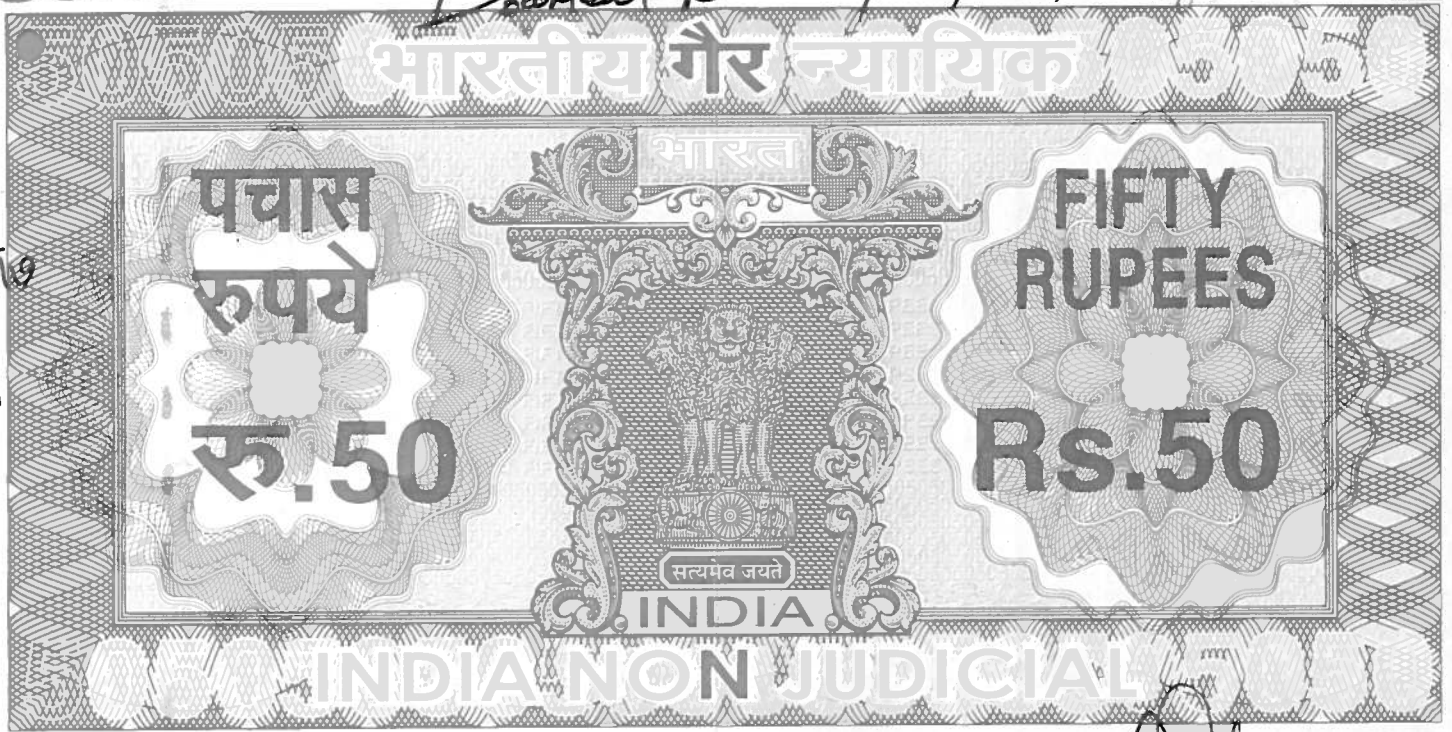


AC#10
169519
ES no
67/11/19



తెలంగాణ తెలంగాణ TELANGANA

Sl.No. 9669 Dt: 04-06-2019 Rs.50/-

Sold to: RA ESH

S/o. Late NARASING RAO

For Whom: KADAKIA & MODI HOUSING

 G 314489
K.SATISH KUMAR
LICENSED STAMP VENDOR
LIC No.16-05-059/2012,
R.No.16-05-025/2018
Plot No.227, Opp.Back Gate
of City Civil Court,
West Marredpally, Sec'bad.
Mobile: 9849355156

SPECIAL POWER OF ATTORNEY FOR PRESENTING DOCUMENTS

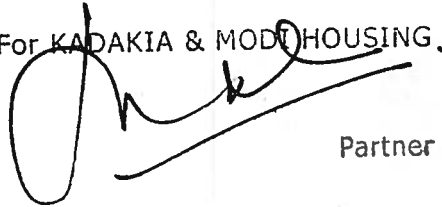
M/s. KADAKIA & MODI HOUSING {Pan No. AAHFK8714A}, a registered partnership firm having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 represented by its Partner M/s. Modi Properties Pvt. Ltd. (Formerly known as M/s. Modi Properties & Investments Pvt. Ltd) a company incorporated under the Companies Act, 1956 and having its registered office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad represented by its Managing Director, Mr. Soham Modi, S/o. Late Satish Modi, aged about 48 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad {Aadhaar No.3146 8727 4389}, hereinafter referred to as the Principal.

HEREBY APPOINT AND NOMINATE:

Sri. K. Prabhakar Reddy, S/o. Sri K. Padma Reddy, aged about 44 years, Occupation: Service residing at H. No. 2-3-64/10/24, Jaiswal Gardens, Amberpet, Hyderabad - 500 013 {Aadhaar No.3287 6953 9204}, as attorney in the name and on behalf of Principal for the purpose mentioned hereunder.

Page no.1

For KADAKIA & MODI HOUSING,



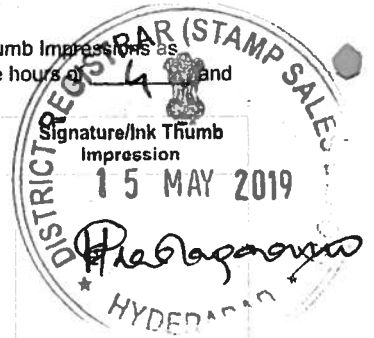
Partner

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Secunderabad along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 1000/- paid between the hours of 5 and 5 on the 22nd day of JUN, 2019 by Sri Soham Modi

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

SI No	Code	Thumb Impression	Photo	Address
1	AY		 K PRABHAKAR REDDY [1606-4-2019-67]	K PRABHAKAR REDDY S/O. PADMA REDDY H NO.2-3-64/10/24 JAISWAL GARDENS, AMBE, HYDERABAD
2	PL		 SOHAM MODI [R] M/ [1606-4-2019-67]	SOHAM MODI[R]M/S MODI PROPERTIES PVT LTD FORMERLY KNOWN AS M/S MODI PROPERTIES &INVESTMENTS PVT LTD PLOT NO.280, ROAD NO.25, JUBILEE HILLS, HYDERABAD



Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 M.MAHENDER::22/06/ [1606-4-2019-67]	M.MAHENDER 28-77,NEREDMAT	
2		 CH.RAMESH::22/06/ [1606-4-2019-67]	CH.RAMESH 1-3-176/D/2,KAVADIGUDA	

22nd day of June,2019

Signature of Sub Registrar
Secunderabad

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX4389 Name: Soham Satish Modi	S/O Satish Modi, Khairatabad, Hyderabad, Telangana, 500034	
2	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	

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Secunderabad



తెలంగాణ తేలంగానా TELANGANA

Sl.No. 4670 Dt: 04-06-2019 Rs.50/-

Sold to: RAMESH

S/o. Late NARASING RAO

For Whom: KADAKIA & MODI HOUSING
WHEREAS:


G 314490
K.SATISH KUMAR
LICENSED STAMP VENDOR
LIC No.16-05-059/2012,
R.No.16-05-025/2018
Plot No.227, Opp.Back Gate
of City Civil Court,
West Marredpally, Sec'bad.
Mobile: 9849355156

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

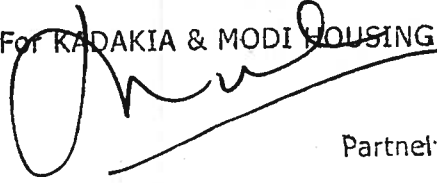
S. no.	Sale Deed no.	Dated	Sy. No.	Extent of Land (in Sq. yds.)
1.	12499/2006	30.08.2006	1139	5050 Sq.yds
2.	8096/2006	30.05.2006	1139	5050 Sq.yds
3.	8097/2006	30.05.2006	1139	5050 Sq.yds
4.	8098/2006	30.05.2006	1139	5050 Sq.yds
5.	11482/2006	10.08.2006	1139	5050 Sq.yds
Total Extent of Land				25,250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

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

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

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

For KADAKIA & MODI HOUSING


Partner

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

Description of Fee/Duty	In the Form of						Stamp Duty u/S 16 of IS act	DD/PC/ Pay Order	Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash					
Stamp Duty	100	0	0	0			0	0	0
Transfer Duty	NA	0	0	0			0	0	0
Reg. Fee	NA	0	1000	0			0	0	1000
User Charges	NA	0	100	0			0	0	100
Total	100	0	1100	0			0	0	1200

Rs. /- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1000/- towards Registration Fees on the chargeable value of Rs. /- was paid by the party through E-Challan/BC/Pay Order No ,3475BR220619 dated ,22-JUN-19 of ,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 1100/-. DATE: 22-JUN-19, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 6216771655108,PAYMENT MODE:NB-1000200,ATRN:6216771655108,REMITTER NAME: PRABHAKAR REDDY,EXECUTANT NAME: KADAKIA AND MODI HOUSING,CLAIMANT NAME: K. PRABHAKAR REDDY).

Date:
22nd day of June,2019

Signature of Registering Officer
Secunderabad

CERTIFICATE OF REGISTRATION

Registered as Doct. No. 65 of 2019

(1941SC) of Book IV and

assigned the Identification Number

1606-IV-62 2019 for Scanning

Date: 22/06/2019 Registering Officer

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1 2019.
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Sub Registrar
Secunderabad

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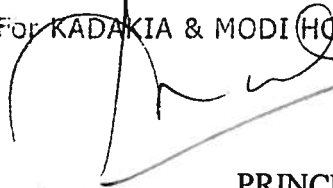
- B. The Former Owners purchased the land from the pattedars of the land vide Sale Deed bearing No. 2674/89 dated 18.04.1989. Vide proceeding of the Mandal Revenue Officer bearing no. B/2190/1989 dated 02.06.1989 the names of the Former Owners were mutated in the revenue records and patta passbooks/title books were issued to them.
- C. By virtue of the above referred documents, recitals and records, the Former Owners became the absolute owners and possessors of about 25,250 Sq.yds, forming part of Sy. No. 1139 of Shamirpet Village, Shamirpet Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District),
- A) A portion of the Scheduled Land has been encroached and the Principal has obtained permission from HUDA vide Permit No. 660/MP2/Plg/HUDA/07 dated 12/05/2008 for developing the balance portion of Scheduled Land into a housing complex consisting of 72 plots / villas (independent houses) along with common amenities like roads, drainage, electric power connection, clubhouse, landscaped areas, etc. The Proposed project of development is styled as 'BLOOMDALE'.
- D. The Principal namely, M/s. Kadakia & Modi Housing, a registered partnership having its registered office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 represented by its Partner M/s. Modi Properties Pvt. Ltd. rep by its Managing Director Mr. Soham Modi, S/o. Shri Satish Modi, aged about 49 years, Occupation Business, is pre-occupied with their day to day activities and frequent travelling cannot appear personally for the registration and the execution of Sale Deed, Agreement for Constructions, Agreement of Sale, Rectification Deeds relating to the Group Housing Scheme known as 'Bloomdale' and as such M/s. Kadakia & Modi Housing hereby appoint and nominate the above said attorney to:
- i. Present the Sale Deed, Agreement for Constructions, Agreement of Sale, Rectification Deeds duly executed and to be executed by M/s. Kadakia & Modi Housing in favour of prospective purchasers in respect of plots along with villas constructed thereon, before the concerned registering authority and admit the execution thereof when and where required.
- E. The Power of Attorney Holder is not entitled to execute Sale Deed, Agreement for Constructions, Agreement of Sale and Rectification Deeds on behalf of the Principal and is appointed only for presentation of documents duly executed by M/s. Kadakia & Modi Housing before the concerned registering authority.
- F. M/s. Kadakia & Modi Housing hereby further agree to ratify and confirm all the acts and deed done by the above said attorney in the name and on behalf of the M/s. Kadakia & Modi Housing in the process of presenting the documents for registering a regular in favour of its prospective buyers and Deposit of Title Deeds relating to the project developed by M/s. Kadakia & Modi Housing.

IN WITNESS WHEREOF the Executants herein has signed on this General Power of Attorney for presentation of documents on this the 22nd day of June 2019.

WITNESS:

1. 
2. 

For KADAKIA & MODI HOUSING .


Partner
PRINCIPAL

Page no.3


(ATTORNEY)

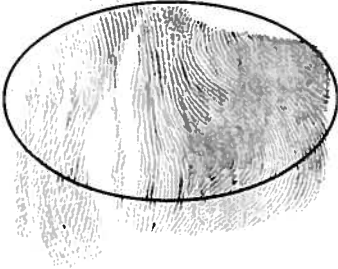
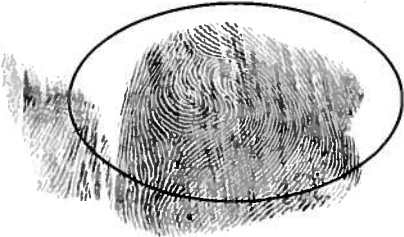
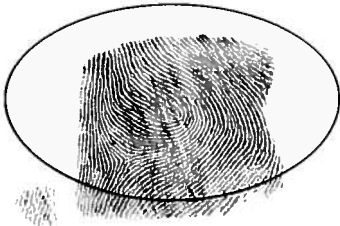
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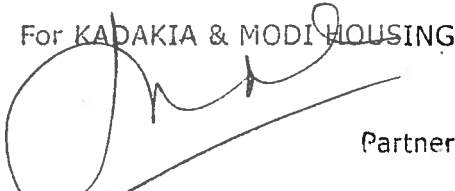
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
			<u>VENDOR:</u> M/s. KADAKIA & MODI HOUSING A REGISTERED PARTNERSHIP FIRM HAVING ITS OFFICE AT 5-4-187/3&4, II FLOOR SOHAM MANSION, M.G. ROAD SECUNDERABAD -500 003, REP. BY ITS MANAGING PARTNER MR. SOHAM MODI, S/O. LATE SATISH MODI R/O. PLOT NO. 280, ROD NO. 25 JUBILEE HILLS, HYDERABAD - 500 034.
			<u>ATTORNEY</u> SHRI K. PRABHAKAR REDDY S/O. SHRI. K. PADMA REDDY R/O. H. NO: 2-3-64/10/24 JAISWAL COLONY AMBERPET HYDERABAD - 500 003.
			<u>WITNESS:</u> 1. MR. M. MAHENDER S/O. LATE M. MALLESH R/O. H. NO: - 28-77 YADAV BASTI NEREDMET HYDERABAD.
			2. MR. CH. RAMESH S/O. LATE CH. NARSING RAO R/O. 1-3-176/D/2 KAVADIGUDA HYDYERABAD.

SIGNATURE OF WITNESSES:

1. 
2. 

For KADAKIA & MODI HOUSING


Partner
SIGNATURE OF THE VENDOR


SIGNATURE OF THE ~~BUYER~~
ATTORNEY



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भारत सरकार
GOVERNMENT OF INDIA



శోహం సతీష్ మోడి
Soham Satish Modi
పుట్టిన సం./YoB:1969
పురుషుడు Male



4389

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ఏయనామా:
S/O: సతీష్ మోడి, ప్లాట్ నో-
280, రోడ్ నో-25, పెద్దమ్మ
దేవాలయం దగ్గర జతీల్ హిల్స్,
ఖైరతాబాద్, బంజారా హిల్స్,
హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 500034

Address:
S/O: Satish Modi, plot no-280,
road no-25, near peddamma
temple jubilee hills,
Khairatabad, Banjara Hills,
Hyderabad
Andhra Pradesh, 500034

Aadhaar - Aam Aadmi ka Adhikar



భారత ప్రభుత్వం
Government of India



కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1974
పురుషుడు / Male



9204

ఆధార్ - సామాన్యని హక్కు

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

For KADAKIA & MODI HOUSING

Partner



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భారత ప్రభుత్వం
GOVERNMENT OF INDIA



మండ మహేందర్
Manda Mahendar

జన్మన సంవత్సరం/Year of Birth : 1978
పురుషుడు / Male

4848

ఆధార్ - సామాన్యుని హక్కు

గణిత

భారత ప్రభుత్వం
GOVERNMENT OF INDIA



చంద్రగిరి రమేష్
Chandragiri Ramesh

పుట్టిన సంవత్సరం / Year of Birth : 1979
పురుషుడు / Male

3238

ఆధార్ - సామాన్యుని హక్కు

PK

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O మండ మల్లేష్ లేట్, 28-77, లాల్ నేరేడ్మెట్, గోపల్ స్కూల్, నేరేడ్మెట్, మల్కాజ్గిరి, హైదరాబాద్, ఆంధ్ర ప్రదేశ్ 500056

Address: S/O Manda Mallesh Late, 28-77, Old Neradmet, govt school, Neradmet, Malkajgiri, Hyderabad, Andhra Pradesh, 500056

 1947
1800 180 1947
 హామీ పత్రం గల లెటర్
 నామకరణ కార్డు
 సంతకం చేయండి

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O చంద్రగిరి నర్సింగ్ రావు, గ-గణ/ద/2, ఉన్నికపా, నెల్ మె చ కా కమ్యూనిటీ హాల్, కవాడ్ గుడా, హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500080

Address : S/O Chandragiri Narsing Rao 1-3-176/D/2, Unnikpota near m c h community hall Kavadi Guda, Hyderabad Andhra Pradesh, 500080

 AADHAAR

Aadhaar - Saamanyuni Hakku



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