

15/11/2023



## Government of Telangana Registration And Stamps Department

Payment Details - Office Copy - Generated on 25/11/2023, 04:16 PM

SRO Name: 1526 Kapra

Receipt No: 6952

Receipt Date: 25/11/2023

ation

0

DD No:

DD Dt:

Bank Branch:

E-Challan Bank Name: YESB

E-Challan Bank Branch:

### Account Description

### Amount Paid By

|                                      | Cash | Challan | DD | E-Challan |
|--------------------------------------|------|---------|----|-----------|
| Registration Fee                     |      |         |    | 3000      |
| Total:                               |      |         |    | 3000      |
| In Words: RUPEES THREE THOUSAND ONLY |      |         |    |           |

Prepared By: CHAYADEVI

Signature by SR

సబ్-రిజిస్ట్రార్  
కాఫీ



## Government of Telangana Registration And Stamps Department

Payment Details - Citizen Copy - Generated on 25/11/2023, 04:16 PM

SRO Name: 1526 Kapra

Receipt No: 6952

Receipt Date: 25/11/2023

Name: SUDHIR U MEHTA

CS No/Doct No: 204 / 2023

Transaction: SPA (Special Power Of Authentication) with Registr

Challan No:

E-Challan No: D37BCE241123

Chargeable Value:

Challan Dt:

E-Challan Dt: 24-NOV-23

Bank Name:

mod.



Government of Telangana  
Registration And Stamps Department

Payment Details - Office Copy - Generated on 25/11/2023, 04:15 PM

151/BK-2/23

SRO Name: 1526 Kapra

Receipt No: 6951

Receipt Date: 25/11/2023

ation

0

DD No:

DD Dt:

Bank Branch:

E-Challan Bank Name: YESB

E-Challan Bank Branch:

Account Description

Amount Paid By

Cash

Challan

DD

E-Challan

Registration Fee

5000

User Charges

500

Total:

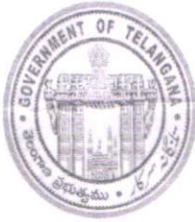
5500

In Words: RUPEES FIVE THOUSAND FIVE HUNDRED ONLY

RETURNED

Prepared By: CHAYADEVI

Signature by SR



Government of Telangana  
Registration And Stamps Department

Payment Details - Citizen Copy - Generated on 25/11/2023, 04:15 PM

SRO Name: 1526 Kapra

Receipt No: 6951

Receipt Date: 25/11/2023

Name: SUDHIR U MEHTA

CS No/Doct No: 204 / 2023

Transaction: SPA (Special Power Of Authentication) with Registr

Challan No:

E-Challan No: 767S7A241123

Chargeable Value:

Challan Dt:

E-Challan Dt: 24-NOV-23

Bank Name:

100-100000

RECEIVED

2 Bk-IV & Affidavit Power No 59 of 2023 &  
2nd Book-IV 151 of 2023

BR-4

204

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

AY 765462

Tran Id: 231121120324249972  
Date: 21 NOV 2023, 12:05 PM  
Purchased By:  
M. MAHENDAR  
S/o MALLESH  
R/o HYD  
For Whom  
JADE ESTATES

K. SATISH KUMAR  
LICENSED STAMP VENDOR  
Lic. No: 16/05/059/2012  
Ren.No. 16/05/029/2021  
Plot No.227, Near C.C.Court, West  
Marredpally, Sec-Bad  
Ph 9849355156

### GENERAL POWER OF ATTORNEY

This General Power of Attorney is made and executed on 25<sup>th</sup> day of November, 2023 at SRO, Kapra, Medchal-Malkajgiri District by:

1. M/s. Gulmohar Residency {Pan No. AAGFG4971Q}, a registered partnership firm having its office at Plot No. 8, Road No. 5, Nacharam Industrial Area, C/o. Dilpreet Tubes, Hyderabad-500 067, represented by its Managing Partner, Shri Sudhir U. Mehta, S/o. Late Uttamlal R. Mehta, aged about 66 years, Occupation: Business.,
2. M/s. Jade Estates {Pan No. AAFFJ2885D}, a registered partnership firm having its office at Plot No. 8, Road No. 5, Nacharam Industrial Area, C/o. Dilpreet Tubes, Hyderabad-500 067, represented by its Managing Partner, Shri Sudhir U. Mehta, S/o. Late Uttamlal R. Mehta, aged about 66 years, Occupation: Business.

The above parties are hereinafter jointly referred to as the Principal and namely Principal no.1, & Principal no. 2 respectively.

For GULMOHAR RESIDENCY

Partner

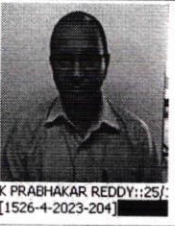
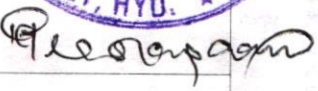
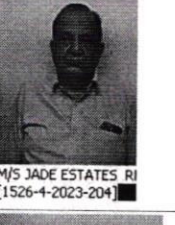
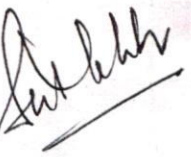
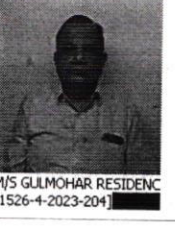
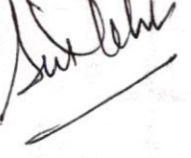
For JADE ESTATES

Partner

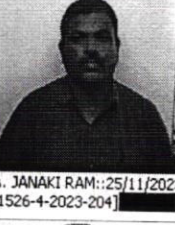
**Presentation Endorsement:**

Presented in the Office of the Sub Registrar, Kapra along with the Photographs & Thumb Impressions as required under Section 32-A of Registration Act, 1908 and fee of Rs. 8000/- paid between the hours of \_\_\_\_\_ and \_\_\_\_\_ on the 25th day of NOV, 2023 25th day of NOV, 2023 by Sri Sudhir U Mehta

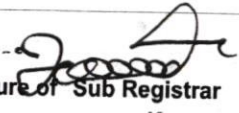
**Execution admitted by (Details of all Executants/Claimants under Sec 32A):**

| SI No | Code | Thumb Impression                                                                  | Photo                                                                                                                                                  | Address                                                                                                                                         | Signature/Ink Thumb Impression                                                      |
|-------|------|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 1     | AY   |  | <br>K PRABHAKAR REDDY::25/11/2023<br>[1526-4-2023-204]                | K PRABHAKAR REDDY<br>S/O. K PADMA REDDY<br>R/O 2-3-64/10/24,JAISWAL<br>COLONY,AMBERPET, HYDERABAD                                               |  |
| 2     | PL   |  | <br>M/S JADE ESTATES REP BY MP<br>SUDHIR U MEHTA<br>[1526-4-2023-204] | M/S JADE ESTATES REP BY MP<br>SUDHIR U MEHTA<br>S/O. LATE UTTAMLAL R MEHTA<br>PLOT NO.8,RD NO.5,NACHARAM<br>INDUSTRIAL, AREA,NACHARAM,HYD       |  |
| 3     | PL   |  | <br>M/S GULMOHAR RESIDENCY<br>[1526-4-2023-204]                       | M/S GULMOHAR RESIDENCY REP BY<br>MP SUDHIR U MEHTA<br>S/O. LATE UTTAMLAL R MEHTA<br>PLOT NO.8,RD NO.5,NACHARAM<br>INDUSTRIAL, AREA,NACHARAM,HYD |  |

**Identified by Witness:**

| SI No | Thumb Impression                                                                    | Photo                                                                                                                                 | Name & Address           | Signature                                                                             |
|-------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------------------|
| 2     |  | <br>A. JANAKI RAM::25/11/2023<br>[1526-4-2023-204] | A. JANAKI RAM<br>R/O HYD |  |
| 1     |  | <br>K. VENKATESH::25/11/2023<br>[1526-4-2023-204]  | K. VENKATESH<br>R/O HYD  |  |

25th day of November, 2023

  
Signature of Sub Registrar  
Kapra

Biometrically Authenticated by  
SRO Dr. S. LAXMA REDDY  
on 25-NOV-2023 15:58:14

**E-KYC Details as received from UIDAI:**

| SI No | Aadhaar Details                                  | Address:                                                                           | Photo                                                                                 |
|-------|--------------------------------------------------|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1     | Aadhaar No: XXXXXXXX1402<br>Name: Sudhir U Mehta | S/O Uttamlal Mehta,<br>Secunderabad, Secunderabad, Hyderabad,<br>Telangana, 500016 |  |
| 2     | Aadhaar No: XXXXXXXX1402<br>Name: Sudhir U Mehta | S/O Uttamlal Mehta,<br>Secunderabad, Secunderabad, Hyderabad,<br>Telangana, 500016 |  |

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Bk - 4, CS No 204/2023 & Power No 59  
& Doct No 151/2023. Sheet 1 of 10 Sub Registrar  
Kapra

Hereby Nominate, Constitute, Appoint and Retain:

Mr. K. Prabhakar Reddy, Son of Mr. K. Padma Reddy, aged about 47 years, R/o. 2-3-64/10/24, Jaiswal Colony, Amberpet, Hyderabad-500 013, Occupation: Sr. Manager-Customer Relations, of M/s. Modi Properties Pvt. Ltd., (hereinafter referred to as the Attorney), as our true and lawful attorney, to do in our name and on our behalf the acts mentioned hereunder.

1. TITLE OF PROPERTY:

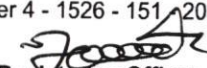
- 1.1. Principal no. 1 & Principal no. 2 became owner of land admeasuring Ac. 8-00 gts., in Sy. No. 19, situated at Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District), (hereinafter the land is referred to as the Scheduled Land and more fully described in the schedule annexed hereunder), having acquired the same by way of sale deeds registered as document no. 12683/05, dated 22.12.2005 and 12684/05, dated 22.12.2005 and registered at the SRO, Uppal.
- 1.2 The Principal no. 1 & Principal no. 2 has entered into a Joint Development Agreement cum General Power of Attorney registered as document no. 3741/2019, dated 08.07.2019 at SRO, Kapra with M/s. Modi Realty Mallapur LLP (the Developer) for construction of a Housing Project for development of the Scheduled Land into a Housing Complex.
- 1.3 The Housing Complex which is registered under RERA Act with registration no. P02200001129 dated 05.09.2019.

2. DETAILS OF PERMITS:

- 2.1 The Principal has obtained permission from GHMC in file no. 1/C/05652/2021 dated 17.04.2021 for developing the Scheduled Land into a residential complex consisting of 345 flats.
3. The Principal 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. 8 blocks of flats labeled as A, B, C, D, E, F, G & H are proposed to be constructed.
  - 3.1.2. Each block consists of 5/6 floors.
  - 3.1.3. Parking is proposed to be provided on two basements floors common to all the blocks.
  - 3.1.4. Total of 345 flats are proposed to be constructed.
4. The Housing Complex is styled as Gulmohar Residency.
5. Mr. Sudhir U. Mehta, the Managing Partner of M/s. Gulmoar Residency & M/s. Jade Estates., is duly authorized to sign/execute Agreement of Sale, Sale Deeds, Agreement for Constructions, Rectification deeds, Deposit of Title Deeds and others such agreements and deeds in favour of prospective purchasers to sell/transfer the flats proposed to be developed in the Housing Complex.
6. The Principal no. 1 i.e., M/s. Gulmoar Residency represented by its Managing Partner, Mr. Sudhir U. Mehta, S/o. Late Uttamlal R. Mehta is pre-occupied with his day to day activities and frequent travelling. He cannot personally appear for the registration and execution of Agreement of Sale, Sale Deed, Agreement for Constructions, Cancellation Deed, Rectifications Deeds, Deposit of Title Deeds relating the flats mentioned in Annexure-A.

For GULMOHAR RESIDENCY

For JADE ESTATES

| E-KYC Details as received from UIDAI:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                |                                                  |                                                                                     |          |                             |                  |             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|--------------------------------------------------|-------------------------------------------------------------------------------------|----------|-----------------------------|------------------|-------------|
| SI No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Aadhaar Details                                                | Address:                                         | Photo                                                                               |          |                             |                  |             |
| 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Aadhaar No: XXXXXXXX9204</b><br>Name: Kandi Prabhakar Reddy | Amberpet, Amberpet, Hyderabad, Telangana, 500013 |  |          |                             |                  |             |
| <b>Endorsement:</b> 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                                                | 0                                                                                   | 0        | 0                           | 0                | 100         |
| Transfer Duty                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | NA                                                             | 0                                                | 0                                                                                   | 0        | 0                           | 0                | 0           |
| Reg. Fee                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | NA                                                             | 0                                                | 8000                                                                                | 0        | 0                           | 0                | 8000        |
| User Charges                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | NA                                                             | 0                                                | 500                                                                                 | 0        | 0                           | 0                | 500         |
| Mutation Fee                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | NA                                                             | 0                                                | 0                                                                                   | 0        | 0                           | 0                | 0           |
| <b>Total</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>100</b>                                                     | <b>0</b>                                         | <b>8500</b>                                                                         | <b>0</b> | <b>0</b>                    | <b>0</b>         | <b>8600</b> |
| Rs. /- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 8000/- towards Registration Fees on the chargeable value of Rs. /- was paid by the party through E-Challan/BC/Pay Order No .767S7A241123,D37BCE241123 dated .24-NOV-23,24-NOV-23 of ,YESB/,YESB/                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                |                                                  |                                                                                     |          |                             |                  |             |
| <b>Online Payment Details Received from SBI e-P</b><br>(1). AMOUNT PAID: Rs. 5550/-, DATE: 24-NOV-23, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 1103996573122,PAYMENT MODE:NB-1001138,ATRN:1103996573122,REMITTER NAME: MR. K PRABHAKAR REDDY,EXECUTANT NAME: GULMOHAR RESIDENCY AND JADE ESTATES,CLAIMANT NAME: MR. K PRABHAKAR REDDY) .(2). AMOUNT PAID: Rs. 3000/-, DATE: 24-NOV-23, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 4884136628818,PAYMENT MODE:NB-1001138,ATRN:4884136628818,REMITTER NAME: MR. K PRABHAKAR REDDY,EXECUTANT NAME: GULMOHAR RESIDENCY AND JADE ESTATES,CLAIMANT NAME: MR. K PRABHAKAR REDDY) .<br><br>Date: <span style="float: right;">Signature of Registering Officer</span><br>25th day of November,2023 <span style="float: right;">Kapra</span> |                                                                |                                                  |                                                                                     |          |                             |                  |             |
| <b>Certificate of Registration:</b><br><br>Registered as document no. 151 of 2023 of Book-4 and assigned the identification number 4 - 1526 - 151 - 2023 for Scanning on 25-NOV-23 .<br><br><div style="text-align: right;"> <br/> <b>Registering Officer</b><br/> <b>Kapra</b><br/>                     (Dr. S. Laxma Reddy)                 </div>                                                                                                                                                                                                                                                                                                                                                            |                                                                |                                                  |                                                                                     |          |                             |                  |             |
| <b>Power Authentication u/s 32 &amp; 33 of Regn Act 1908 :</b><br><br>Power No: 59/2023<br>Executed in my presence by the above named Principal & Attorney/Agent on this the 25th day of November,2023 , whose identity is proved by the above witnesses.<br><br><div style="text-align: right;"> <br/> <b>Sub Registrar</b><br/> <b>Kapra</b> </div>                                                                                                                                                                                                                                                                                                                                                           |                                                                |                                                  |                                                                                     |          |                             |                  |             |



7. The Principal no. 2 i.e., M/s. Jade Estates represented by its Managing Partner, Mr. Sudhir U. Mehta, S/o. Late Uttamlal R. Mehta is pre-occupied with his day to day activities and frequent travelling. He cannot personally appear for the registration and execution of Agreement of Sale, Sale Deed, Agreement for Constructions, Cancellation Deed, Rectifications Deeds, Deposit of Title Deeds relating the flats mentioned in Annexure-B.
8. The Principal hereby jointly appoints and nominates the above said Attorney to appear before the registering authority and present Sale Deeds, Agreement of Sales, Agreement for Construction, Cancellation Deed, Rectification Deed and Deposit of Title Deeds relating to the sale of flats, which is duly signed and to be executed by its authorized representative Mr. Sudhir U. Mehta, in favour of prospective purchasers, before the concerned registering authority. The Attorney shall be authorized to undertake such acts and things which are necessary and incidental to the registration of the above said agreement and deeds.
9. The Attorney is not entitled to sign/execute Agreement of Sale, Sale Deeds, Agreement for Constructions, Rectification Deeds, Cancellation Deed, and Deposit of Title Deeds on behalf of the Principal and is appointed only for presentation of documents duly executed by the Principal at the office of the Sub-registrar.
10. The Principal hereby further agrees to ratify and confirm all the acts and deed done by the above said Attorney in the name and on behalf of the Principal in the process of presenting the documents for registering regular Agreement of Sale, Sale Deeds, Agreement for Constructions, Rectification Deeds in favour of its prospective Purchaser and Deposit of Title Deeds relating to the Housing Project.

DESCRIPTION OF THE SCHEDULED LAND

All that portion of the total land area to the extent of Ac. 8-00 gts., in Sy. No. 19, situated at Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District) marked in red and bounded by:

|       |   |                  |
|-------|---|------------------|
| North | : | Sy. No. 22       |
| South | : | 100' Road        |
| East  | : | Sy. Nos. 81 & 24 |
| West  | : | Sy. Nos. 20      |

IN WITNESS WHEREOF the Principal herein has signed on this General Power of Attorney for presentation of documents on this the 27<sup>th</sup> day of November' 2023.

WITNESSES:

1.

For GULMOHAR RESIDENCY  
M/s. Gulmohar Residency

Partner

Sudhir U. Mehta

2

For JADE ESTATES  
M/s. JADE Estates

Partner

Sudhir U. Mehta

ATTORNEY

Bk - 4, CS No 204/2023 & Power No 59  
& Doct No 151/2023. Sheet 3 of 10 Sub Registrar  
Kapra



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| Annexure A- Details of flats allotted to M/s.Gulmohar Residency |                    |                      |                            |                                  |                                     |
|-----------------------------------------------------------------|--------------------|----------------------|----------------------------|----------------------------------|-------------------------------------|
| Flat No.                                                        | Carpet Area in sft | Built-up Area in sft | Super Built-up Area in sft | Flat allotted to:                | Undivided share of land in sq. yds. |
| A101                                                            | 945                | 1,089                | 1,360                      | Gulmohar Residency - Owner No. 1 | 69.13                               |
| A104                                                            | 945                | 1,089                | 1,360                      | Gulmohar Residency - Owner No. 1 | 69.13                               |
| A107                                                            | 945                | 1,089                | 1,360                      | Gulmohar Residency - Owner No. 1 | 69.13                               |
| A201                                                            | 945                | 1,089                | 1,360                      | Gulmohar Residency - Owner No. 1 | 69.13                               |
| A204                                                            | 945                | 1,089                | 1,360                      | Gulmohar Residency - Owner No. 1 | 69.13                               |
| A205                                                            | 945                | 1,089                | 1,360                      | Gulmohar Residency - Owner No. 1 | 69.13                               |
| A207                                                            | 945                | 1,089                | 1,360                      | Gulmohar Residency - Owner No. 1 | 69.13                               |
| A301                                                            | 945                | 1,089                | 1,360                      | Gulmohar Residency - Owner No. 1 | 69.13                               |
| A304                                                            | 945                | 1,089                | 1,360                      | Gulmohar Residency - Owner No. 1 | 69.13                               |
| A307                                                            | 945                | 1,089                | 1,360                      | Gulmohar Residency - Owner No. 1 | 69.13                               |
| A401                                                            | 945                | 1,089                | 1,360                      | Gulmohar Residency - Owner No. 1 | 69.13                               |
| A404                                                            | 945                | 1,089                | 1,360                      | Gulmohar Residency - Owner No. 1 | 69.13                               |
| A407                                                            | 945                | 1,089                | 1,360                      | Gulmohar Residency - Owner No. 1 | 69.13                               |
| A501                                                            | 945                | 1,089                | 1,360                      | Gulmohar Residency - Owner No. 1 | 69.13                               |
| A504                                                            | 945                | 1,089                | 1,360                      | Gulmohar Residency - Owner No. 1 | 69.13                               |
| A507                                                            | 945                | 1,089                | 1,360                      | Gulmohar Residency - Owner No. 1 | 69.13                               |
| A601                                                            | 945                | 1,089                | 1,360                      | Gulmohar Residency - Owner No. 1 | 69.13                               |
| A604                                                            | 945                | 1,089                | 1,360                      | Gulmohar Residency - Owner No. 1 | 69.13                               |
| A607                                                            | 945                | 1,089                | 1,360                      | Gulmohar Residency - Owner No. 1 | 69.13                               |
| B101                                                            | 1,185              | 1,329                | 1,660                      | Gulmohar Residency - Owner No. 1 | 84.38                               |
| B104                                                            | 1,185              | 1,329                | 1,660                      | Gulmohar Residency - Owner No. 1 | 84.38                               |
| B107                                                            | 1,185              | 1,329                | 1,660                      | Gulmohar Residency - Owner No. 1 | 84.38                               |
| B202                                                            | 1,185              | 1,329                | 1,660                      | Gulmohar Residency - Owner No. 1 | 84.38                               |
| B205                                                            | 1,185              | 1,329                | 1,660                      | Gulmohar Residency - Owner No. 1 | 84.38                               |
| B208                                                            | 1,185              | 1,329                | 1,660                      | Gulmohar Residency - Owner No. 1 | 84.38                               |
| B303                                                            | 1,185              | 1,329                | 1,660                      | Gulmohar Residency - Owner No. 1 | 84.38                               |
| B306                                                            | 1,185              | 1,329                | 1,660                      | Gulmohar Residency - Owner No. 1 | 84.38                               |
| B307                                                            | 1,185              | 1,329                | 1,660                      | Gulmohar Residency - Owner No. 1 | 84.38                               |
| B401                                                            | 1,185              | 1,329                | 1,660                      | Gulmohar Residency - Owner No. 1 | 84.38                               |
| B404                                                            | 1,185              | 1,329                | 1,660                      | Gulmohar Residency - Owner No. 1 | 84.38                               |
| B407                                                            | 1,185              | 1,329                | 1,660                      | Gulmohar Residency - Owner No. 1 | 84.38                               |
| B502                                                            | 1,185              | 1,329                | 1,660                      | Gulmohar Residency - Owner No. 1 | 84.38                               |
| B505                                                            | 1,185              | 1,329                | 1,660                      | Gulmohar Residency - Owner No. 1 | 84.38                               |
| B508                                                            | 1,185              | 1,329                | 1,660                      | Gulmohar Residency - Owner No. 1 | 84.38                               |
| B603                                                            | 1,185              | 1,329                | 1,660                      | Gulmohar Residency - Owner No. 1 | 84.38                               |
| B606                                                            | 1,185              | 1,329                | 1,660                      | Gulmohar Residency - Owner No. 1 | 84.38                               |

For GULMOHAR RESIDENCY

  
Partner

For JADE ESTATES

  
Partner

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| Annexure A- Details of flats allotted to M/s.Gulmohar Residency |                    |                      |                            |                                  |                                     |
|-----------------------------------------------------------------|--------------------|----------------------|----------------------------|----------------------------------|-------------------------------------|
| Flat No.                                                        | Carpet Area in sft | Built-up Area in sft | Super Built-up Area in sft | Flat allotted to:                | Undivided share of land in sq. yds. |
| C101                                                            | 1,185              | 1,329                | 1,660                      | Gulmohar Residency - Owner No. 1 | 84.38                               |
| C104                                                            | 1,185              | 1,329                | 1,660                      | Gulmohar Residency - Owner No. 1 | 84.38                               |
| C107                                                            | 1,185              | 1,329                | 1,660                      | Gulmohar Residency - Owner No. 1 | 84.38                               |
| C203                                                            | 1,185              | 1,329                | 1,660                      | Gulmohar Residency - Owner No. 1 | 84.38                               |
| C206                                                            | 1,185              | 1,329                | 1,660                      | Gulmohar Residency - Owner No. 1 | 84.38                               |
| C302                                                            | 1,185              | 1,329                | 1,660                      | Gulmohar Residency - Owner No. 1 | 84.38                               |
| C305                                                            | 1,185              | 1,329                | 1,660                      | Gulmohar Residency - Owner No. 1 | 84.38                               |
| C401                                                            | 1,185              | 1,329                | 1,660                      | Gulmohar Residency - Owner No. 1 | 84.38                               |
| C403                                                            | 1,185              | 1,329                | 1,660                      | Gulmohar Residency - Owner No. 1 | 84.38                               |
| C404                                                            | 1,185              | 1,329                | 1,660                      | Gulmohar Residency - Owner No. 1 | 84.38                               |
| C407                                                            | 1,185              | 1,329                | 1,660                      | Gulmohar Residency - Owner No. 1 | 84.38                               |
| C503                                                            | 1,185              | 1,329                | 1,660                      | Gulmohar Residency - Owner No. 1 | 84.38                               |
| C506                                                            | 1,185              | 1,329                | 1,660                      | Gulmohar Residency - Owner No. 1 | 84.38                               |
| C602                                                            | 1,185              | 1,329                | 1,660                      | Gulmohar Residency - Owner No. 1 | 84.38                               |
| C605                                                            | 1,185              | 1,329                | 1,660                      | Gulmohar Residency - Owner No. 1 | 84.38                               |
| D101                                                            | 1,185              | 1,329                | 1,660                      | Gulmohar Residency - Owner No. 1 | 84.38                               |
| D104                                                            | 1,185              | 1,329                | 1,660                      | Gulmohar Residency - Owner No. 1 | 84.38                               |
| D107                                                            | 1,185              | 1,329                | 1,660                      | Gulmohar Residency - Owner No. 1 | 84.38                               |
| D202                                                            | 1,185              | 1,329                | 1,660                      | Gulmohar Residency - Owner No. 1 | 84.38                               |
| D205                                                            | 1,185              | 1,329                | 1,660                      | Gulmohar Residency - Owner No. 1 | 84.38                               |
| D208                                                            | 1,185              | 1,329                | 1,660                      | Gulmohar Residency - Owner No. 1 | 84.38                               |
| D303                                                            | 1,185              | 1,329                | 1,660                      | Gulmohar Residency - Owner No. 1 | 84.38                               |
| D306                                                            | 1,185              | 1,329                | 1,660                      | Gulmohar Residency - Owner No. 1 | 84.38                               |
| D401                                                            | 1,185              | 1,329                | 1,660                      | Gulmohar Residency - Owner No. 1 | 84.38                               |

For GULMOHAR RESIDENCY



Partner

For JADE ESTATES



Partner

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## Annexure B- Details of flats allotted to M/s.Jade Estates

| Flat No. | Carpet Area in sft | Built-up Area in sft | Super Built-up Area in sft | Flat allotted to:          | Undivided share of land in sq. yds. |
|----------|--------------------|----------------------|----------------------------|----------------------------|-------------------------------------|
| D404     | 1,185              | 1,329                | 1,660                      | Jade Estates - Owner No. 2 | 84.38                               |
| D407     | 1,185              | 1,329                | 1,660                      | Jade Estates - Owner No. 2 | 84.38                               |
| D502     | 1,185              | 1,329                | 1,660                      | Jade Estates - Owner No. 2 | 84.38                               |
| D505     | 1,185              | 1,329                | 1,660                      | Jade Estates - Owner No. 2 | 84.38                               |
| D508     | 1,185              | 1,329                | 1,660                      | Jade Estates - Owner No. 2 | 84.38                               |
| D603     | 1,185              | 1,329                | 1,660                      | Jade Estates - Owner No. 2 | 84.38                               |
| D606     | 1,185              | 1,329                | 1,660                      | Jade Estates - Owner No. 2 | 84.38                               |
| E101     | 1,185              | 1,329                | 1,660                      | Jade Estates - Owner No. 2 | 84.38                               |
| E104     | 1,185              | 1,329                | 1,660                      | Jade Estates - Owner No. 2 | 84.38                               |
| E107     | 1,185              | 1,329                | 1,660                      | Jade Estates - Owner No. 2 | 84.38                               |
| E203     | 1,185              | 1,329                | 1,660                      | Jade Estates - Owner No. 2 | 84.38                               |
| E206     | 1,185              | 1,329                | 1,660                      | Jade Estates - Owner No. 2 | 84.38                               |
| E302     | 1,185              | 1,329                | 1,660                      | Jade Estates - Owner No. 2 | 84.38                               |
| E305     | 1,185              | 1,329                | 1,660                      | Jade Estates - Owner No. 2 | 84.38                               |
| E401     | 1,185              | 1,329                | 1,660                      | Jade Estates - Owner No. 2 | 84.38                               |
| E404     | 1,185              | 1,329                | 1,660                      | Jade Estates - Owner No. 2 | 84.38                               |
| E407     | 1,185              | 1,329                | 1,660                      | Jade Estates - Owner No. 2 | 84.38                               |
| E503     | 1,185              | 1,329                | 1,660                      | Jade Estates - Owner No. 2 | 84.38                               |
| E506     | 1,185              | 1,329                | 1,660                      | Jade Estates - Owner No. 2 | 84.38                               |
| E507     | 1,185              | 1,329                | 1,660                      | Jade Estates - Owner No. 2 | 84.38                               |
| E602     | 1,185              | 1,329                | 1,660                      | Jade Estates - Owner No. 2 | 84.38                               |
| E605     | 1,185              | 1,329                | 1,660                      | Jade Estates - Owner No. 2 | 84.38                               |
| F101     | 945                | 1,089                | 1,360                      | Jade Estates - Owner No. 2 | 69.13                               |
| F103     | 945                | 1,089                | 1,360                      | Jade Estates - Owner No. 2 | 69.13                               |
| F104     | 945                | 1,089                | 1,360                      | Jade Estates - Owner No. 2 | 69.13                               |
| F201     | 945                | 1,089                | 1,360                      | Jade Estates - Owner No. 2 | 69.13                               |
| F204     | 945                | 1,089                | 1,360                      | Jade Estates - Owner No. 2 | 69.13                               |
| F301     | 945                | 1,089                | 1,360                      | Jade Estates - Owner No. 2 | 69.13                               |
| F304     | 945                | 1,089                | 1,360                      | Jade Estates - Owner No. 2 | 69.13                               |
| F401     | 945                | 1,089                | 1,360                      | Jade Estates - Owner No. 2 | 69.13                               |
| F404     | 945                | 1,089                | 1,360                      | Jade Estates - Owner No. 2 | 69.13                               |
| F501     | 945                | 1,089                | 1,360                      | Jade Estates - Owner No. 2 | 69.13                               |
| F504     | 945                | 1,089                | 1,360                      | Jade Estates - Owner No. 2 | 69.13                               |
| F601     | 945                | 1,089                | 1,360                      | Jade Estates - Owner No. 2 | 69.13                               |
| F604     | 945                | 1,089                | 1,360                      | Jade Estates - Owner No. 2 | 69.13                               |
| G101     | 945                | 1,089                | 1,360                      | Jade Estates - Owner No. 2 | 69.13                               |
| G104     | 945                | 1,089                | 1,360                      | Jade Estates - Owner No. 2 | 69.13                               |

For GULMOHAR RESIDENCY



Partner

For JADE ESTATES



Partner

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**Annexure B- Details of flats allotted to M/s.Jade Estates**

| Flat No. | Carpet Area in sft | Built-up Area in sft | Super Built-up Area in sft | Flat allotted to:          | Undivided share of land in sq. yds. |
|----------|--------------------|----------------------|----------------------------|----------------------------|-------------------------------------|
| G107     | 945                | 1,089                | 1,360                      | Jade Estates - Owner No. 2 | 69.13                               |
| G203     | 945                | 1,089                | 1,360                      | Jade Estates - Owner No. 2 | 69.13                               |
| G206     | 945                | 1,089                | 1,360                      | Jade Estates - Owner No. 2 | 69.13                               |
| G302     | 945                | 1,089                | 1,360                      | Jade Estates - Owner No. 2 | 69.13                               |
| G305     | 945                | 1,089                | 1,360                      | Jade Estates - Owner No. 2 | 69.13                               |
| G401     | 945                | 1,089                | 1,360                      | Jade Estates - Owner No. 2 | 69.13                               |
| G404     | 945                | 1,089                | 1,360                      | Jade Estates - Owner No. 2 | 69.13                               |
| G407     | 945                | 1,089                | 1,360                      | Jade Estates - Owner No. 2 | 69.13                               |
| G503     | 945                | 1,089                | 1,360                      | Jade Estates - Owner No. 2 | 69.13                               |
| G506     | 945                | 1,089                | 1,360                      | Jade Estates - Owner No. 2 | 69.13                               |
| G602     | 945                | 1,089                | 1,360                      | Jade Estates - Owner No. 2 | 69.13                               |
| G605     | 945                | 1,089                | 1,360                      | Jade Estates - Owner No. 2 | 69.13                               |
| H101     | 945                | 1,089                | 1,360                      | Jade Estates - Owner No. 2 | 69.13                               |
| H104     | 945                | 1,089                | 1,360                      | Jade Estates - Owner No. 2 | 69.13                               |
| H107     | 945                | 1,089                | 1,360                      | Jade Estates - Owner No. 2 | 69.13                               |
| H203     | 945                | 1,089                | 1,360                      | Jade Estates - Owner No. 2 | 69.13                               |
| H206     | 945                | 1,089                | 1,360                      | Jade Estates - Owner No. 2 | 69.13                               |
| H302     | 945                | 1,089                | 1,360                      | Jade Estates - Owner No. 2 | 69.13                               |
| H305     | 945                | 1,089                | 1,360                      | Jade Estates - Owner No. 2 | 69.13                               |
| H307     | 945                | 1,089                | 1,360                      | Jade Estates - Owner No. 2 | 69.13                               |
| H401     | 945                | 1,089                | 1,360                      | Jade Estates - Owner No. 2 | 69.13                               |
| H404     | 945                | 1,089                | 1,360                      | Jade Estates - Owner No. 2 | 69.13                               |
| H407     | 945                | 1,089                | 1,360                      | Jade Estates - Owner No. 2 | 69.13                               |
| H503     | 945                | 1,089                | 1,360                      | Jade Estates - Owner No. 2 | 69.13                               |
| H506     | 945                | 1,089                | 1,360                      | Jade Estates - Owner No. 2 | 69.13                               |
| H602     | 945                | 1,089                | 1,360                      | Jade Estates - Owner No. 2 | 69.13                               |
| H605     | 945                | 1,089                | 1,360                      | Jade Estates - Owner No. 2 | 69.13                               |

For GULMOHAR RESIDENCY



Partner

For JADE ESTATES



Partner

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

| <u>SL.NO.</u> | <u>FINGER PRINT<br/>IN BLACK<br/>(LEFT THUMB)</u>                                  | <u>PASSPORT SIZE<br/>PHOTOGRAPH<br/>BLACK &amp; WHITE</u>                          | <u>NAME &amp; PERMANENT<br/>POSTAL ADDRESS OF<br/>PRESENTANT / SELLER / BUYER</u>                                                                                                                                                                                                              |
|---------------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|               |   |   | <b><u>PRINCIPAL:</u></b><br><br>M/S. GULMOHAR RESIDENCY<br>&<br>M/S. JADE ESTATES, HAVING ITS OFFICE<br>AT PLOT NO. 8, ROAD NO. 5<br>NACHARAM INDUSTRIAL AREA<br>C/O. DILPREET TUBES, HYDERABAD-500 067<br>REP.BY ITS MANAGING PARTNER<br>SHRI SUDHIR U. MEHTA<br>S/O. LATE UTTAMLAL R. MEHTA. |
|               |  |  | <b><u>ATTORNEY</u></b><br><br>MR. K. PRABHAKAR REDDY<br>S/O. MR. K. PADMA REDDY<br>R/O. 5-4-187/3 & 4<br>SOHAM MANSION<br>II FLOOR, M. G. ROAD<br>SECUNDERABAD-500 003.                                                                                                                        |

SIGNATURE OF WITNESSES:

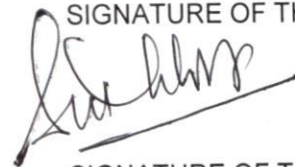
1.



2.



SIGNATURE OF THE PRINCIPAL



SIGNATURE OF THE ATTORNEY



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**భారత ప్రభుత్వం**  
Government of India

సుధీర్ ఉ మెహతా  
Sudhir U Mehta  
పుట్టిన తేదీ / DOB : 07/10/1956  
పురుషుడు / Male

**1402**

**आयकर विभाग**  
INCOME TAX DEPARTMENT

**भारत सरकार**  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

**ABMPM6739K**

नाम / Name  
SUDHIR UTTAMLAL MEHTA

पिता का नाम / Father's Name  
UTTAMLAL RAGHAVJI MEHTA

जन्म की तारीख / Date of Birth  
07/10/1956

हस्ताक्षर / Signature

*Sudhir Mehta*

**आयकर विभाग**  
INCOME TAX DEPARTMENT

**भारत सरकार**  
GOVT. OF INDIA

JADE ESTATES

19/11/2005  
Permanent Account Number

**AAFFJ2885D**

**आयकर विभाग**  
INCOME TAX DEPARTMENT

**भारत सरकार**  
GOVT. OF INDIA

GULMOHAR RESIDENCY

19/11/2005  
Permanent Account Number

**AAGFG4971Q**

**భారత ప్రభుత్వం**  
Government of India

కండి ప్రభాకర్ రెడ్డి  
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం / Year of Birth: 1974  
పురుషుడు / Male

**9204**

నమోదు సంఖ్య / Enrollment No. : 1027/28203/00049

To  
Kandi Prabhakar Reddy  
కండి ప్రభాకర్ రెడ్డి  
2-3-64/10/24 1FLOOR KAMALA NILAYAM  
JAISWAL COLONY  
Amberpet  
Amberpet, Hyderabad  
Andhra Pradesh - 500013

10/07/2013

*Kandi Prabhakar Reddy*

**ఆధార్ - సామాన్య ని హక్కు**

For GULMOHAR RESIDENCY

*Sudhir Mehta*

Partner

For JADE ESTATES

*Sudhir Mehta*

Partner

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కోఠాకుండా వెంకటేశ్  
Kofhakunta Venkatesh  
ప్రజ్ఞాపతీ తేదీ/DOB: 01/01/1982  
పురుషుడు/ MALE

**9226**

నా ఆధార్, నా గుర్తింపు

అధికారి  
Unique Identification Authority of India

Address: S/O Kanakappa, 3-13-81/1 surya nagar, mallapur, kapra, Rangareddi, Andhra Pradesh - 500076

చిరునామా: S/O Kanakappa, 3-13-81/1 surya nagar, mallapur, kapra, Rangareddi, Andhra Pradesh - 500076



**9226**

భారత ప్రభుత్వం  
Government of India



అరుట్లా జానకి రామ్ రెడ్డి  
Arutla Janaki Ram Reddy  
ప్రజ్ఞాపతీ తేదీ/DOB: 17/06/1971  
పురుషుడు/ MALE

**7798**

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం  
Government of India

మీ ఆధార్ సంఖ్య / Your Aadhaar No.: **9103 8912 5188 5135**

సంతకం  
Signature valid

QR Code with Photograph

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అధికారి  
Unique Identification Authority of India

Download Date: 29/01/2019

To: అరుట్లా జానకి రామ్ రెడ్డి  
Arutla Janaki Ram Reddy  
S/O Arutla Sathireddy  
2-41  
Venkatapuram  
Venkatapuram  
M. Thurkapally  
Nalgonda Andhra Pradesh - 508116  
9949883157

రిజిస్ట్రేషన్/ Enrolment No.: 2081/30116/36195

భారత ప్రభుత్వం  
Unique Identification Authority of India  
Government of India

ఆధార్

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