor for construction of the villa and the Purchaser shall not raise any objection for execution of such an agreement. That the possession of the Scheduled Plot along with the villa constructed thereon (hereinafter referred to as the Said Villa) shall be delivered by the Vendor to the Purchaser only upon registration of the Sale Deed. The Purchaser shall immediately thereafter handover the Scheduled Plot back to the Vendor for the purposes of carrying out construction of the villa thereon and for providing other amenities which are part and parcel of the Housing Project. The Vendor shall re-deliver the possession of the completed villa to the Purchaser only upon payment of entire sale consideration and other dues by the Purchaser to the Vendor.
- 4.8 That it is specifically understood and agreed by the Purchaser that the Sale Deed executed in favour of the Purchaser and the Agreement for Construction entered into between the parties hereto in pursuance of this Sale Deed are interdependent, mutually co-existing and / or inseparable. The Purchaser therefore shall not be entitled to alienate in any manner the Scheduled Plot registered in his favour and / or enter into an Agreement for Construction in respect of the villa with any other third parties. However, the Purchaser with the prior consent in writing of the Vendor shall be entitled to offer the Said Villa as a security for obtaining housing loan for the purposes of purchase and construction of the Said Villa.
- 4.9 That it is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form, sale deed and Agreement of Construction, as amended from time to time, shall be deemed to be the part of this Sale Deed unless otherwise specifically waived and /or differently agreed upon in writing.
5. DETAIL OF PLOT BEING SOLD:
- 5.1 The Vendor hereby sells to the Purchaser the Scheduled Plot in the Housing Project and details of the plot no., plot area are given in Annexure – A attached to this deed.
- 5.2 The Purchaser has inspected all the documents relating to the title of the Vendor in respect of the Scheduled Land. The Purchaser upon such inspection is satisfied as to the title of the Vendor.
- 5.3 That the Purchaser has examined the title deeds, plans, area/extent of the Scheduled Plot permissions and other documents and is fully satisfied with regard to the title of the Vendor and the authority of Vendor to transfer the rights hereunder and the Purchaser shall not hereafter, raise any objection on this count.
- 5.4 The Plan of the Scheduled Plot is attached as Annexure – B herein. The layout plan of the Housing Project is attached as Annexure – C herein.
6. SALE CONSIDERATION:
- 6.1 The Vendor hereby sells the Scheduled Plot and the Purchaser hereby shall become the absolute owner of the Scheduled Plot. The Purchaser has paid the entire sale consideration to the Vendor with respect to the Scheduled Plot and the Vendor duly acknowledges the receipt of the entire sale consideration and the details of which are mentioned in Annexure – A.

For KADAKIA & MODI HOUSING

Partner

Bk-1, CS No 1806/2019 & Doct No

16312019 Sheet 5 of 14

Sub Registrar
Shamirpet



Generated on: 21/02/2019 12:35:57 PM



- 6.2 The stamp duty, registration charges and other expenses related to the execution and registration of the sale deed and any other related documents shall be borne by the Purchaser only and such costs do not form part of the agreed sale consideration mentioned in Annexure -A. The Purchaser shall pay stamp duty and/or registration charges as required for execution of this Sale Deed. In case the Purchaser fails to pay such stamp duty and/or registration charges, the Vendor shall be entitled to pay the same for and on behalf of the Purchaser and shall be recoverable as dues from the Purchaser.
- 6.3 It is hereby agreed and understood explicitly between the parties hereto the Purchaser shall be solely responsible for payment of any sales tax, VAT, GST, service tax or any other similar levy that is leviable or may become leviable with respect to the sale of the Scheduled Plot. Such charges shall not form a part of the consideration mentioned in Annexure - A. In case the Purchaser fails to pay such taxes or charges, the Vendor shall be entitled to pay the same for and on behalf of the Purchaser and shall be recoverable as dues from the Purchaser.
- 6.4 It is specifically agreed between the parties herein that the total sale consideration given herein does not include the cost of enhancing the existing water supply through government/ quazi government authorities like the water board, municipal corporation, municipality, grampanchayat, etc. These charges shall be payable extra as and when the water connection is enhanced by such a government/ quazi government body on a pro-rata basis.

7. OWNERS ASSOCIATION:

- 7.1 That the Purchaser shall become a member of the association / society that has been formed (details of association are given in annexure - A) to look after the maintenance of the Housing Project and shall abide by its rules.
- 7.2 In case the society / association has yet to be formed, the Purchaser shall pay to the Vendor such proportionate cost of outgoings such as common water charges, common lights, repairs, salaries of clerk, watchman, sweepers, etc., as may be determined by the Vendor.
- 7.3 If the Purchaser ever fails to pay maintenance charges, corpus fund or other charges related to the Said Villa, the Association shall be entitled to disconnect and stop providing all or any services to the Said Villa including water, electricity, etc. Further, the Purchaser may be barred from using common amenities like clubhouse, swimming pool, parks, open areas, generator backup, etc., till such time all arrears are cleared.
- 7.4 The Vendor has proposed to deliver the common amenities in phases on or before completion of the last block of villas. The monthly maintenance charges payable by the Purchaser to the Association shall not be linked to provision/completion of common amenities. The Purchaser shall not raise any objection on this count.
- 7.5 The monthly maintenance charges payable to the Association are proposed to be increased from time to time and the Purchaser shall be liable to pay such increased charges.
- 7.6 The Purchaser agrees not to withhold or delay payment of monthly maintenance charges to the Association for any defects in construction. Repairs/correction of defects in construction, if any, is the responsibility of the Vendor and the Purchaser agrees to not withhold payment of monthly maintenance charges.

For KADAKIA & MODI HOUSING

Partner

Bk-1, CS No 1806/2019 & Doct No

176572019 Sheet 6 of 14

Sub Registrar
Shamirpet



Generated on: 21/02/2019 12:35:57 PM



7.7 The Vendor shall be entitled to form the Owners Association and draft its bye-laws as he deems fit and proper. The Vendor and its nominees shall be the founding members of the Association. The Association shall be handed over to the members of the Association (i.e., prospective purchasers) at the time of completion of the entire Housing Project, by calling for elections for its executive committee members. Till such time the Vendor and its nominees shall run the day today affairs of the Association. The Purchaser shall not raise any objection on this count.

8. NOC FOR SURROUNDING DEVELOPMENT :

8.1 The Vendor proposes to develop other lands in the vicinity of the Scheduled Land in phases. The Vendor may at its discretion merge the entire development of the adjacent lands so developed with the Scheduled Land as a single housing project with some or all amenities being shared by the residents of the houses proposed to be constructed on the Scheduled Land. The Purchaser shall not object to the further developments being taken up on the lands in the vicinity of the Scheduled Land. Further the Purchaser agrees to not raise any objection to amenities like clubhouse, roads, parks, etc., being shared with the owners/residents of the proposed development on the lands in the vicinity of the Scheduled Land. The Purchaser shall not cause any hindrance in access to such lands from the Scheduled Land. Such land in the vicinity of the Scheduled Land may be continuous or disjoint with the Scheduled Land. The Purchaser agrees to issue an NOC for the same to the Vendor as and when called for.

8.2 That rights of further construction in and around the Schedule Plot, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Purchaser 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 Purchaser.

8.3 That the Purchaser shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Vendor or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions alterations to the structures etc., that may be necessary for execution of the Housing Project and in respect to the Scheduled Plot and also the adjoining villas.

8.4 The Vendor reserves right to change the designs of the layout, blocks of villas, clubhouse, common amenities, etc., subject to providing reasonable access through common passages to the Scheduled Plot and that such changes do not affect the plan or area of the Scheduled Plot. The Purchaser shall not raise any objections on this count and agrees to issue an NOC for the same to the Vendor as and when called for.

9. COMPLIANCE OF STATUTORY LAWS:

9.1 The Purchaser agrees to abide by and follow all rules and regulations laid down by respective statutory authorities related to the Scheduled Land and the Housing Project. Any such conditions or restrictions imposed on the Vendor or its predecessor in title shall automatically be deemed to be applicable to the Purchaser and his successors-in-interest. The Purchaser shall ensure that this condition shall explicitly mentioned in conveyance deeds executed in favour of his successors-in-interest. The conditions laid by the following authorities (but not limited to them) shall be deemed to be apply to the Purchaser:

9.1.1 The defense services or allied organizations.

9.1.2 Airports Authority of India.

For KADAKIA & MODI HOUSING

Partner

Bk -1, CS No 1806/2019 & Doct No

17652019 Sheet 7 of 14

Sub Registrar

Shamirpet



Generated on: 21/02/2019 12:35:57 PM



- 9.1.3 Relevant Urban Development Authority, Municipal Corporation, Municipality, Grampanchayat, town planning department, etc., who are authorized to issued permit for construction.
- 9.1.4 Fire department.
- 9.1.5 Electricity and water supply board.
- 9.1.6 Government authorities like MRO, RDO, Collector, Revenue department, etc.
- 9.1.7 Irrigation department.
- 9.1.8 Environment department and pollution control board.

10. OTHER TERMS:

- 10.1 That the Purchaser shall be bound to execute such other papers and documents and to do all such acts and things as may be required from time to time to safeguard the interest of the Vendor which impose reasonable restrictions with regard to the ownership of such share in the Scheduled Plot on account of joint ownership of the common amenities by number of persons.
- 10.2 Any facilities and amenities that have been proposed to be provided in the Housing Project as mentioned in the Vendor's flyers, brochures, banners, website, hoardings, etc., shall not be construed as a legal offering. The Vendor reserves the right to make any reasonable additions or alteration or deletions to the proposed amenities and facilities as it deem fit and proper. The Purchaser shall not raise any objection on this count.
- 10.3 That the Purchaser shall impose all the conditions laid down in the agreement upon the transferee, tenant, occupiers or user of each villa. However, even if such conditions are not laid down explicitly such transfers etc., shall be bound by them because these conditions are attached to the villa and the transfer of all or any rights therein shall only be subject to such conditions.

DESCRIPTION OF THE SCHEDULED LAND

All that part and parcel of land admeasuring about 25,250 sq. yds, forming part of Sy. No. 1139 of Shamirpet Village, Shamirpet Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District) and bounded by:

North By	Land belonging to Former Owners
South By	Land belonging to Former Owners
East By	Sy. No. 1078 & 1138
West By	Sy. No. 1183, 1187, 1188 & 1140

For KARAKIA & MODI HOUSING


Partner

VENDOR

Bk-4 CS No 1806/2019 & Doct No

16512015 Sheet 8 of 14

Sub Registrar
Shamirpet



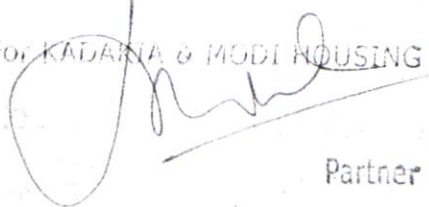
Generated on: 21/02/2019 12:35:57 PM



ANNEXURE- A

1.	Names of Purchaser:	Mr. Satish Reddy Bangareddygari
2.	Purchaser's permanent residential address:	R/o. H. No. 1-5-501, Ayappa Colony, Surya Nagar, Old Alwal, Hyderabad - 500 010.
3.	Pan no. of Purchaser:	CAXPB8327G
4.	Aadhar card no. of Purchaser:	2449 2086 6086
5.	Name address & registration no. of Owners Association	'Bloomdale Owners Association' having its regd. Office at Sy. No. 1139, Shamirpet, Medchal-Malkajgiri District vide regd. no. 728/2010.
6.	Details of Scheduled Plot:	
	a. Plot no.:	70
	b. Plot area:	197 Sq. yds.
7.	Total sale consideration:	Rs.17,50,000/- (Rupees Seventeen Lakhs Fifty Thousand Only)
8.	Details of payments:	
	1. Rs.7,80,000/-(Rupees Seven Lakhs Eighty Thousand Only) paid by way of D. D. No. 012021, dated 22.12.2017 drawn on State Bank of India, Secunderabad Branch issued by SBI, RACPC, Hyderabad. 2. Rs.7,70,000/-(Rupees Seven Lakhs Seventy Thousand Only) paid by way of D. D. No. 013767, dated 07.06.2018 drawn on State Bank of India, Secunderabad Branch issued by SBI, RACPC, Hyderabad. 3. Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of cheque no.037467, dated 07.11.2017 drawn on ICICI Ban, Infosys Pocharam Branch, Hyderabad.	
9.	<u>Description of the Scheduled Plot :</u> All that piece and parcel of land bearing plot no.70, admeasuring about 197 sq. yds, in the housing project named as "Bloomdale" forming a part of Sy. No. 1139 of Shamirpet Village, Shamirpet Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District) and bounded by: North by: Plot No. 69 South by: Plot No. 71 East by: 30' wide road West by: Neighbours Land	

FOR KADARLA & MODI HOUSING



Partner

VENDOR

Bk - 1, CS No 1806/2019 & Doct No

12.5.2019 Sheet 9 of 14 Sub Registrar

Shamirpet

Generated on: 21/02/2019 12:35:57 PM

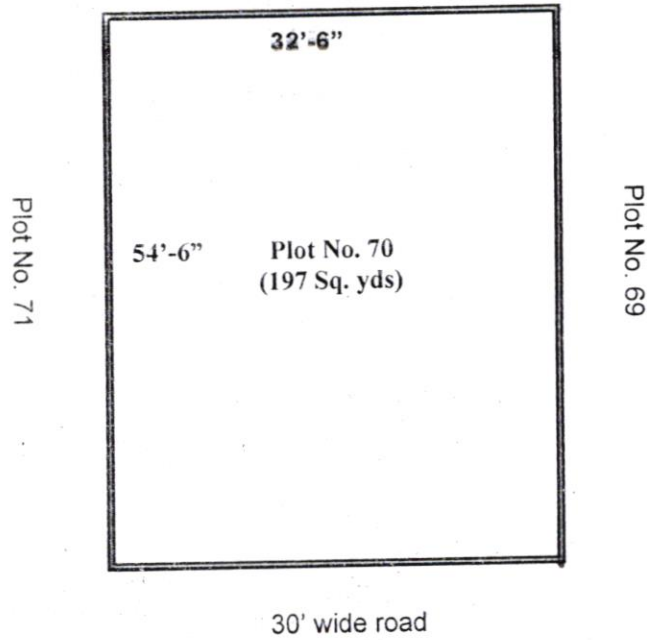


ANNEXURE- B

Plan of the Scheduled Plot:



Neighbours Land



For KADAKIA & MODI HOUSING

A handwritten signature in black ink, appearing to be 'Kadaka & Modi'.

Partner

VENDOR

Bk-1 CS No 1806/2019 & Doct No

176312019 Sheet 10 of 14

Sub Registrar
Shamirpet



Generated on: 21/02/2019 12:35:57 PM



ANNEXURE- C

Layout plan of the Housing Project:



For KASAKIA & MODI

Part of
VENDOR

Bk -1, CS No 1806/2019 & Doct No

16512019 Sheet 11 of 14

Sub Registrar
Shamirpet



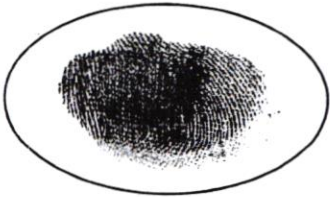
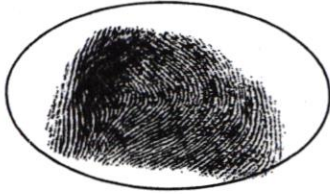
Generated on: 21/02/2019 12:35:57 PM



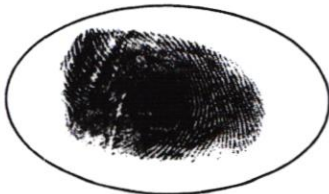
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)



Handwritten signature



NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER

DEVELOPER/ VENDOR :-

M/S. KADAKIA & MODI HOUSING
HAVING ITS OFFICE AT 5-4-187/3 & 4, 2ND FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD, REP.BY ITS PARTNERS
M/S. MODI PROPERTIES PVT LTD.,
(FORMERLY KNOWN AS
MODI PROPERTIES & INVESTMENTS
PVT. LTD, REP.BY ITS MANAGING DIRECTOR
SRI SOHAM MODI, S/O. LATE SATISH MODI

GPA FOR PRESENTING DOCUMENTS

VIDE GPA NO. 53/BK-IV/2018, Dt: 05.12.2018
AT SRO, SHAMIRPET, MEDCHAL-MALKAJGIRI
DISTRICT:

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
R/O. 5-4-187/3 & 4, 2ND FLOOR
SOHAM MANSION
M. G. ROAD
SECUNDERABAD.

PURCHASER

MR. SATISH REDDY BANGAREDDYGARI
S/O. MR. GAL REDDY BANGAREDDYGARI
R/O. H. NO. 1-5-501
AYAPPA COLONY
SURYA NAGAR, OLD ALWAL
HYDERABAD - 500 010.

REPRESENTATIVE

MR. RAVINDER REDDY BANGAREDDYGARI
S/O .LINGA REDDY BANGAREDDYGARI
R/O. H.NO 2-9
RAIPOLE (Vi & M),
SIDDIPET -502278.

SIGNATURE OF WITNESSES:

1. *Handwritten signature*
2. *Handwritten signature*

For KADAKIA & MODI HOUSING

Handwritten signature of the developer

Partner

SIGNATURE OF THE DEVELOPER

I send here with my photograph(s) and finger prints in the form prescribed, through my representative, Mr. Ravinder Reddy Bangareddygar as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Shamirpet, Medchal-Malkajgiri District.

Handwritten signature of the representative

SIGNATURE OF THE REPRESENTATIVE

Handwritten signature of the purchaser

SIGNATURE OF THE PURCHASER

Bk-1, CS No 1806/2019 & Doct No

17657019 Sheet 12 of 14

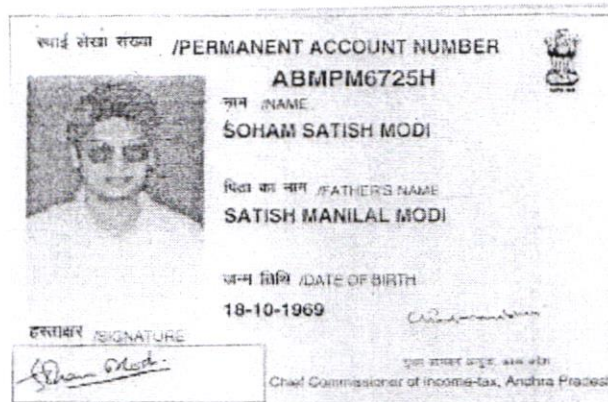
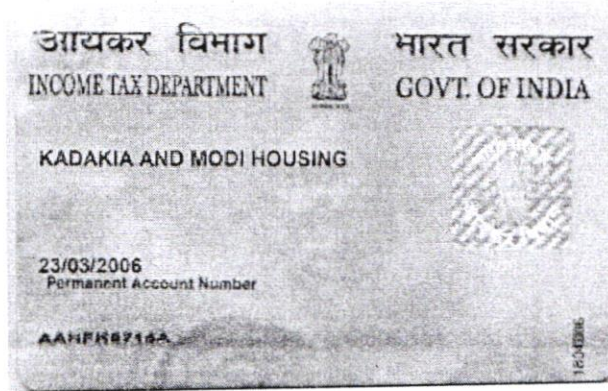
Sub Registrar
Shamirpet



Generated on: 21/02/2019 12:35:57 PM

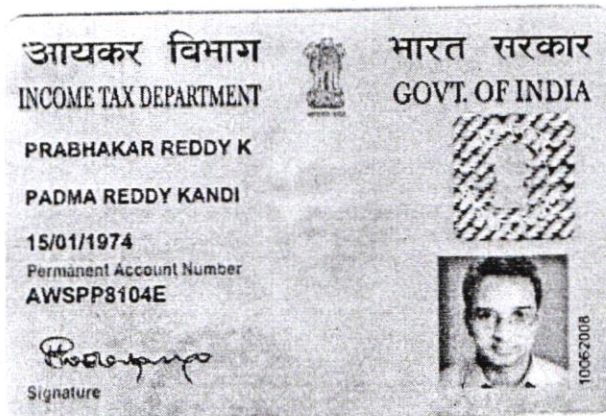


VENDOR CUM DEVELOPER



For KADAKIA & MODI HOUSING

Partner



For KADAKIA & MODI HOUSING

Aadhaar No 3287 6953 9204

BK - 1, CS No 1806/2019 & Doct No

Sub Registrar
Shamirpet

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BANGAREDDYGARI SATISH REDDY

GAL REDDY BANGAREDDYGARI

15/08/1991
Permanent Account Number
CAXPB8327G

Signature

भारत सरकार

12/12/2014

[Handwritten Signature]

Generated on: 21/02/2019 12:35:57 PM



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

బంగారెడ్డిగారి రవీందర్ రెడ్డి
Bangareddygari Ravindar Reddy

జన్మ సంవత్సరం / Year of Birth: 1992
పురుషుడు / Male

7559 4142 9137

Ray

లభ్య - సామాన్యుని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాథికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O బంగారెడ్డిగారి
లింగారెడ్డి, ఇంటి నం 2-9
దౌలతాబాద్ మండలం, రాయపాల్, మెదక్
ఆంధ్ర ప్రదేశ్, 502278

Address: S/O
Bangareddygari Lingareddy,
H NO 2-9, Doulihabad
mandal, Rayapole, Medak,
Andhra Pradesh, 502278

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

పి.సి. బోర్డు నెం. 1947,
దౌలతాబాద్-502278

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

గార్గి ముత్యం రెడ్డి
Gargi Muthyam Reddy

జన్మ సంవత్సరం / Year of Birth: 1980
పురుషుడు / Male

6509 9801 0402

Gargi Muthyam Reddy

సామాన్యుని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాథికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O గార్గి ముత్యం రెడ్డి
4-46/1/1,
శామిరపేట్,
శామిరపేట్, శామిరపేట్,
శామిరపేట్, రంగారెడ్డి, ఆంధ్ర
ప్రదేశ్, 500078

Address: S/O Gargi Muthyam
Reddy, 4-46/1/1, Shamir pet,
Shamir pet, Shamirpet,
Shamirpet, Rangareddi, Andhra
Pradesh, 500078

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

పి.సి. బోర్డు నెం. 1947,
దౌలతాబాద్-502278

1948410003

సామాన్యుని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

బంగారెడ్డిగారి భానుచందర్ రెడ్డి
Bangareddygari Bhanuchandar Reddy

జన్మ సంవత్సరం / Year of Birth: 1990
పురుషుడు / Male

9387 7985 9688

సామాన్యుని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాథికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O బంగారెడ్డిగారి
లింగారెడ్డి, ఇంటి నం 2-9
దౌలతాబాద్ మండలం, రాయపాల్, మెదక్
ఆంధ్ర ప్రదేశ్, 502278

Address: S/O
Bangareddygari Lingareddy,
H NO 2-9, Doulihabad
mandal, Rayapole, Medak,
Andhra Pradesh, 502278

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

పి.సి. బోర్డు నెం. 1947,
దౌలతాబాద్-502278

1948410003

Bk-1, CS No 1806/2019 & Doct No

Sheet 14 of 14

Sub Registrar
Shamirpet

Generated on: 21/02/2019 12:35:57 PM





TSVSAA 58392257



**GOVERNMENT OF TELANGANA
REGISTRATION AND STAMPS DEPARTMENT
STATEMENT OF ENCUMBRANCE ON PROPERTY**

App No : 797755

MeeSeva App No : ECM021906201263

Date : 06-Mar-19

Statement No : 37667600

Sri/Smt.: P SATISH REDDY : having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property
VILLAGE: SHAMIRPET, Survey No : ,1139, Plot No : ,70, East: 30 WIDE ROAD West: NEIGHBOURS LAND South: PLOT NO.71 North: PLOT NO.69

A search is made in the records of SRO(s) of SHAMIRPET relating there to for 24 years from 01-05-1995 To 05-03-2019 for acts and encumbrances affecting the said property and that on such search the following acts and encumbrances appear

S.No	Description of property	Reg.Date Pres.Date	Exe.Date Pres.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No No/Year	CD No [ScheduleNo]
1 --- 7	VILL/COL: SHAMIRPET/SHAMIRPET@Rs720 W-B: 1-0 SURVEY: 1139 PLOT: 70 HOUSE: . EXTENT: 1975Q.Yds BUILT: 1140SQ. FT BLOOMDALE Boundires: [N]: PLOT NO.69 [S] PLOT NO.71 [E]: 30' WIDE ROAD [W]: NEIGHBOURS LAND This document Link Doct 1516, 1765/2019 of SRO 1516;/ 2019	(R) 21-02-2019 (E) 13-02-2019 (P) 21-02-2019		0109 (DEVELOPMENT AGREEMENT OR CONST) Mkt.Value:Rs. 1306510 Cons.Value:Rs. 1750000	1 .1.(EX)M/S KADAKIA & MODI HOUSING REP. BY ITS PARTNER M/S MODI PROPERTIES PVT LTD. REP BY SOHAM MODI 2.(CL)SATISH REDDY BANGAREDDYGARI	0/0 1766/ 2019 [1] of SROSHAMIRPET	
2 --- 7	VILL/COL: SHAMIRPET/SHAMIRPET W-B: 1-0 SURVEY: 1139 PLOT: 70 EXTENT: 1975Q.Yds BLOOMDALE Boundires: [N]: PLOT NO.69 [S] PLOT NO.71 [E]: 30' WIDE ROAD [W]: NEIGHBOURS LAND This document Link Doct,Link Doct,Link Doct,Link Doct,Link Doct 1516, 8098/2006 of SRO 1516;11482/2006 of SRO 1516;8097/2006 of SRO 1516;12499/2006 of SRO 1516;/ 2006	(R) 21-02-2019 (E) 13-02-2019 (P) 21-02-2019		0101 (Sale Deed) Mkt.Value:Rs. 236400 Cons.Value:Rs. 1750000	1 .1.(EX)M/S KADAKIA & MODI HOUSING REP. BY ITS PARTNER M/S MODI PROPERTIES PVT LTD. REP BY SOHAM MODI 2.(CL)SATISH REDDY BANGAREDDYGARI	0/0 1765/ 2019 [1] of SROSHAMIRPET	
3 --- 7	VILL/COL: SHAMIRPET/HOUSE SITE AREA W-B: 0-0 SURVEY: 1139 HOUSE: 0 EXTENT: 5050SQ.Yds Boundires: [N]: LAND BELONGING TO VENDORS [S] LAND BELONGING TO VENDORS [E]: SY.NO. 1078 & 1138 [W]: SY.NO. 1083, 1187, 1188 & 1140 1516,	(R) 30-08-2006 (E) 30-08-2006 (P) 30-08-2006		0101 (Sale Deed) Mkt.Value:Rs. 1540250 Cons.Value:Rs. 2100000	1 .1.(EX)IMMANNI SATHYAVENI 2.(EX)IMMANNI RAVI KIRAN 3.(EX)IMMANNI SATHYANARAYANA KRISHNA PRASAD 4.(EX)IMMANNI SEETHA MAHALAXMI 5.(EX)IMMANNI VENKAT RAO 6.(CL)M/S. KADAKIA & MODI HOUSING 7.(CL)Rep.by:- SOHAM MODI	0/0 CD_Volume: 178 12499/ 2006 [1] of SROSHAMIRPET	
4 --- 7	VILL/COL: SHAMIRPET/HOUSE SITE AREA W-B: 0-0 SURVEY: 1139 HOUSE: 0 EXTENT: 5050SQ.Yds Boundires: [N]: 40 FT ROAD & SY.NO. 1142, 1143 & 1144 [S] LAND BELONGING TO VENDORS [E]: SY.NO. 1078 & 1138 [W]: SY.NO. 1183, 1187, 1188 & 1140 This document Link Doct 1516, 2674/1989 of SRO 1504;/ 1989	(R) 10-08-2006 (E) 10-08-2006 (P) 10-08-2006		0101 (Sale Deed) Mkt.Value:Rs. 1540250 Cons.Value:Rs. 2100000	1 .1.(EX)IMMANNI SATHYAVENI 2.(EX)IMMANNI RAVI KIRAN 3.(EX)IMMANNI SATHYANARAYANA KRISHNA PRASAD 4.(EX)IMMANNI SEETHA MAHALAXMI 5.(EX)IMMANNI VENKAT RAO 6.(CL)M/S. KADAKIA & MODI HOUSING 7.(CL)Rep.by:- SOHAM MODI	0/0 CD_Volume: 177 11482/ 2006 [1] of SROSHAMIRPET	
5 --- 7	VILL/COL: SHAMIRPET/HOUSE SITE AREA W-B: 0-0 SURVEY: 1139 HOUSE: 0 EXTENT: 5050SQ.Yds Boundires: [N]: LAND	(R) 30-05-2006 (E) 30-05-2006 (P) 30-05-2006		0101 (Sale Deed) Mkt.Value:Rs. 1540250	1 .1.(EX)IMMANNI SATHYAVENI 2.(EX)IMMANNI RAVI KIRAN 3.(EX)IMMANNI SATHYANARAYANA KRISHNA PRASAD	0/0 CD_Volume: 173 8098/ 2006	

ఎలక్ట్రానిక్ సేవలను అందించుటకు అధికృత ప్రతినిధి ఇచ్చు ధృవీకరణ పత్రము

Declaration by the Authorized Agent for Delivering the Electronic Services

- (i) ఈ కంప్యూటర్ ముద్రణా ఫైలిలోని సమాచారము అధికృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి వేరు పొందిన అసలైన సమాచారానికి సరియైన నకలు అయి వున్నది.

The computer output in the form of computer printouts attached herewith is the correct representation of its original as contained in the computer systems accessed by me for providing the service.

- (ii) ఈ కంప్యూటర్ ముద్రణా ఫైలిలోని సమాచారము సాధారణముగా ఉత్పత్తి అయిన కంప్యూటర్ సిస్టమ్స్ నుండి క్రమబద్ధమైన పద్ధతిలో సేకరింపబడినది.

The information contained in the computer printouts has been produced from the aforesaid computer systems during the period of service rendered by me regularly.

- (iii) ఈ కంప్యూటర్ ముద్రణా ఫైలిలోని సమాచారము కంప్యూటర్ సిస్టమ్స్ లో క్రమమైన పద్ధతిలో రికార్డు చేయబడినది.

During the said period, information of the kind contained in the computer printout was regularly recorded by the aforesaid computer systems in the ordinary course of the activities.

- (iv) ఈ కంప్యూటర్ ముద్రణా ఫైలిలోని సమాచార సేకరణ సమయంలో కంప్యూటర్ సిస్టమ్స్ సరిగ్గా పనిచేయుచున్నవి మరియు పదరు కంప్యూటర్ సిస్టమ్స్ లో ఉన్న ఎలక్ట్రానిక్ రికార్డుల యధార్థతను ప్రభావితం చేసే ఏదైనా నిర్వహణ సమస్యలు లేవు.

Throughout the material part of the said period, the computer was operating properly, and there have been no such operational problems that affect the accuracy of the electronic record contained in the aforesaid computer systems.

పైన పేర్కొన్న విషయాలు నాకు తెలిసినంత వరకు మరియు నా నమ్మకం మేరకు సరియైనవి.

The matter stated above is correct to the best of my knowledge and belief.

T. Jayanthi

సంతకము
Signature

SRIVEN NET DEN

SDP-SRND

Opp: Amberpet Police Station

TIRUMALANAGAR

AMBERPET Mandal

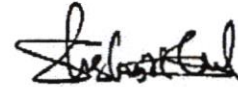
HYDERABAD-500013

TELANGANA

GOVERNMENT OF TELANGANA GOVERNMENT OF TELANGANA
GOVERNMENT OF TELANGANA GOVERNMENT OF TELANGANA

	BELOGING TO VENDORS [S] LAND BELONGING TO VENDORS [E]: SY.NO. 1078 & 1138 [W]: SY.NO. 1183, 1187, 1188 & 1140 1516,		Cons.Value:Rs. 2100000	4.(EX)IMMANNI SEETHA MAHALAXMI 5.(EX)IMMANNI VENKAT RAO 6.(CL)M/S. KADAKIA & MODI HOUSING 7.(CL)Rep.by:- SOHAM MODI	[1] of SROSHAMIRPET
6 --- 7	VILL/COL: SHAMIRPET/HOUSE SITE AREA W-B: 0-0 SURVEY: 1139 HOUSE: 0 EXTENT: 5050SQ.Yds Boundires: [N]: LAND BELONGING TO VENDORS [S] LAND BELONGING TO VENDORS [E]: SY.NO. 1078 & 1138 [W]: SY.NO. 1183, 1187, 1188 & 1140 1516,	(R) 30-05-2006 (E) 30-05-2006 (P) 30-05-2006	0101 (Sale Deed) Mkt.Value:Rs. 1540250 Cons.Value:Rs. 2100000	1 .1.(EX)IMMANNI SATHYAVENI 2.(EX)IMMANNI RAVI KIRAN 3.(EX)IMMANNI SATHYANARAYANA KRISHNA PRASAD 4.(EX)IMMANNI SEETHA MAHALAXMI 5.(EX)IMMANNI VENKAT RAO 6.(CL)M/S. KADAKIA & MODI HOUSING 7.(CL)Rep.by:- SOHAM MODI	0/0 CD_Volume: 173 8097/ 2006 [1] of SROSHAMIRPET
7 --- 7	VILL/COL: SHAMIRPET/HOUSE SITE AREA W-B: 0-0 SURVEY: 1139 HOUSE: 0 EXTENT: 5050SQ.Yds Boundires: [N]: LAND BELONGING TO VENDORS [S] 40 FT WIDE ROAD & SY. NO. 1050 & 1077 [E]: SY.NO. 1078 & 1138 [W]: SY.NO. 1183, 1187, 1188 & 1140 1516,	(R) 30-05-2006 (E) 30-05-2006 (P) 30-05-2006	0101 (Sale Deed) Mkt.Value:Rs. 1540250 Cons.Value:Rs. 2100000	1 .1.(EX)IMMANNI SATHYAVENI 2.(EX)IMMANNI RAVI KIRAN 3.(EX)IMMANNI SATHYANARAYANA KRISHNA PRASAD 4.(EX)IMMANNI SEETHA MAHALAXMI 5.(EX)IMMANNI VENKAT RAO 6.(CL)M/S. KADAKIA & MODI HOUSING 7.(CL)Rep.by:- SOHAM MODI	0/0 CD_Volume: 173 8096/ 2006 [1] of SROSHAMIRPET

Certified By



Name: SHESHAGIRI
CHAND
Designation: SUB
REGISTRAR
SRO: SHAMIRPET



Government of Telangana
Registration And Stamps Department

1765/19

Payment Details - Citizen Copy - Generated on 21/02/2019, 12:28 PM

SRO Name: 1516 Shamirpet

Receipt No: 1875

Receipt Date: 21/02/2019

Name: K PRABHAKAR REDDY

CS No/Doct No: 1806 / 2019

Transaction: Sale Deed

Challan No:

E-Challan No: 817WU5160219

Chargeable Value: 1750000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 16-FEB-19

Bank Name:

Bank Branch:

E-Challan Bank Name: YESB

E-Challan Bank Branch:

Account Description

Amount Paid By

Cash

Challan

DD

E-Challan

Registration Fee

8750

Transfer Duty /TPT

26250

Deficit Stamp Duty

69900

User Charges

100

Total:

105000

In Words: RUPEES ONE LAKH FIVE THOUSAND ONLY

RETURN

Prepared By: GVKUMAR

Signature by SR

20
B. Sathul. Reddy
KUM. 70-45