

flat NO-223

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

OFFICE OF THE
SUB-REGISTRAR
UPPAL, R.R. DIST.

నెం. 2691

Soham Modi

శ్రీమతి / శ్రీ

ఈ దిగవ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

20/26/5

దస్తావేజు స్వభావము	CA	4/5
దస్తావేజు విలువ	940000	220000
స్థాపు విలువ రూ..	100	100
దస్తావేజు నెంబరు	6613/07	
రిజిస్ట్రేషన్ రుసుము	4000	VAT
లోటు స్థాపు		11750
యూజర్ చార్జీలు	67500	133185
అధనపు షీట్లు	95	141570
5 X.....	1	
మొత్తం	72745	

అక్షరాల

రూపాయలు మాత్రమే)

తేది

20/5/07

వాపసు తేది

సా. 4 గంటలకు

SUB-REGISTRAR
UPPAL

Note : Document will be returned at 3.30 pm. to 5.00 pm

Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs.50/- for thirty days or part thereof in excess of 10days subject to a maximum of Rs.500/- will be levied.

Page 1

వ పుస్తకము 66/31/2007
దస్తావేజాల మొత్తం కాగితములు
సంఖ్య... ఈ కాగితపు వరుస
సంఖ్య...

16 APR 2007

సంఖ్య 7 వ సం||... నెల... 26...
929 వ.శ.శా... మాసము... తేది
గలు... మరియు... గంటల మధ్య
పుర్ సబ్-రిజిస్ట్రారు అఫీసులో

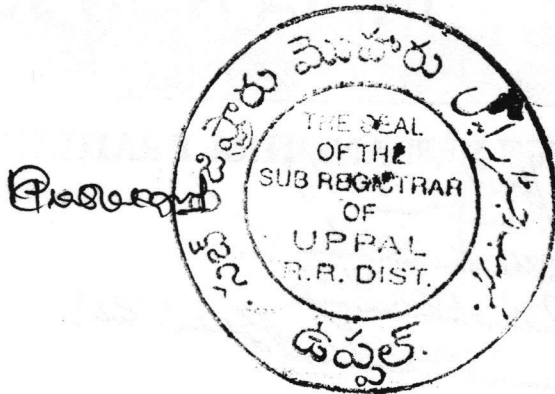
సబ్-రిజిస్ట్రారు

K. Prabhakar Reddy

జిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
నుసరించి సమర్పించవలసిన పోబోగ్రాఫులు
యొక్క పేలిముద్రలతో సహా దాఖలుచేసి

సంఖ్య రూ||... చెల్లించినారు.

Receipt No. 130060 Dt. 26/5/2007
BH, Habsiguda Branch, Sec'bad.



ముచ్చినట్లు ఒప్పుకొన్నట్లు
ఎడమ బ్రాటనపేలు

...

K. Prabhakar Reddy S/o. K. P. Reddy occ: service
అ) 5-4-187/184, 2nd floor, Soham mansion,
M.G. Road, through attested GPA for presentation
of documents, vide GPA No. 55/BR/06 at
SRO, Uppal, R.R. Dist.



సంచినది.

1) Patel

RAJAN KUMAR S/o KRISHNA MURTHY occ: Business
H/O Uppal K.R. Dist

2) ...

Krishna Murthy S/o Rama Rao occ: Business
2-3-64/1014, Amberpet, Hyderabad

2007.వ.సం||... నెల... 26... తేది

1929.వ.శా.శా... మాసము... తేది.

...

WHEREAS:

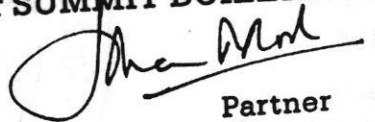
- A. The Vendor is the absolute owner and is possessed of all that land forming a part of Sy. No. 290, admeasuring about 4,375 sq. yds., situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, (hereinafter the said land is referred to as "The Scheduled Land") by virtue of under given registered sale deeds executed in favour of the Vendor by the former owners Sri Karipe Narsimha, & Sri Alla Muralikrishna Reddy.

Sale Deed Dated	Schedule and area of land	Document No	Registered with
24/05/2004	1,815 Sq. yds.	6020/2004	Sub Registrar, Uppal, R. R. Dist.
24/05/2004	2,560 Sq. yds.	6022/2004	Sub Registrar, Uppal, R. R. Dist.

The Schedule Land is described more fully and specifically at the foot of this sale deed.

- B. Originally, the Scheduled Land belonged to one Sri Palle Sanjeeva Reddy being the Pattedar, vide Patta No. 20, Passbook No. 10420/177970. The said Sri Palle Sanjeeva Reddy has executed sale deed dated 21st June, 2000 in favour of Sri Kandadi Sudarshan Reddy and the same is registered as document no. 5114/2000 in the office of the Sub-Registrar, Uppal, R.R. District. Subsequently, the said Sri Kandadi Sudarshan Reddy executed sale deed dated 5th November 2003 in favour of Sri Karipe Narsimha and Sri Alla Muralikrishna Reddy and the same is registered as document no. 13370/2003 in the office of the Sub-Registrar, Uppal, R.R. District. The Vendor herein has acquired all rights, title, etc., to the scheduled land from Sri Karipe Narsimha and Sri Alla Muralikrishna Reddy under above referred two registered sale deeds.
- C. The Vendor is in the business of real estate development and on the Scheduled Land is constructing / has constructed at its own cost, block of residential apartments named as 'Silver Oak Apartments' consisting of about 120 flats, having stilts plus five floors, along with certain common amenities, recreation facilities, lighting, etc.
- D. The Vendor has obtained the necessary technical approval from HUDA vide permission No. 7793/P4/HUDA/2004 dated 06/12/2004 and building permit No. BA/G1/1559/2004-2005 dated 10/01/2005 from Kapra Municipality.
- E. The Buyer is desirous of purchasing a semi-deluxe apartment bearing flat no. 223 on second floor, having a super built-up area of 775 sft together with undivided share in the scheduled land to the extent of 38.75 sq. yds. and a reserved parking space for car and two wheeler, bearing nos. 22 & 47 admeasuring about 100 & 15 sft. respectively, in the building known as Silver Oak Apartments and has approached the Vendor.
- F. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

For SUMMIT BUILDERS


Partner

1. పుస్తకము 6618/192

దస్తవేజుల మొత్తం కాగితముల

పంఖ్య 11 ఈ కాగితపు పనుస

పంఖ్య

హబ్ సిగ్గుడు

Enacted under Section 42 of Act 1 of 187
No. 6618 of 2007 Date 26/5/07

I hereby certify that the proper deficit
stamp duty of Rs. 657.00/- Rupees

has been levied in respect of this instrument
from Sri. K. P. Reddy

on the basis of the agreed Market Value
consideration of Rs. 9,40,000/- being
higher than the consideration agreed Market
Value.

S.R.O. Uppal

Dated 26/5/07

Sub Registrar
and Collector U/S. 41&4
INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 67950/- towards Stamp Duty
including Transfer duty and Rs. 4700/-

towards Registration Fee was paid by the party
through Challan Receipt Number 130060

Dated 26/5/07 at SRI Habsiguda Branch, Sec'bad.

S.B.H. Habsiguda

A/c No. 01000050789

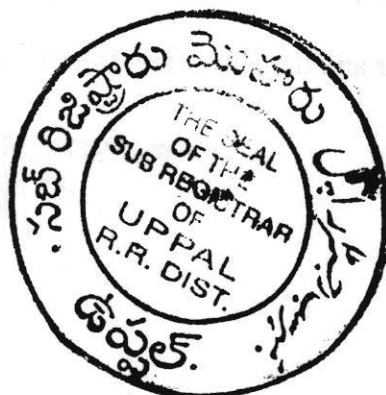
of S.R.O. Uppal

NOTE: Construction Agreement filed
along with this sale deed for

Rs. 23,50,000/- and Stamp duty

Paid Rs. 2350/- Dt. 26/5/07

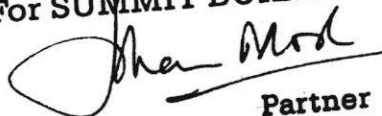
SUB REGISTRAR



NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished semi-deluxe apartment bearing flat no. 223 on second floor, having a super built-up area of 775 sft in building known as Silver Oak Apartments together with:
 - a. undivided share in scheduled land to the extent of 38.75 sq. yds.
 - b. a reserved two wheeler parking space bearing no. 47 admeasuring about 15 sft.
 - c. A reserved car parking space bearing no. 22 admeasuring about 100 sft.situated at Sy. No. 290, Cherlapally Village, Ghatkesar Mandal, R. R. 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. 9,40,000/- (Rupees Nine Lakhs Forty Thousand Only). The total consideration is towards:
 - (a) Sale of undivided share of land is Rs. 5,30,050/-.
 - (b) Cost of construction, parking and amenities etc is Rs. 4,09,950/-.The Vendor hereby admit and acknowledge the receipt of the said consideration.
2. The Vendor hereby covenant that Scheduled Land & Scheduled Apartment are the absolute property belonging to it by virtue of various registered sale deeds referred to herein in the preamble of this Sale Deed and has absolute right, title or interest in respect of Scheduled Apartment.
3. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Apartment to the Buyer.
5. Henceforth the Vendor shall not have any right, title or interest in the scheduled apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Apartment unto and in favour of the Buyer in the concerned departments.
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.

For SUMMIT BUILDERS


Partner

1వ పుస్తకము 1001. కృష్ణ

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య... 11..... ఈ కాగితపు వరుస

సంఖ్య..... 3

2

పద్-రిజిస్ట్రారు

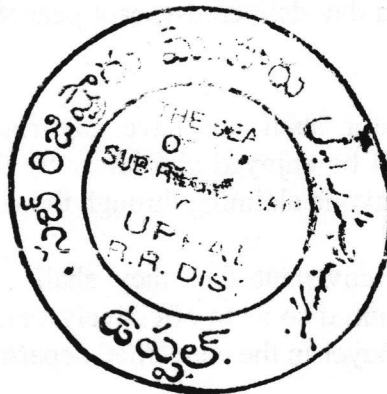
1వ పుస్తకము సం॥ (శా.శ) పు 66/12/107

నింబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం

గుర్తింపు నింబరు 66/12/..... 1-2007 ఇవ్వడమైన

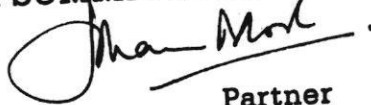
2007 సం॥ జూన్ నెల..... 26 తేది

రిజిస్ట్రారు



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 Silver Oak Apartments 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 SILVER OAK APARTMENTS.
 - 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 Silver Oak Apartments Owners Association that has been / shall be formed by the Owners of the apartments in SILVER OAK APARTMENTS constructed on the Schedule 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.
 - 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 SILVER OAK APARTMENTS, 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.

For SUMMIT BUILDERS


Partner

1 వ పుస్తకము ద్వారా కి. రి. పం. 11

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య 11 ఈ కాగితపు వరుస

సంఖ్య 4

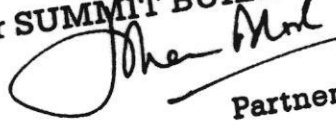
1

సబ్-రిజిస్ట్రార్



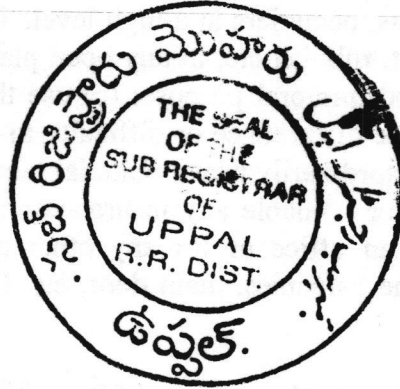
- f. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute 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 SILVER OAK APARTMENTS and the name thereof shall not be changed.
 - h. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled Apartment nor shall he/she/they make any additions alterations in the Scheduled Apartment without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.
 - i. That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or voidable any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose. (g) install grills or shutters in the balconies, main door, etc. (h) change the external appearance of the building.
10. Stamp duty and Registration amount of Rs. 72,745/- is paid by way of challan no. 130060, dated 26.5.03 drawn on SBH, Habsiguda Branch, Hyderabad.

FOR SUMMIT BUILDERS


Partner

1 వ పుస్తకము 6614
దస్తావేజుల మొత్తం కాగితము
సంఖ్య...11...ఈ కాగితపు వరుస
సంఖ్య...5.....

పున్-రిజిస్ట్రార్



SCHEDULE OF LAND

All that piece of land admeasuring 4,375 sq. yds., forming part of Survey No. 290, situated at Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District are bounded as under:

North By	Survey No. 290 (Part)
South By	Main Road
East By	Road in Sy. 288
West By	Sy. No. 289

SCHEDULE OF APARTMENT

All that semi-finished, semi-deluxe Apartment No. 223 on the second floor, admeasuring 775 sq. yds., and a reserved parking space for car and two wheeler, bearing nos. 22 & 47 admeasuring 100 & 15 sq. yds. respectively, in residential apartment named as Silver Oak Apartments, forming part of Survey No. 290, situated at Block No. 2, Old Village, Cherlapally, Kapra Municipality, Ghatkesar Mandal, Ranga Reddy District marked in red in the plan enclosed and bounded as under:

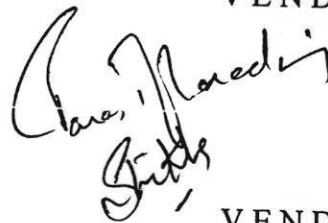
North By	Open to sky
South By	6' wide corridor
East By	Flat No. 224
West By	6' wide corridor

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:

For SUMMIT BUILERS


Partner

VENDOR


VENDEE

WITNESS:

1. 

2. 

1 వ పుస్తకము 1-6-2011
 దస్తావేజుల మొత్తం కాగితములు
 సంఖ్య... 11... ఈ కాగితపు వరుస
 సంఖ్య... 6.....

సబ్-రిజిస్ట్రారు



ANNEXTURE-1-A

1. Description of the Building : Semi-Finished semi-deluxe Flat bearing no. 223 on the second Floor of Silver Oak Apartments, at Block No. 2, Residential Localities, situated at Sy. No. 290, Old Village, Cherlapally, Ghatkesar Mandal, Ranga Reddy Dist.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : New
3. Total Extent of Site : 38.75 sq. yds., U/S Out of 4,375 sq. yds..
4. Built up area particulars :
- (a) Cellar, Parking Area :
- (b) In the Ground Floor : 115 sft. for car and two wheeler parking space
- (c) In the First Floor :
- (d) In the Second Floor : 775 sft.
- (e) In the Third Floor :
- (f) In the Fourth Floor :
- (g) In the Fifth Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV :
of the Building : Rs.9,40,000/-

Date: 26.05.2007

For **SUMMIT BUILDERS**


Signature of the Executants **Partner**

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: 26.05.2007

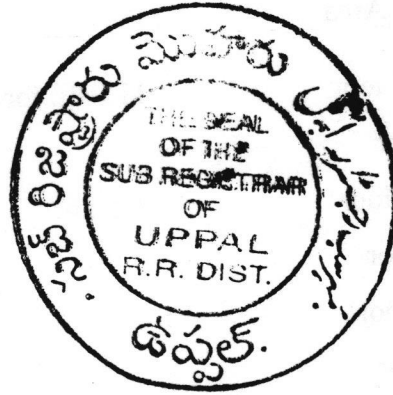
For **SUMMIT BUILDERS**


Signature of the Executants **Partner**

Page 7

1 వ పుస్తకము 66/1 కె. పంపా
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 11... ఈ కాగితపు వరుస
సంఖ్య... 7.....

సబ్-రిజిస్ట్రార్.



REGISTRATION PLAN SHOWING

SEMI-FINISHED FLAT NO. 223

ON THE SECOND FLOOR OF "SILVER OAK APARTMENTS"

IN SURVEY NOS. 290 (PART)

CHERLAPALLY VILLAGE,

GHATKESAR

Mandal, R.R. Dist.**VENDOR:**

M/S. SUMMIT BUILDERS, REPRESENTED BY ITS PARTNER

MR. SOHAM MODI, SON OF MR. SATISH MODI

BUYER:

1. MR. PARAS BHARADWAJ, SON OF MR. NARESH KUMAR

2. MRS. SHIKHA BHARADWAJ, WIFE OF MR. PARAS BHARADWAJ

REFERENCE:**AREA:**

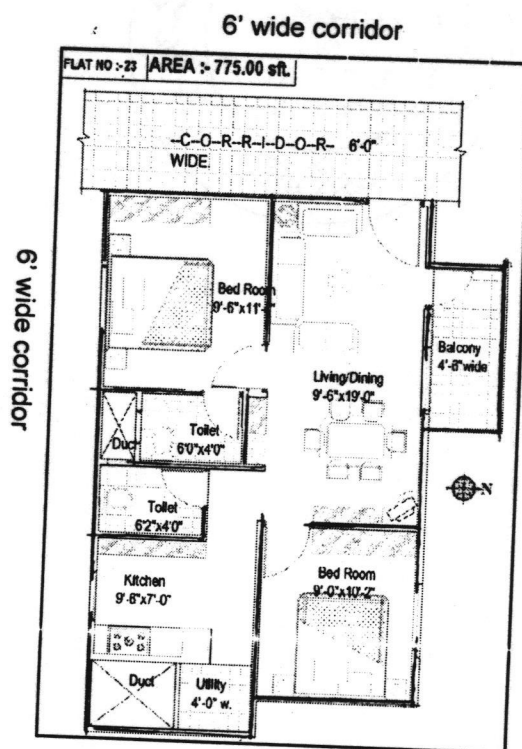
38.75

SCALE:

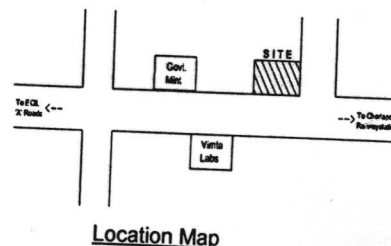
SQ. YDS. OR

INCL:

SQ. MTRS.

EXCL:U/S. OUT OF TOTAL: 4,375 SQ.YDS.
PLINTH AREA : 775 SFT.

Flat No. 224

**WITNESSES:**

1.

2.

For SUMMIT BUILDERS

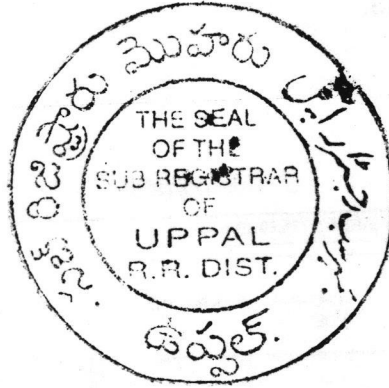
Partner

SIG. OF THE VENDOR

SIG. OF THE BUYER

1వ పుస్తకము 6.61.2008
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...!!...ఈ కాగితపు వరుస
సంఖ్య.....



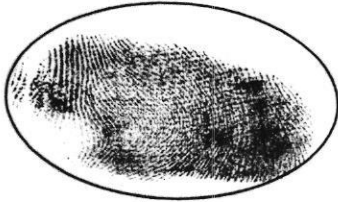


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO. FINGER PRINT
IN BLACK
(LEFT THUMB)

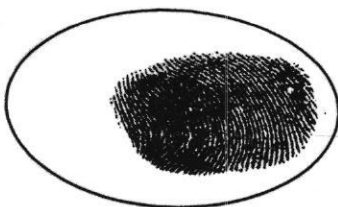
PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



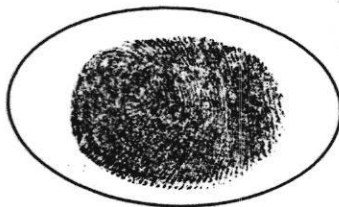
VENDOR:

M/S. SUMMIT BUILDERS
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD
SECUNDERABAD - 500 003.
REPRESENTED BY ITS PARTNER
MR. SOHAM MODI
S/O. MR. SATISH MODI



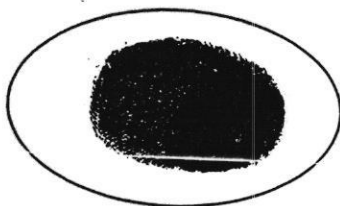
GPA FOR PRESENTING DOCUMENTS:

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



BUYER:

1. MR. PARAS BHARADWAJ
S/O. MR. NARESH KUMAR
R/O. C-108, BALAJI ENCLAVE
BOLARAM ROAD
MIYAPUR
HYDERABAD - 500 049.



2. MRS. SHIKHA BHARADWAJ
W/O. MR. PARAS BHARADWAJ
R/O. C-108, BALAJI ENCLAVE
BOLARAM ROAD
MIYAPUR
HYDERABAD - 500 049.

SIGNATURE OF WITNESSES:

-
-

For SUMMIT BUILDERS

Partner

SIGNATURE OF EXECUTANTS

SIGNATURE OF BUYER

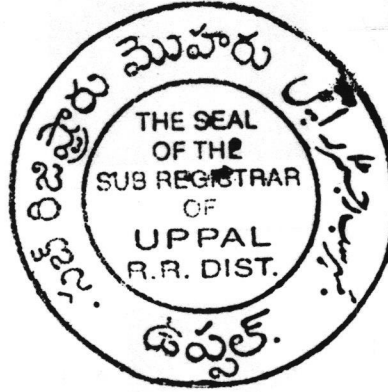
1 వ పుస్తకము. రి. రి. హుస్సేన్

దస్తావేజుల మొత్తం కాగితము

సంఖ్య... 11... ఈ కాగితపు వరుస

సంఖ్య... 11...


పద్-రజిస్ట్రార్



**INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH**



DRIVING LICENCE
OLDAP01:193827902
PRABHAKAR REDDY
R. PABHAKAR REDDY
7-2-64/10724
JAISWAL CHANDEN
AMBERPET
HYDERABAD

DUPLICATE

RECEIVED

DRIVER'S LICENCE
The holder of this licence is entitled to drive the motor vehicle of the class specified in the licence subject to the conditions specified in the Motor Vehicle Act, 1947 and the Motor Vehicle Rules, 1947.

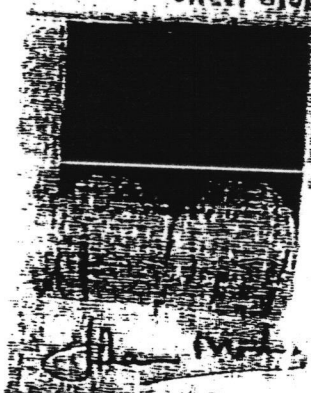
DRIVER'S LICENCE
The holder of this licence is entitled to drive the motor vehicle of the class specified in the licence subject to the conditions specified in the Motor Vehicle Act, 1947 and the Motor Vehicle Rules, 1947.



DRIVER'S LICENCE
The holder of this licence is entitled to drive the motor vehicle of the class specified in the licence subject to the conditions specified in the Motor Vehicle Act, 1947 and the Motor Vehicle Rules, 1947.



भारत गणराज्य REPUBLIC OF INDIA



MOB 82791005
MODI
SOLIMANISH USOMI
RICHAN
MALE
MUMBAI
HYDERABAD
9-10-2000

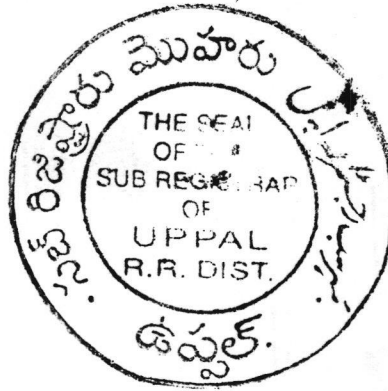
PERMANENT ACCOUNT NUMBER
ABMP16725H
SOLIMAN EATISH INCHI
SOLIMAN EATISH INCHI

For SU

[Signature]
Partner

1వ పుస్తకవరు. 61.3.30
దస్తావేజుల మొత్తం కాగితమాల
సంఖ్య. 11.....ఈ కాగితపు వరుస
సంఖ్య. 10.....

సహ-రిజిస్ట్రార్



Deloitte

Paras Bharadwaj



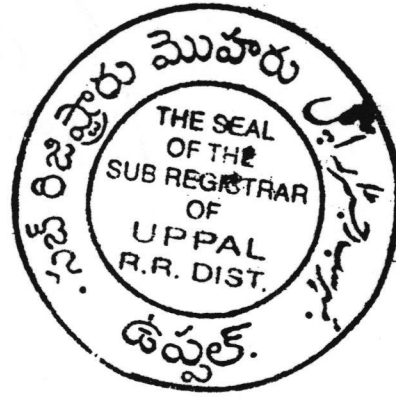
Personnel No. : 238924

Blood Group : O +ve

Paras Bharadwaj

1 వ పుస్తకము 6.6.13 నంబు
దస్తావేజాల మొత్తం కాగితము
సంఖ్య...11...ఈ కాగితపు వరుస
సంఖ్య...11.....

1
పబ్-రిజిస్ట్రార్



5813

Cno5644

5634/08



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L 382338

No. 721 Date 11/6/2008 Rs. 100/-

Sold to K. P. Reddy

S/o. W/o. D/o K. Padma Reddy

For whom Summit Builders Sec-bad

R/o Hyd.

G. Narsaiah
G. NARSAIAH
 S.V.L. No.11 of 2006
 PEERZADIGUDA
 UPPAL, R.R. Dist

RECTIFICATION DEED

This Deed of Rectification is made and executed at Secunderabad on this ¹⁵18 day of June 2008, by:

M/S. SUMMIT BUILDERS, a registered partnership firm having its office at 5-4-187/3&4, II Floor, M. G. Road, Secunderabad 500 003, represented by its Partner, Mr. Soham Modi, Son of Sri Satish Modi, aged about 38 years, Occupation: Business, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

IN FAVOUR OF

1. MR. PARAS BHARADWAJ, SON OF MR. NARESH KUMAR, aged about 32 years,
2. MRS. SHIKHA BHARADWAJ, WIFE OF MR. PARAS BHARADWAJ, aged about 26 years, Both are residing at C-108, Balaji Enclave, Bolaram Road, Miyapur, Hyderabad - 500 049., hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

The terms 'THE VENDOR' and 'THE BUYER' herein used shall wherever the context so admits mean and include their respective heirs, executors, successors legal representatives, administrators and assignees etc., as the parties themselves.

For SUMMIT BUILDERS


 PARTNER

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

I. Stamp Duty:

1. in the shape of stamp papers.....	Rs. 100/-
2. in the shape of challan (w/s.41 of I.S.Act, 1899).....	Rs. =
3. in the shape of cash (w/s.41 of I.S.Act, 1899).....	Rs. =
4. adjustment of stamp duty w/s.16 of I.S.Act, 1899, if any	Rs. =

II. Transfer Duty:

1. in the shape of challan.....	Rs. =
2. in the shape of cash.....	Rs. =

III. Registration fee:

1. in the shape of challan.....	Rs. =
2. in the shape of cash.....	Rs. =

IV. User Charges:

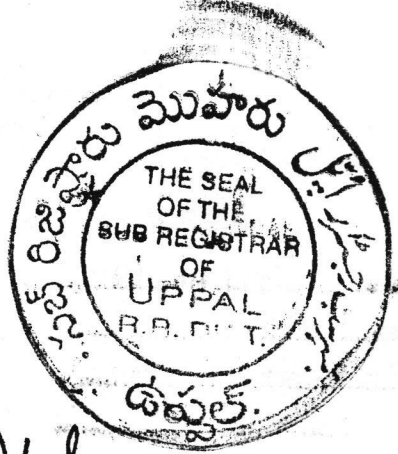
1. in the shape of challan.....	Rs. =
2. in the shape of cash.....	Rs. =

Sub-Registrar: [Signature] Total: Rs. 29/-

వ పుస్తకము 5634/న
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య 6 ఈ కాగితపు వరుస
 సంఖ్య 1
 సబ్-రిజిస్ట్రారు

సంఖ్య 21
 1930- వ.శ.శా. 21 మాసము 31 తేది
 పగలు 3 మరియు 4 గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ. Soham Modi
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన ఖాట్రాపులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 రుసుము రూ॥ 100/- చెల్లించినారు.



Receipt No. Dt. Vid
 BH Habsguda Branch, Sec'bad
 వాసి యిచ్చినట్లు ఒప్పుకొన్నది
 ఎడమ బ్రాటనవేలు

[Signature]
[Signature]

Soham modi & Co. SATISH modi & Co. - Business
 R/o. 5-4-187/3 & 4, 1st floor, Potluri main road,
 M.A. Road, Sec'bad.



విరూపించినది.

1. [Signature]

S/o. K.P. Reddy
 2-3-64/10/24, Sec'bad
 Bamberpet, Hyd.

2. [Signature]

S. Pradeep & Co. S. Dhanraj & Co. - Service
 R/o. 1-10-263, New Bommarayy, Sec'bad.

200 వ.సంఖ్య 21 వ తేది
 1930 వ.శా.శా. 21 మాసము 31 వ తేది.

[Signature]
 సబ్-రిజిస్ట్రారు

WHEREAS by a Deed of Sale dated 26.05.2007 executed between the same parties who are the parties to this deed of rectification, which was registered as document no. 6613 of 2007, Regd. in the office of the Sub-Registrar, Uppal, R. R. Dist. (hereinafter called the said principal deed), the Vendor sold and the purchaser purchased the semi-deluxe apartment no. 223 on the second floor, admeasuring 775 sft. of super built up area together with proportionate undivided share of land to the extent of 38.75 sq. yds., and a reserved parking space for car and two wheeler, bearing nos. 22 & 47 admeasuring 100 & 15 sft. respectively, in residential apartment named as Silver Oak Apartments, forming part of Survey No. 290, situated at Block No. 2, Old Village, Cherlapally, Kapra Municipality, Ghatkesar Mandal, Ranga Reddy District, for a consideration of Rs. 9,40,000/- (Rupees Nine Lakhs Forty Thousand Only)

Whereas in the said principal deed the following clerical mistake occurred due to inadvertance namely:

- a). Page no. 2 para no. E, page no. 3 clause 1 and page no. 6 schedule of the property in the principal deed i.e., the car parking space bearing no. 22 on the stilt floor admeasuring about 100 sft., being allotted.

The same was Regd. as Document No. 6613 of 2007, registered at S. R. O. Uppal.

But it has to be rectified and read as follows:

The car parking space bearing no. 45 on the stilt floor admeasuring 100 sft on stilt floor as been allotted instead of parking no. 22

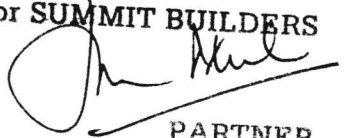
Now the correct car parking no. 45 to be read and corrected in the principal deed.

Whereas the purchaser detected the clerical error and requested the Vendor to rectify the same.

NOW THEREFORE this Deed of Rectification is executed to the above mentioned correction effect wherever necessary.

Except the above said correction there is no change in the principal deed as apartment no., floor, plinth area, U/S Land, Total Extent, Survey No., or the Village etc.,. This document is therefore hereby executed without consideration to declare the rectification of the above said mere clerical mistake crept in the principal deed.

This Deed of Rectification shall read along with the Principal Deed and shall deemed to have come into force from the date of execution of the Principal Deed.

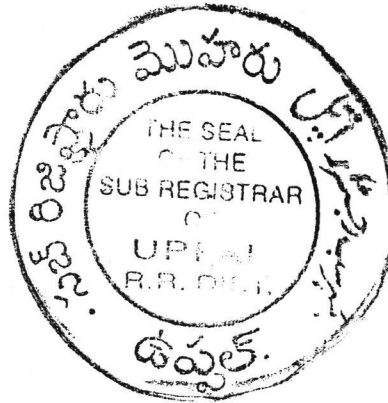
For **SUMMIT BUILDERS**

PARTNER

1 వ పుస్తకము 5634/స
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య..6.....ఈ కాగితపు వరుస
సంఖ్య.....2.....

సబ్-రిజిస్ట్రారు

1 వ పుస్తకము (కా.శ) పు. 5634/స
వెంటరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు వెంటరు. 5634..1-2008 ఇవ్వడమైన
2008 సం. జూన్.....నెల.....21.....తేది

రిజిస్ట్రారు అధికారి



SCHEDULE OF APARTMENT

All that semi-deluxe apartment No. 223 on the second floor, admeasuring 775 sft. of super built up area together with proportionate undivided share of land to the extent of 38.75 sq. yds., and a reserved parking space for car and two wheeler, bearing nos. 45 & 47 admeasuring 100 & 15 sft. respectively, in residential apartment named as Silver Oak Apartments, forming part of Survey No. 290, situated at Block No. 2, Old Village, Cherlapally, Kapra Municipality, Ghatkesar Mandal, Ranga Reddy District marked in red in the plan enclosed and bounded as under:

North By	Open to sky
South By	6' wide corridor
East By	Flat No. 224
West By	6' wide corridor

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

WITNESSES:

1. 
2. 

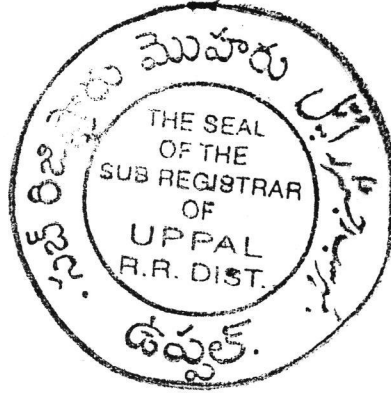
For **SUMMIT BUILDERS**


PARTNER

SIGN. OF THE VENDOR

1 వ పుస్తకము 5.674/స
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...6....ఈ కాగితపు వరుస
సంఖ్య...3.....

సబ్-రిజిస్ట్రారు



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

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



VENDOR:

M/S. SUMMIT BUILDERS
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD
SECUNDERABAD – 500 003.
REPRESENTED BY ITS PARTNER
MR. SOHAM MODI
S/O. MR. SATISH MODI

SIGNATURE OF WITNESSES:

1.

2.

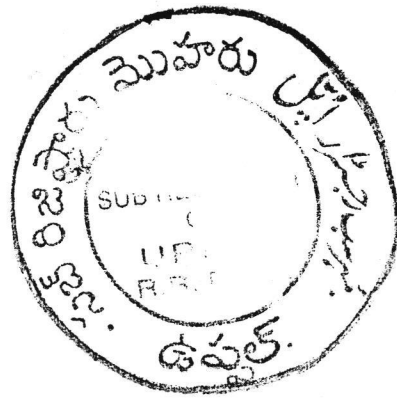
For SUMMIT BUILDERS

PARTNER

SIGNATURE OF EXECUTANTS

- వ పుస్తకము 5634/స
వస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 6... ఈ కాగితపు వరుస
సంఖ్య... 4...

✓
పేటి-రిజిస్ట్రారు



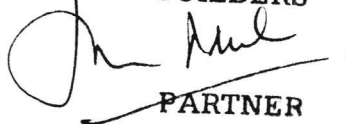
स्थायी लेखा संख्या /	PERMANENT ACCOUNT NUMBER	
	ABMPM6725H	
नाम / NAME	SOHAM SATISH MODI	
पिता का नाम / FATHER'S NAME	SATISH MANILAL MODI	
जन्म तिथि / DATE OF BIRTH	18-10-1969	
हस्ताक्षर / SIGNATURE		मुख्य आयकर प्रमुख, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

इस कार्ड के खो / भिल जाने पर कृपया जागी करने वाले प्राधिकारी को सूचित / वापस कर दें

मुख्य आयकर आयुक्त,
आयकर भवन,
नजीर बाग,
हैदराबाद - 500 004.

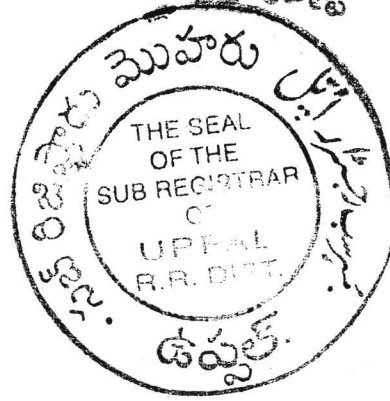
In case this card is lost/stolen, kindly inform to the issuing authority
Chief Commissioner of Income-tax,
Aayakar Bhavan,
Bashierbagh,
Hyderabad - 500 004.

For SUMMIT BUILDERS


PARTNER

1 వ పుస్తకము 5634/స
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....6.....ఈ కాగితపు వరుస
సంఖ్య.....5.....

పబ్-రిజిస్ట్రారు



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

C.S.No./Year: **005644/2008** of SRO: **1507(UPPAL)**
Presentant Name(Capacity): **K.P.REDDY(EX)**

Report Date: 21/06/2008 17:11:37

This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
4			(EX) SOHAM MODI [R] M/S.SUMMIT BUILDERS SOHAM MODI (PARTNER) HYDERABAD	

Identified by

Witness 1

Witness 2

Photos and TIs

captured by me

Capture of Photos and TIs
done in my presence

వ పుస్తకము 634/స.
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..6....ఈ కాగితపు వరుస
సంఖ్య...6.....

నబ్-రిజిస్ట్రారు

