



Government of Telangana
Registration And Stamps Department

వారి కార్యాలయము మేధుల్, మల్కాజ్ గిరి జిల్లా

8290/2

Payment Details - Citizen Copy - Generated on 31/12/2020, 01:10 PM

SRO Name: 1504 Medchal (R.O)

Receipt No: 8666

Receipt Date: 31/12/2020

Name: SITARAMANJANEYULU BURRI

Transaction: Deposit of Title Deeds

CS No/Doct No: 8777 / 2020

Chargeable Value: 5200000

DD No:

DD Dt:

Challan No:

E-Challan No: 77199N281220

Bank Name:

Challan Dt:

E-Challan Dt: 28-DEC-20

E-Challan Bank Name: YESB

Bank Branch:

E-Challan Bank Branch:

Account Description

Amount Paid By

Registration Fee
Deficit Stamp Duty
User Charges

Cash

Challan

DD

E-Challan

10000

49900

100

Total:

60000

In Words: RUPEES SIXTY THOUSAND ONLY

RETURNED

Prepared By: ANUSHAA

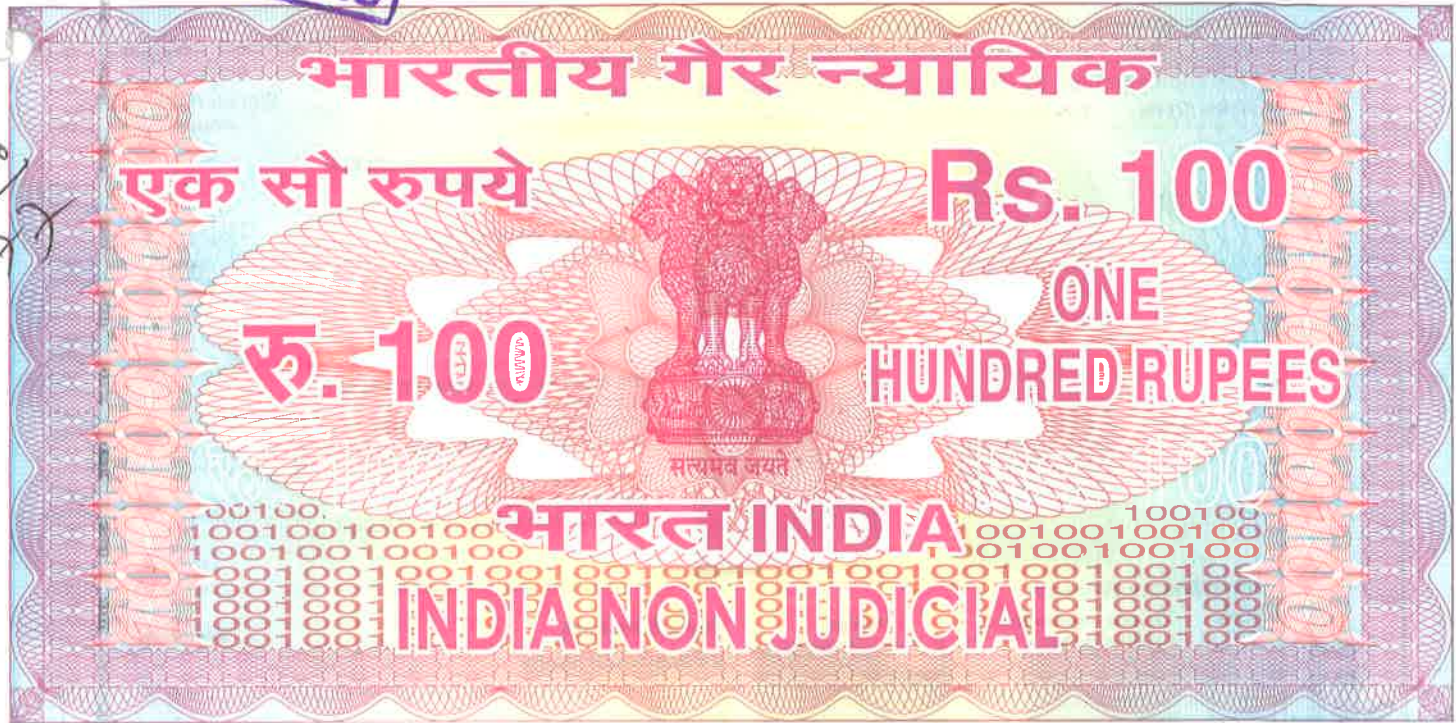
Signature by SR

జాయింట్ సేక్ - రిజిస్ట్రార్ - I
వారి కార్యాలయము మేధుల్, మల్కాజ్ గిరి జిల్లా.

07D
363648

SCANNED

Doc No: 8290/2020



తెలంగాణ తెలంగాణ TELANGANA

No: 1390 Date: 12.11.2020 Rs. 100/-

Sold To: CH. Ramesh

S/o. D/o. W/o. late. Narasing Rao, R/o. Hyd

For Whom: Modi Realty Genome Valley LLP
Hyd-bad.

Y 352845

Jana

SUB REGISTRAR
& EX-OFFICIO STAMP VENDOR
KHAPRA

MEMORANDUM OF DEPOSIT OF TITLE DEEDS

THIS MEMORANDUM OF DEPOSIT OF TITLE DEEDS is executed at Hyderabad on this the 31st day of December 2020 by:

M/s. Modi Realty Genome Valley LLP, a private limited company registered under the Limited Liability Partnership Act 2008, having its office at 2nd floor, 5-4-187/3 and 4, Soham Mansion, M. G. Road, Secunderabad, Hyderabad, Telangana – 500 003 and having its Permanent Account Number (“ABFFM3063P”) represented by its authorized Signatory, Mr. Sitaramanjaneyulu Burri, S/o. Mr. B. Koteswara Rao, aged about 53 years, Occupation: Service, R/o. Plot No. 1, H. No. 6-107/1, Venkateshwara Colony, Inzapur Village, Hayathnagar, Ranga Reddy District. (Aadhaar No: 4830 9962 3820) (Hereinafter referred to as DEPOSITOR).

(“DEPOSITOR” which term shall always mean and include their respective legal heirs, executors, agents, administrators, successors-in-office and assigns);

IN FAVOUR OF

BAJAJ HOUSING FINANCE LTD, a company duly incorporated under the Companies Act, 1956 and a ‘Company’ within the definition of the Companies Act, 2013 and having registered Office at Mumbai-Pune Road, Akurdi, Pune – 411 035, Maharashtra, and branch office at # 1-10-39 to 44, 1st floor, Gumidelli Towers, Above Reliance Trends, Prakash Nagar, Begumpet, Hyderabad – 500 016 represented by Anugu Ramreddy, S/o. Mr. Rajireddy, resident of H. No 3-6/5, Thippapoor, Bhiknoor Mandalam, Tippapur, Nizamabad, Telangana – 503101 hereinafter referred to as the “BHFL” or as “DEPOSITEE”, which expression shall, unless it be repugnant to the subject or context thereof, includes its successors and permitted assigns).

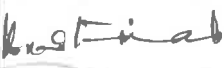
For Modi Realty Genome Valley LLP

[Signature]
Authorised Signatory

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Medchal (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 10000/- paid between the hours of 1 and 2 on the 31st day of DEC, 2020 by Sri Sitaramanjaneyulu Burri

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	ME			BAJAJ HOUSING FINANCE LTD REP BY ANUGU RAMREDDY S/O. RAJI REDDY H.NO.3-6/5, THIPPAPOOR,, BHIKNOOR, NIZAMABAD.	
2	MR			M/S MODI REALTY GENOME VALLEY LLP REP BY AS SITARAMANJANEYULU BURRI S/O. B.KOTESHWARA RAO P.NO.1, H.NO.6-107/1, VENKATESHWARA COLONY,, INZAPUR, HAYATHNAGAR, R.R.DIST.	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			K PRABHAKAR REDDY AADHAR	
2			M NARENDER AADHAR	

31st day of December, 2020

Signature of Sub Registrar
Medchal (R.O)

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	
2	Aadhaar No: XXXXXXXX5832 Name: Narender Mudavath	S/O Bhadrinath Mudavath, Bandayelkacherla, K.v. Rangareddy, Telangana, 501502	
3	Aadhaar No: XXXXXXXX3820 Name: Sitaramanjaneyulu Burri	S/O Koteswara Rao Burri, Hayathnagar, K.v. Rangareddy, Telangana, 501510	

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Sheet 1 of 9
Sub Registrar
Medchal (R.O)

WHEREAS

- a) The DEPOSITORS are in the business of development, co-ownership, construction and sale of real estate projects and is currently developing "**Bloomdale Residency**" ("**Project**")
- b) Pursuant to a loan agreement dated 30/12/2020 entered into amongst inter alia the Depositors and the Lender (the "Facility Agreement"), the Depositor has availed of a rupee facility from the DEPOSITEE, in accordance with the terms set out in the Facility Agreement (the "Facility"), for a loan amount of **Rs.5,00,00,000/- (Rupees Five Crores Only)**
- c) One of the conditions of the Facility Agreement is that the Facility with all interest, additional interest, default rate and other costs and charges due and payable to the DEPOSITEE under the Finance Documents shall be secured, inter alia, by way of depositing title deeds on the Properties (**as defined in Schedule I**).
- d) The DEPOSITORS and the DEPOSITEE have agreed that a security on the Properties will be created in favour of the DEPOSITEE and shall act as the security for the Facility.

NOW THIS INDENTURE WITNESSETH:

1. In pursuance of the terms and conditions agreed between the Depositor and Depositee, and in consideration of the DEPOSITEE having granted / to grant the Facility to the DEPOSITORS, the DEPOSITORS hereby creates a security by executing this Deed of Memorandum of Deposit of Title Deeds on the Properties for the due repayment of the Facility.
2. The Depositors had visited the BHFL Hyderabad Branch, on 30/12/2020 and deposited the following title documents /papers pertaining to the property, stated in Schedule II, in original, with an intention to create a security on title deeds to the property by way of deposit of title deeds, towards the above stated facility of Rs.5,00,00,000/- (Rupees Five Crores Only).
3. In pursuance of the Agreement above, the DEPOSITORS hereby creates security by way of deposit of title deeds on the Properties together with all the estate, right, title, interest, claim, income, accession, accretions and additions relating to and in connection with the Properties.
4. The DEPOSITORS hereby covenants and assures the DEPOSITEE that it has got good right, full and sole power to create this security by way of deposit of title deeds, and that no other person or persons other than the DEPOSITOR has any manner of right, title or interest, claim or demand into or upon the Properties.
5. The DEPOSITORS hereby covenant that the said Properties are free from all encumbrances, claims and demands of whatsoever nature and the DEPOSITOR has complied with all requirements, obtained necessary consent from concerned authorities/bodies to create this security by way of deposit of title deeds.
6. The DEPOSITORS do further covenant and undertakes that it will not create any further security or other encumbrance on the Properties so as to prejudice the rights of the DEPOSITEE hereby created.

For Modi Realty Genome Valley LLP



Authorised Signatory

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
4	Aadhaar No: XXXXXXXX8093 Name: Anugu Ramreddy	S/O Rajireddy, Tippapur, Nizamabad, Telangana, 503101	

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

Description of Fee/Duty	In the Form of						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	49900	0	0	0	50000
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	10000	0	0	0	10000
User Charges	NA	0	100	0	0	0	100
Total	100	0	60000	0	0	0	60100

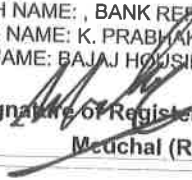
Rs. 49900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 10000/- towards Registration Fees on the chargeable value of Rs. 50000000/- was paid by the party through E-Challan/BC/Pay Order No ,77199N281220 dated ,28-DEC-20 of ,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 60000/-, DATE: 28-DEC-20, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 1151466795238,PAYMENT MODE:NB-1001138,ATRN:1151466795238,REMITTER NAME: K. PRABHAKAR REDDY,EXECUTANT NAME: MODI REALTY GENOME VALLEY LLP,CLAIMANT NAME: BAJAJ HOUSING FINANCE LTD).

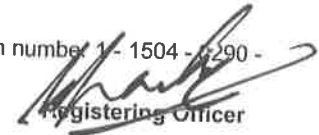
Date:

31st day of December,2020


Signature of Registering Officer
Medchal (R.O)

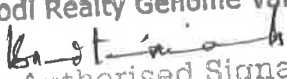
Certificate of Registration

Registered as document no. 8290 of 2020 of Book-1 and assigned the identification number 1- 1504 - 8290 - 2020 for Scanning on 31-DEC-20 .


Registering Officer
Medchal (R.O)
(A.Shravan Kumar)



7. The DEPOSITORS further declare that the Properties or any part thereof is not subject to any subsisting mortgage, charge, lien, or other encumbrances or attachment or trust, and that there are no suits or any proceedings in any court of law regarding any claim or right in respect of the said Property.
8. The DEPOSITORS hereby declare that there is no arrear of any tax and or other public outgoings in relation to the Properties.
9. The DEPOSITORS covenants, declares and undertakes that as long as the Facility or any part thereof remain due, owing and payable to the DEPOSITEE, the DEPOSITORS shall keep the Properties in a good and substantial state of repairs and shall pay all the rates, taxes, assessments, dues and duties payable in respect thereof immediately as soon as the same shall become due and also that if default shall be made in keeping the Properties in a good and substantial state of repairs or in payment of such rates, taxes, assessments, dues and duties as aforesaid it shall be lawful for the DEPOSITEE (without being bound to do so) to keep the Properties in such repairs and to pay such rates, taxes, assessments, dues and duties as aforesaid, and the DEPOSITORS shall be liable to repay/refund such sums expended by the security together with interest thereon, and until such sums are so repaid the expended sums shall be a security upon the properties hereby assured or expressed to be in addition to the said Facility and interest thereon.
10. And it is further agreed and declared by the DEPOSITORS that the DEPOSITORS are liable to pay and shall pay all the costs, charges and expenses that any such amount incurred by the DEPOSITEE for the protection of the said Properties and or for the realization of the security amount and Facility, the same shall be deemed to form part of the secured amount.
11. And it is further agreed and declared by the DEPOSITORS that the DEPOSITORS and every person having or claiming any estate or interest in or to the Properties will at all times hereafter at the request of the DEPOSITEE but at the cost of the DEPOSITORS execute and register or cause to be done, executed and registered all such acts, deeds and things and assurances for further and more fully and perfectly assuring the Properties unto and to the DEPOSITEE as shall and reasonably be required.
12. The DEPOSITORS further declare and confirms that in the event of DEPOSITORS committing default in payment of any installment of interest or committing breach of any other term of this deed, the whole amount of principal then due with interest thereon will at the option of the DEPOSITEE become due and payable forthwith.
13. And it is further agreed and declared by the DEPOSITORS that in the event of the DEPOSITORS failing to pay the said principal sum with all interest and other moneys (Facility) when the same shall become due and payable under these presents, the DEPOSITEE shall be free to enforce the security against the properties in full or part and to realize and receive the said Facility amount out of the net sale proceeds of the said Properties AND if the net sale proceeds falling short of the Facility together with interest ,cost, charges etc the deficit shall be recovered from the DEPOSITORS separately and the DEPOSITORS personally binds itself to repay the same in full and the DEPOSITEE shall be entitled to enforce such personal obligation against the DEPOSITORS individually.
14. And it is further agreed and declared that the DEPOSITEE may adopt necessary legal proceedings against the DEPOSITORS and recover and receive the said Facility by court sale and the deficit, if any, from the DEPOSITORS be recovered from them personally and from the other properties of the DEPOSITORS.

For Modi Realty Genome Valley LLR

Authorised Signatory

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8290/2020.

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Sub Registrar
Medchal (R.O)



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15. And it is further agreed and declared by the DEPOSITORS that during the subsistence of the security hereby created and until repayment of the secured amount and Facility, the DEPOSITORS will get insured and keep insured the said properties against all loss and damages due to fire or any other accident for the loan amount with some Insurance Company of repute and pay all premium in the insurance policy as and when it becomes due and payable in respect thereof to such company and shall hand over the policy to the DEPOSITEE duly endorsed in favour of the DEPOSITEE as sole assignee and sole beneficiary and in the event of the DEPOSITORS failing to do so or to pay the premium, the DEPOSITEE will be entitled to insure the said properties at any time and to pay the premium thereon and the amount paid by the DEPOSITEE in respect thereof will be deemed to form part of the secured amount and Facility.
16. The DEPOSITORS further declare that on repayment of Facility in whole or in parts the DEPOSITEE shall be entitled to redeem that portion of the Properties.
17. The DEPOSITORS and the DEPOSITEE hereby agree that this Deed shall be governed by the laws of India and the courts at Hyderabad-shall have non-exclusive jurisdiction.

SCHEDULE I

SCHEDULE OF PROPERTIES HEREBY SECURED

Exclusive first security by way of deposit of title deeds on the units (as per list given below) in the project "Bloomdale Residency" being developed on below mentioned properties:

Property Address: All that part and parcel of land admeasuring 39 guntas in Sy. Nos.31/P, situated at Muraharipally Village under Yadaram Grampanchayat, Shamirpet Mandal, Medchal-Malkajgiri District (Erstwhile Ranga Reddy District) – 500 078 and Bounded By

BOUNDARIES

North	Neighbour's land
South	Neighbour's land
East	Neighbour's land
West	33 feet wide road & Land belonging to MC Modi Educational Trust.

For Modi Realty Genome Valley LLP



Authorized Signatory

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8290/2020. Sheet 4 of 9 Sub Registrar
Medchal (R.O)

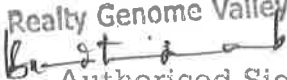


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List of unsold units to be mortgaged with BHFL of Project “ Bloomdale residency”

S. No	Block	Unit No.	Configuration	SBA in sq.ft	status
1	A	116	2 BHK	800	Unsold
2	A	117	2 BHK	800	Unsold
3	A	118	2 BHK	800	Unsold
4	A	119	2 BHK	800	Unsold
5	A	120	2 BHK	800	Unsold
6	A	121	2 BHK	800	Unsold
7	A	122	2 BHK	800	Unsold
8	A	201	2 BHK	800	Unsold
9	A	202	2 BHK	800	Unsold
10	A	203	2 BHK	800	Unsold
11	A	204	2 BHK	800	Unsold
12	A	205	2 BHK	800	Unsold
13	A	206	2 BHK	800	Unsold
14	A	207	2 BHK	800	Unsold
15	A	208	2 BHK	800	Unsold
16	A	209	2 BHK	800	Unsold
17	A	210	2 BHK	800	Unsold
18	A	211	2 BHK	800	Unsold
19	A	212	2 BHK	800	Unsold
20	A	213	2 BHK	800	Unsold
21	A	214	2 BHK	800	Unsold
22	A	215	2 BHK	800	Unsold
23	A	216	2 BHK	800	Unsold
24	A	217	2 BHK	800	Unsold
25	A	218	2 BHK	800	Unsold
26	A	219	2 BHK	800	Unsold
27	A	220	2 BHK	800	Unsold
28	A	221	2 BHK	800	Unsold
29	A	304	2 BHK	800	Unsold
30	A	305	2 BHK	800	Unsold
31	A	306	2 BHK	800	Unsold
32	A	307	2 BHK	800	Unsold
33	A	308	2 BHK	800	Unsold
34	A	309	2 BHK	800	Unsold
35	A	310	2 BHK	800	Unsold
36	A	311	2 BHK	800	Unsold
37	A	312	2 BHK	800	Unsold

For Modi Realty Genome Valley LLP

Authorised Signatory

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Medchal (R.O)



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38	A	313	2 BHK	800	Unsold
39	A	314	2 BHK	800	Unsold
40	A	315	2 BHK	800	Unsold
41	A	316	2 BHK	800	Unsold
42	A	317	2 BHK	800	Unsold
43	A	318	2 BHK	800	Unsold
44	A	319	2 BHK	800	Unsold
45	A	322	2 BHK	800	Unsold
46	A	401	2 BHK	800	Unsold
47	A	402	2 BHK	800	Unsold
48	A	403	2 BHK	800	Unsold
49	A	404	2 BHK	800	Unsold
50	A	405	2 BHK	800	Unsold
51	A	406	2 BHK	800	Unsold
52	A	407	2 BHK	800	Unsold
53	A	408	2 BHK	800	Unsold
54	A	409	2 BHK	800	Unsold
55	A	410	2 BHK	800	Unsold
56	A	411	2 BHK	800	Unsold
57	A	412	2 BHK	800	Unsold
58	A	413	2 BHK	800	Unsold
59	A	414	2 BHK	800	Unsold
60	A	415	2 BHK	800	Unsold
61	A	416	2 BHK	800	Unsold
62	A	417	2 BHK	800	Unsold
63	A	418	2 BHK	800	Unsold
64	A	419	2 BHK	800	Unsold
65	A	420	2 BHK	800	Unsold
66	A	421	2 BHK	800	Unsold
67	A	422	2 BHK	800	Unsold
68	A	501	2 BHK	800	Unsold
69	A	502	2 BHK	800	Unsold
70	A	503	2 BHK	800	Unsold
71	A	504	2 BHK	800	Unsold
72	A	505	2 BHK	800	Unsold
73	A	506	2 BHK	800	Unsold
74	A	507	2 BHK	800	Unsold
75	A	508	2 BHK	800	Unsold
76	A	509	2 BHK	800	Unsold
77	A	510	2 BHK	800	Unsold
78	A	511	2 BHK	800	Unsold

For Modi Realty Genome Valley LLP



Authorised Signatory

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8290/2020.

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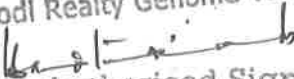


79	A	512	2 BHK	800	Unsold
80	A	513	2 BHK	800	Unsold
81	A	514	2 BHK	800	Unsold
82	A	515	2 BHK	800	Unsold
83	A	516	2 BHK	800	Unsold
84	A	517	2 BHK	800	Unsold
85	A	518	2 BHK	800	Unsold
86	A	519	2 BHK	800	Unsold
87	A	520	2 BHK	800	Unsold
88	A	521	2 BHK	800	Unsold
89	A	522	2 BHK	800	Unsold
90	A	222	2 BHK	800	Unsold
Total				72,000	

Exculsive second charge on the below units of developer share which has been mortgaged to Hyderabad Metropolitan Development Authority (HMDA)

List of unsold units mortgaged with HMDA/GHMC of Project " Bloomdale Residency "

Sl. No.	Block	Unit No.	Configuration	SBA in sq.ft	Status
1	A	104	2 BHK	800	Unsold
2	A	105	2 BHK	800	Unsold
3	A	106	2 BHK	800	Unsold
4	A	107	2 BHK	800	Unsold
5	A	108	2 BHK	800	Unsold
6	A	109	2 BHK	800	Unsold
7	A	110	2 BHK	800	Unsold
8	A	111	2 BHK	800	Unsold
9	A	112	2 BHK	800	Unsold
10	A	113	2 BHK	800	Unsold
11	A	114	2 BHK	800	Unsold
12	A	115	2 BHK	800	Unsold
Total				9,600	

For Modi Realty Genome Valley LLP

 Authorised Signatory

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Medchal (R.O)



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SCHEDULE II

DETAILS OF TITLE DEEDS

Project – Bloomdale Residency

S.NO	Date of Document	Nature of Document	Original
1	19.04.2018	Registered Sale Deed bearing document No. 5192 of 2018 in favour of M/s. Modi Realty Genome Valley LLP rep by its Director Mr. Gaurang Mody	Original
2	31.03.2018	Registered Sale Deed bearing document No. 4199 of 2018 in favour of M/s. Modi Realty Genome Valley LLP rep by its Director Mr. Gaurang Mody	Original

IN WITNESS WHEREOF THE DEPOSITOR/S HAVE SET THEIR HAND THIS DAY, MONTH AND YEAR MENTIONED ABOVE.

M/s. Modi Realty Genome Valley LLP.

Represented by its authorized signatory

For Modi Realty Genome Valley LLP

Authorised Signatory

(DEPOSITOR)


(DEPOSITEE)


WITNESSES :

1. 
.....

2. 
.....

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8290/2020. Sheet 8 of 9 Sub Registrar
Medchal (R.O)



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8290/2020.

Sub Registrar
Medchal (R.O)
Sheet 9 of 9


భారత ప్రభుత్వం
Government of India
ఎనుగు రాంరెడ్డి
Anugu Ramreddy
పుట్టిన సంవత్సరం / Year of Birth: 1978
పురుషుడు / Male
3522 9611 8093
సామాన్య నివాసి - సామాన్య నివాసి హక్కు


అధికారి
Unique Identification Authority of India
చిరునామా: S/O: రాజరెడ్డి
ఇంట నం 3-6/5, తిప్పపూర్
భిక్షనూర్ మండలం, తిప్పపూర్
తిప్పపూర్, నీజామాబాద్
ఆంధ్ర ప్రదేశ్, 503101
Address: S/O: Rajireddy, h-
no 3-6/5, thippapoor,
bhiknoor mandalam,
Tippapur, Nizamabad,
Thippapur, Andhra Pradesh,
503101
3522 9611 8093


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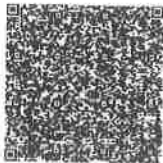




भारत सरकार
GOVERNMENT OF INDIA



సితారామంజనేయులు బురి
Sitaramanjaneyulu Burri
పుట్టిన తేదీ/DOB: 16/08/1967
పురుషుడు/ MALE
Mobile No: 9849629678



4830 9962 3820
VID : 9183 9026 9107 8060

నా ఆధార్ - నా గుర్తింపు



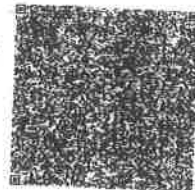
भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ఆధార్

చిరునామా:
S/O కోటేశ్వర రావు బురి, ప్లాట్ నో 1, 6-107/1, శ్రీ
వెంకటేశ్వర కాలనీ, గ్రాంపంచాయతీ దగ్గర, ఇంజాపూర్,
చాయతీ నగర్, కె.వి.రంగారెడ్డి,
తెలంగాణ - 501510

Address :

S/O Koteswara Rao Burri, Plot No 1, 6- 107/1, Sri
Venkateswara Colony, Near Grampanchayathi,
Injapur, Hayathnagar, K.V. Rangareddy,
Telangana - 501510



4830 9962 3820

VID : 9183 9026 9107 8060



1800 380 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 001

Handwritten signature



Non Transport

Light Motor Vehicle Non Transport, Motor Cycle
With Gear

Date of Validity
Transport

14/01/2024

Date of Validity
Badge No.

Reference No.

DLRTS0111176314

Original LA.

RTA-HYDERABAD-EZ

Date of First Issue

04/01/1995

Date of Birth

15/01/1974

Blood Group

Handwritten signature

DD00200705/14



भारत सरकार
GOVERNMENT OF INDIA



నరేందర్ ముదవత్
Narender Mudavath
పుట్టిన తేదీ/DOB: 19/02
పురుషుడు Male

Handwritten signature



4886 3313 5832

ఆధార్ - ఆధార్ - సామాన్యమైనపుడి హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:

S/O: భద్రినాథ్ ముదవత్, 2-
37, గోవింద్ లాండా ముఖర్జీ

మండలం, బండ్రీ-కొత్తూరు

బండ్రీ-కొత్తూరు, కె.వి.రంగారెడ్డి

ఆంధ్ర ప్రదేశ్, 501502

Address:

S/O: Bhadrinath Mudavath, 2-
37, Govind Landa Mukherjee
Mandal, Bandry-Kothuru,
Bandry-Kothuru,
K.V. Rangareddy
Andhra Pradesh, 501502

Aadhaar - Aam Aadmi ka Adhikar

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :04-01-2021 14:49:39

Application No :235714 Cash Receipt No :185 of Year 2021 Statement No :51546890

Sri/Smt. K P REDDY having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: MURAHARIPALLE OR MURAHARIPALLE , SURVEY NO: ,31/P, Bounded by NORTH :NEIGHBOURS LAND , SOUTH :NEIGHBOURS LAND , EAST :NEIGHBOURS LAND , WEST :33 FEET WIDE ROAD & LAND BELONGS TO MC MODI EDUCATIONAL TRUST

I hereby certify that Search has been made in Book 1 and in the indexes relating thereto **S.R.O. MEDCHAL (R.O)** for **30** years from **01-01-1991 to 03-01-2021** for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

Sl no.	Description of property	Reg.Date Exe.Date Pres.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/Year [ScheduleNo]
1/3	VILL/COL: MURAHARIPALLE/MURAHARIPALLE W-B: 0-0 SURVEY: 31/P EXTENT: 4719SQ.Yds BUILT: 81600SQ. FT Boundires: [N]: NEIGHBOURS LAND [S] NEIGHBOURS LAND [E]: NEIGHBOURS LAND [W]: 33 FEET WIDE ROAD & LAND BELONGS TO MC MODI EDUCATIONAL TRUST Link Doct:4199/2018 of SRO 1504 Link Doct:5192/2018 of SRO 1504	(R) 31- 12-2020 (E) 31- 12-2020 (P) 31- 12-2020	0208 Deposit of Title Deeds Mkt.Value:Rs. 39207300 Cons.Value:Rs. 50000000	1.(MR)M/S MODI REALTY GENOME VALLEY LLP REP BY AS SITARAMANJANEYULU BURRI 2.(ME)BAJAJ HOUSING FINANCE LTD REP BY ANUGU RAMREDDY	0/0 8290/2020 [1] of SRO MEDCHAL (R.O)(1504)
2/3	VILL/COL: MURAHARIPALLE/MURAHARIPALLE W-B: 0-0 SURVEY: 31 EXTENT: 3 Guntas BUILT: 0SQ. FT Boundires: [N]: LAND BELONGING TO PURCHASER [S] LAND BELONGING TO VENDOR [E]: NEIGHBOURS LAND [W]: LAND BELONGING TO VENDOR Link Doct:9901/2017 of SRO 1504 Link Doct:9901/2017 of SRO 1504	(R) 19- 04-2018 (E) 19- 04-2018 (P) 19- 04-2018	0101 Sale Deed Mkt.Value:Rs. 254100 Cons.Value:Rs. 254500	1.(CL)M/S MODI REALTY GENOME VALLEY LLP REP BY PARTNER M/S MODI HOUSING PVT LTD 2.(EX)SREEKAKULAM RADHA SWAMY (SELF AND AGPA HOLDER) 3.(EX)K. V. SUJATHA 4.(CL)REP BY DIR GAURANG MODY	0/0 5192/2018 [1] of SRO MEDCHAL (R.O)(1504)
3/3	VILL/COL: MURAHARIPALLE/MURAHARIPALLE W-B: 0-0 SURVEY: 31 EXTENT: 36 Guntas Boundires: [N]: LAND BELONGING TO NEIGHBOURS [S] LAND BELONGING TO NEIGHBOURS [E]: LAND BELONGING TO NEIGHBOURS [W]: 33 FEETWIDE ROAD & LAND BELONGING TO VENDORS Link Doct:1092/2003 of SRO 1504 Link Doct:11139/2002 of SRO 1504 Link Doct:1004/1998 of SRO 1504 Link Doct:9902/2017 of SRO 1504 Link Doct:2168/2003 of SRO	(R) 31- 03-2018 (E) 31- 03-2018 (P) 31- 03-2018	0101 Sale Deed Mkt.Value:Rs. 1425600 Cons.Value:Rs. 5000000	1.(EX)M/S TOUCHSTONE PROPERTY DEVELOPERS PRIVATE LIMITED 2.(EX)REP BY DIR V.SREEKANTH 3.(EX)K.V.SUJATHA 4.(EX)REP BY AGPA M/S TOUCHSTONE PROPERTY DEVELOPERS PRIVATE LIMITED 5.(EX)REP BY DIR V.SREEKANTH 6.(CL)M/S MODI REALTY GENOME VALLEY LLP 7.(CL)REP BY	0/0 4199/2018 [1] of SRO MEDCHAL (R.O)(1504)

