

TSGGDE 81728245



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

App No : 65965

MeeSeva App-No : ECM022109464141

Date : 06-Aug-21

Statement No : 61523569

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

VILLAGE: SAMBHUPUR ,Survey No : ,63,69/^A,70/^A, East: LAND OF SY.NOS. 62,70,69 West: LAND OF SY.NOS. 69,64,68 South: MALLAMPET VILLAGE BOUNDARY North: LAND IN SY.NO. 69

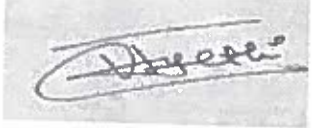
A search is made in the records of SRO(s) of QUTHBULLAPUR relating there to for 14 years from 01-10-2007 To 05-08-2021 for acts and encumbrances affecting the said property and that on such search the following acts and encumbrances appear

S.No	Description of property	Reg.Date Pres.Date	Exe.Date	Nature & Mkt.Value Value	Con.	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/Year [ScheduleNo]
1 --- 13	VILL/COL: SAMBHUPUR/SAMBHUPUR W-B: 0-0 SURVEY: 69/AA 64 PART 68 PART 63 69/A 70/A 69/AA 69/A 66 PART 67 PART 68 64 PART 66 PART 68 PART 69/AA 69/AA 65 66 68 67 EXTENT: 204195Q.Yds BUILT: 848367SQ. FT Boundaries: [N]: Kazipalli Village Boundary [S] Mallampet Village Boundary [E]: Land In Sy No. 62, 69 and 70 [W]: 60 Wide Road This document Link Doct,Link Doct,Link Doct,Link Doct,Link Doct,Link Doct,Link Doct,Link Doct,Link Doct,Link Doct 1521, 13591/2008 of SRO 1521:6306/2008 of SRO 1521:235/2008 of SRO 1521:6305/2008 of SRO 1521:13592/2008 of SRO 1521:6304/2008 of SRO 1521:2201/2008 of SRO 1521:5284/2008 of SRO 1521:3567/2008 of SRO 1521:3294/2007 of SRO 1521;/ 2007	(R) 27-08-2019 (E) 27-08-2019 (P) 27-08-2019		0208 (Deposit of Title Deeds-) Mkt.Value:Rs. 554890210 Cons.Value:Rs. 350000000		1.1.(MR)M/S.MODI BUILDERS & INFRASTRUCTURES PRIVATE LIMITED 2.(MR)M/S.EDIFICE HOMES (INDIA) PRIVATE LIMITED 3.(MR)M/S.ESTEEM VILLAS PRIVATE LIMITED 4.(MR)M/S.STERLING AVENUES PRIVATE LIMITED 5.(MR)SOURABH MODI (MANAGING DIRECTOR) 6.(ME)KOTAK MAHINDRA INVESTMENTS LIMITED	0/0 20045/ 2019 [1] of SROQUTHBULLAPUR
2 --- 13	VILL/COL: SAMBHUPUR/SAMBHUPUR W-B: 0-0 SURVEY: 69/^B EXTENT: 5 Guntas Addl.Desc : 0 Boundaries: [N]: VILLAGE BOUNDARY OF KAZIPALLY VILLAGE [S] LAND IN SY. NO. 70(P) [E]: LAND IN SY. NO. 69(P) [W]: LAND IN SY. NO. 69(P) 1521,	(R) 29-10-2008 (E) 29-10-2008 (P) 29-10-2008		0101 (Sale Deed) Mkt.Value:Rs. 187500 Cons.Value:Rs. 750000		1.1.(EX)GANGAVARAM AMULYA REDDY 2.(CL)M/S ESTEEM VILLAS PVT LTD 3.(EX)CHILKAPATI VIJAYA KUMARI 4.(EX)VANKINENI LAKSHMI 5.(EX)M/S.A.V.R.PROJECTS PRIVATE LIMITED 6.(EX)A.V.RAMA RAJU(M.D) 7.(CL)PRANJALI MODI	0/0 CD_Volume: 40 13592/ 2008 [1] of SROQUTHBULLAPUR
3 --- 13	VILL/COL: SAMBHUPUR/SAMBHUPUR W-B: 0-0 SURVEY: 69/^B EXTENT: 7 Guntas Addl.Desc : 0 Boundaries: [N]: AG LAND OF J. JEETHAIAH AND OTHERS AND KASIPALLY VG BOUNDARY [S] AG LAND OF R.SRINIVASA RAO A. SRIRAMULU AND OTHERS [E]: AG LAND OF K KOMARAIHAH AND OTHERS [W]: AG LAND OF P. NARA HARI REDDY AND P. SUBRAMANAYAM RAJU This document Link Doct,Link	(R) 29-10-2008 (E) 29-10-2008 (P) 29-10-2008		0111 (AGREEMENT OF SALE CUM GPA) Mkt.Value:Rs. 262500 Cons Value:Rs. 262500		1.1.(CL)M/S.A.V.R.PROJECTS PRIVATE LIMITED 2.(EX)GANGAVARAM AMULYA REDDY 3.(CL)A.V.RAMA RAJU 4.(EX)CHILKAPATI VIJAYA KUMARI 5.(EX)VANKINENI LAKSHMI	0/0 CD_Volume: 40 13591/ 2008 [1] of SROQUTHBULLAPUR

		SRO 1504;19480/2005 of SRO 1504;/ 2005			
4 --- 13	VILL/COL: SAMBHUPUR/SAMBHUPUR W-B: 0-0 SURVEY: 69/^B EXTENT: 34 Guntas Boundaries: [N]: LAND IN SY.NO. 69 PART [S] LAND IN SY.NO. 69 PART & 70 PART [E]: LAND IN SY.NO. 69 PART [W]: LAND IN SY.NO. 68 PART This document Link Doct,Link Doct,Link Doct 1521, 5264/2008 of SRO 1521;6151/2005 of SRO 1504;12350/2005 of SRO 1504;/ 2005	(R) 13-06-2008 (E) 13-06-2008 (P) 13-06-2008	0101 (Sale Deed) Mkt.Value:Rs. 850000 Cons.Value:Rs. 5100000	1 .1.(CL)M/S.STERLING AVENUES PVT.LTD 2.(EX)GANGAVARAM AMULYA REDDY 3.(CL)PRANJALI MODI (DIRECTOR) 4.(EX)CHILKAPATI VIJAYA KUMARI 5.(EX)VANKINENI LAKSHMI 6.(EX)M/S.A.V.R.PROJECTS PVT.LTD 7.(EX)A.V.RAMA RAJU (MANAGING DIRECTOR)	0/0 CD_Volume: 25 6306/ 2008 [1] of SROQUTHBULLAPUR
5 --- 13	VILL/COL: SAMBHUPUR/SAMBHUPUR W-B: 0-0 SURVEY: 69/^B EXTENT: 12 Guntas Boundaries: [N]: KAZYPALLY VILLAGE BOUNDARY [S] LAND IN SY.NO. 69 [E]: LAND IN SY.NO. 69 [W]: LAND IN SY.NO. 68 This document Link Doct,Link Doct,Link Doct 1521, 5264/2008 of SRO 1521;6151/2005 of SRO 1504;12350/2005 of SRO 1504;/ 2005	(R) 14-06-2008 (E) 13-06-2008 (P) 13-06-2008	0101 (Sale Deed) Mkt.Value:Rs. 300000 Cons.Value:Rs. 1800000	1 .1.(CL)M/S.EDIFICE HOMES (INDIA) PVT.LTD 2.(EX)GANGAVARAM AMULYA REDDY 3.(CL)SOURABH MODI (DIRECTOR) 4.(EX)CHILKAPATI VIJAYA KUMARI 5.(EX)VANKINENI LAKSHMI 6.(EX)M/S.A.V.R.PROJECTS PVT.LTD 7.(EX)A.V.RAMA RAJU (MANAGING DIRECTOR)	0/0 CD_Volume: 25 6305/ 2008 [1] of SROQUTHBULLAPUR
6 --- 13	VILL/COL: SAMBHUPUR/SAMBHUPUR W-B: 0-0 SURVEY: 69/^B EXTENT: 4 Guntas Boundaries: [N]: LAND IN SY.NO. 69 PART [S] LAND IN SY.NO. 69 PART [E]: LAND IN SY.NO. 69 PART [W]: LAND IN SY.NO. 68 PART This document Link Doct,Link Doct,Link Doct 1521, 5264/2008 of SRO 1521;6151/2005 of SRO 1504;12350/2005 of SRO 1504;/ 2005	(R) 13-06-2008 (E) 13-06-2008 (P) 13-06-2008	0101 (Sale Deed) Mkt.Value:Rs. 100000 Cons.Value:Rs. 600000	1 .1.(EX)GANGAVARAM AMULYA REDDY 2.(EX)CHILKAPATI VIJAYA KUMARI 3.(EX)VANKINENI LAKSHMI 4.(EX)M/S.A.V.R.PROJECTS PVT.LTD 5.(EX)A.V.RAMA RAJU (MANAGING DIRECTOR) 6.(CL)M/S.ESTEEM VILLAS PVT.LTD 7.(CL)PRANJALI MODI (DIRECTOR)	0/0 CD_Volume: 25 6304/ 2008 [1] of SROQUTHBULLAPUR
7 --- 13	VILL/COL: SAMBHUPUR/SAMBHUPUR W-B: 0-0 SURVEY: 69/^A EXTENT: 42 Guntas Boundaries: [N]: SY.NO. 69 PART [S] SY.NO. 69 PART [E]: SY.NO. 70/PART [W]: SY.NO. 68/PART This document Link Doct 1521, 5199/2008 of SRO 1521;/ 2008	(R) 16-05-2008 (E) 16-05-2008 (P) 16-05-2008	0101 (Sale Deed) Mkt.Value:Rs. 1050000 Cons.Value:Rs. 6300000	1 .1.(EX)M/S.A.V.R.PROJECTS PVT.LTD 2.(EX)VENKAT RAO 3.(EX)A.V.RAMA RAJU 4.(CL)M/S.STERLING AVENUES PVT.LTD 5.(CL)PRANJALI MODO 6.(EX)R.PADMA RAO 7.(EX)R.SRINIVAS RAO	0/0 CD_Volume: 23 5284/ 2008 [1] of SROQUTHBULLAPUR
8 --- 13	VILL/COL: SAMBHUPUR/SAMBHUPUR W-B: 0-0 SURVEY: 66/PART 67/P 68/P EXTENT: 62 Guntas Boundaries: [N]: KAZIPALLY VILLAGE/ SHAMBUPUR VILLAGE BOUNDARY [S] LAND IN SY.NO. 68 [E]: LAND IN SY.NO. 68 [W]: LAND IN SY.NO. 66/PART AND 67 1521,	(R) 29-03-2008 (E) 29-03-2008 (P) 29-03-2008	0101 (Sale Deed) Mkt.Value:Rs. 1550000 Cons.Value:Rs. 9300000	1 .1.(CL)M/S.STERLING AVENUES PVT.LTD 2.(EX)I.KISHORE VARMA 3.(CL)PRANJALI MODI (DIRECTOR) 4.(EX)I.ASHOK VARMA 5.(EX)M/S.A.V.R.PROJECTS PVT.LTD 6.(EX)A.V.RAMA RAJU (MANAGING DIRECTOR)	0/0 CD_Volume: 18 3567/ 2008 [1] of SROQUTHBULLAPUR
9 --- 13	VILL/COL: SAMBHUPUR/SAMBHUPUR W-B: 0-0 SURVEY: 64/PART EXTENT: 38 Guntas Boundaries: [N]: LAND IN S.NO. 64 BELONGING TO M/S. STERLING AVENUES PVT.LTD [S] VILLAGE BOUNDARY [E]: LAND IN SY.NO. 63 [W]: LAND IN SY.NO. 65 1521,	(R) 19-02-2008 (E) 19-02-2008 (P) 19-02-2008	0101 (Sale Deed) Mkt.Value:Rs. 950000 Cons.Value:Rs. 5700000	1 .1.(EX)I.ASHOK VARMA 2.(EX)I.KISHORE VARMA 3.(EX)M/S.A.V.R.PROJECTS PVT.LTD 4.(EX)A.V.RAMA RAJU (MANAGING DIRECTOR) 5.(CL)M/S.EDIFICE HOMES (INDIA) PVT.LTD 6.(CL)SOURABH MODI (DIRECTOR)	0/0 CD_Volume: 15 2201/ 2008 [1] of SROQUTHBULLAPUR
10 --- 13	VILL/COL: SAMBHUPUR/SAMBHUPUR W-B: 0-0 SURVEY: 68/PART EXTENT: 21 Guntas Boundaries: [N]: LAND IN SY.NO. 68 BELONGING TO VENDORS [S] LAND IN SY.NO. 68 BELONGING TO STERLING AVENUES PVT.LTD [E]: LAND IN SY.NO. 69 [W]: LAND IN SY.NO. 67 1521,	(R) 19-02-2008 (E) 19-02-2008 (P) 19-02-2008	0101 (Sale Deed) Mkt.Value:Rs. 525000 Cons.Value:Rs. 3150000	1 .1.(EX)I.ASHOK VARMA 2.(EX)I.KISHORE VARMA 3.(EX)M/S.A.V.R.PROJECTS PVT.LTD 4.(EX)A.V.RAMA RAJU (MANAGING DIRECTOR) 5.(CL)M/S.EDIFICE HOMES (INDIA) PVT.LTD 6.(CL)SOURABH MODI (DIRECTOR)	0/0 CD_Volume: 15 2201/ 2008 [2] of SROQUTHBULLAPUR
11 ---	VILL/COL: SAMBHUPUR/SAMBHUPUR W-B: 0-0	(R) 05-01-2008 (E) 05-01-2008	0101 (Sale Deed)	1 .1.(EX)I.KISHORE VARMA 2.(EX)I.ASHOK VARMA	0/0 ---

	68/PART EXTENT: 180 Guntas Boundaries: [N]: KAZIPALLY VILLAGE BOUNDARY [S] MALLAMPET VILLAGE BOUNDARY , LAND IN SY.NO. 64, 63 AND 69 [E]: LAND IN SY.NO. 69 [W]: KAZIPALLY VILLAGE BOUNDARY This document Link Doct,Link Doct 1521, 10623/2007 of SRO 1504;27796/2006 of SRO 1504;/ 2006	(P) 05-01-2008	Mkt.Value:Rs. 3960000 Cons.Value:Rs. 27000000	(AGPA HOLDER) 4.(EX)A.V.RAMA RAJU (DIRECTOR) 5.(EX)A.V.RAMA RAJU 6.(CL)M/S.ESTEEM VILLAS PVT.LTD 7.(CL)PRANJALI MODI (DIRECTOR)	235/ 2008 [1] of SROQUTHBULLAPUR
12 --- 13	VILL/COL: SAMBHUPUR/SAMBHUPUR W-B: 0-0 SURVEY: 63 69/^A 70/^A EXTENT: 140 Guntas Boundaries: [N]: AG. LAND OF AERROLLA PENTAIHAH & OTHERS [S] AG. LAND OF CHINTHAPATLA ANANTHAMMA & VENDORS [E]: AG. LAND OF ARKALA SRIRAMULU & OTHERS [W]: AG. LAND OF NEIGH 1504,	(R) 19-06-2007 (E) 16-06-2007 (P) 16-06-2007	0111 (AGREEMENT OF SALE CUM GPA) Mkt.Value:Rs. 2800000 Cons.Value:Rs. 2800000	1 .1.(EX)R.PADMA RAO & OTHER 2.(EX)R.SRINIVAS RAO 3.(CL)A.V.R.PROJECTS PVT LTD 4.(CL)REP BY A.V.RAMA RAJU	0/0 CD_Volume: 381 10769/ 2007 [1] of SROMEDCHAL (R.O)
13 --- 13	VILL/COL: SAMBHUPUR/SAMBHUPUR W-B: 0-0 SURVEY: 63 69/^A 70/^A EXTENT: 140 Guntas Boundaries: [N]: LAND IN SY.NO. 69 [S] MALLAMPET VILLAGE BOUNDARY [E]: LAND OF SY.NOS. 62, 70, 69 [W]: LAND OF SY.NOS. 69, 64, 68 This document Link Doct 1521, 10769/2007 of SRO 1504;/ 2007	(R) 26-12-2007 (E) 26-12-2007 (P) 26-12-2007	0101 (Sale Deed) Mkt.Value:Rs. 3080000 Cons.Value:Rs. 21000000	1 .1.(EX)R.PADMA RAO 2.(EX)R.SRINIVAS RAO 3.(EX)M/S.A.V.R.PROJECTS PVT.LTD 4.(EX)A.V.RAMA RAJU 5.(CL)M/S.EDIFICE HOMES INDIA PVT.LTD 6.(CL)SOURABH MODI (DIRECTOR)	0/0 CD_Volume: 9 3294/ 2007 [1] of SROQUTHBULLAPUR

Certified By



Name: GONA JYOTHI
Designation: SUB
REGISTRAR
SRO: QUTHBULLAPUR

ECM022109464141

