



SCANNED

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L.A. Clarys
07AA 785358

S. No. 8227...Date...29/10/05...Rs. 100/-
 sold to...Modi Ventures
 S/o
 For Whom...Sai

SCL

LEELA G
 STAM
 L. No: 150
 5-4-76/A
 SECUR

Handwritten signature

JOINT DEVELOPMENT AGREEMENT

This Joint Development Agreement is made and executed on this 20th day of October 2005 at Secunderabad by and between:

M/S. SRI SAI BUILDERS, a Partnership Firm evidenced by Deed of Partnership dated 9th July 2003 having its office at 25, A&B Electronic Complex, Kushaiguda, Hyderabad - 500 062 and represented by all its partners as under:

1. SRI NAREDDY KIRAN KUMAR, SON OF MADHUSUDHAN REDDY, aged about 31 years, residing at Plot No. 275, Venkateshwara Nagar, Meerpet, Moulali, Hyderabad-40,
2. SMT. K. JAYA, WIFE OF K. RAJA REDDY, aged about 37 years, residing at H. No. 13-63/1, Surya Nagar Colony, FCI Road, Near NFC, Mallapur, R.R. District,
3. SRI K.V. CHALAPATHI RAO, SON OF K. NAGABHUSHANAM, aged about 52 years, residing at 104, Akshita Apartments, Vijayapuri, Tarnaka, Secunderabad,
4. SRI B. ANAND KUMAR, SON OF B. N. RAMULU, aged about 36 years, residing at H. No. 40-280, Jawahar Nagar (East), Moula ali, Hyderabad - 40,

Hereinafter referred to as the FIRM.

For Sri Sai Builders
 1. *[Signature]*
 Partner

For Sri Sai Builders
 3. *[Signature]*
 Partner

For MODI VENTURES
[Signature]
 Partner - 1 -

2. *[Signature]*
 K. W. Reddy

4. *[Signature]*

AND

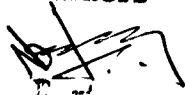
1. **M/S. MODI VENTURES**, a partnership firm having its office at 5-4-187/3&4, III Floor, Soham Mansion, M. G. Road, Secunderabad, represented by its Partner Sri Soham Modi, Son of Sri. Satish Modi, aged 36 years, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad- 500 034., hereinafter referred as the **DEVELOPER**.

The expressions, FIRM and DEVELOPER shall mean and include unless it is repugnant to the context, their respective heirs, legal representative, administrator, executor, successor-in-office, assignee, nominee and the like.

WHEREAS:

- A. The FIRM is the absolute owners and possessors of open agricultural land in Sy. Nos. 93, 94 & 95, situated at Mallapur Village, Uppal Mandal, R. R. District, admeasuring Ac. 4-0 Gts. by virtue of registered sale deed dated 10th July, 2003 bearing document no. 8184/03 and sale deed dated 5th February 2004 bearing document no. 1311/04 which are both registered at the office of the Sub-Registrar, Uppal, R. R. District (hereinafter this agricultural land is referred to as **SCHEDULED LAND**) and is more particularly described at the foot of the document.
- B. The FIRM has purchased the Scheduled Land for a consideration from its previous owners viz.:
- i. Koukutla Mogulaiah Alias Mogula Reddy, S/o. Narsimulu Alias Narsimha Reddy
 - ii. Sri Koukutla Malla Reddy, S/o. Sri K. Mogulaiah
 - iii. Sri Koukutla Venkat Reddy, S/o. Sri K. Mogulaiah
 - iv. Sri Koukutla Narsimha Reddy, S/o. Sri K. Mogulaiah
 - v. Sri Koukutla Krishna Reddy, S/o. Sri K. Mogulaiah
 - vi. Sri Koukutla Jangaiah Alias Janga Reddy, S/o. Late Narsimulu Alias Narsimha Reddy
 - vii. Smt. Koukutla Padma, W/o. Late Sri Sathi Reddy
 - viii. Sri Koukutla Narsimha Reddy, S/o. Koukutla Jangaiah Alias Janga Reddy
 - ix. Sri Koukutla Narsimhulu Alias Narsimha Reddy, S/o. Late Sri Narsimulu Alias Narsimha Reddy
 - x. Sri Koukutla Bal Reddy, S/o. Sri Koukutla Narsimulu Alias Narsimha Reddy
 - xi. Sri Koukutla Anji Reddy, S/o. Koukutla Narsimulu Alias Narsimha Reddy
- C. The FIRM has expressed its interest in developing the entire Scheduled Land by constructing residential apartments in a comprehensive group housing scheme. The FIRM does not have adequate expertise and experience in taking up the group housing development project on its own and has been scouting for an entrepreneur who has the requisite resources and expertise.
- D. The DEVELOPER is in the business of real estate development and management and the FIRM has approached the DEVELOPER for purposes of taking up the development of the scheduled land.
- E. The DEVELOPER had expressed its interest in the development of the Scheduled Land and the parties hereto have reached into an arrangement and understanding wherein the DEVELOPER agrees to purchase certain portion of the Scheduled Land and the balance to be retained by the FIRM itself. Further, the parties hereto have agreed to hold their respective ownership in the Scheduled Land as undivided and as co-owners of the Scheduled Land. However, the entire Scheduled Land is proposed to be developed jointly by the DEVELOPER and the FIRM.

For Sri Sai Builders

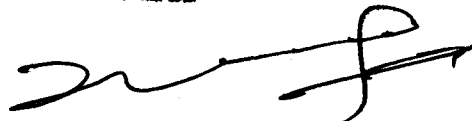


K. S. Rao

For Sri Sai Builders



Erud
Partner



For MODI VENTURES



John Modi
Partner

- F. The DEVELOPER and the FIRM have agreed to develop the Scheduled Land for better advantage and for optimum usage of land and common amenities and facilities that will be created under a group housing project.
- G. The DEVELOPER and the FIRM have also agreed to develop the Scheduled Land jointly under a joint development agreement, wherein the share, rights, title, interest, etc., of respective parties are specified and determined.
- H. The DEVELOPER and the FIRM proposed to develop the Scheduled Land as residential apartments in a group housing scheme to be named and styled as 'GULMOHAR GARDENS'.
- I. The parties hereto have applied to the Urban Development Authority and Local Municipality for obtaining necessary building construction and other permissions at cost of the DEVELOPER. The permissions have been received from HUDA vide their Letter No. 1481/P4/Plg/HUDA/2005, dated 22.08.2005 and Kapra Municipality vide their Proceedings No. BA/G2/150/2005-06, dated 29.09.2005. In accordance with the sanctioned plan in all 350 number of flats in 5 blocks aggregating to about 2,83,825 sft., along with parking on the stilt floor and other amenities are proposed and agreed to be constructed.
- J. The parties hereto have identified and determined their respective ownership of 350 flats, along with proportional parking space proposed to be constructed in a group housing scheme named and styled as 'GULMOHAR GARDENS' together with their respective proportionate undivided share in the Scheduled Land.
- K. The FIRM and the DEVELOPER have agreed to jointly take up the group housing project on the Scheduled Land on certain terms and conditions agreed upon after due deliberations and negotiations.
- L. The parties hereto are desirous of reducing into writing the terms and conditions of the joint development.

NOW THEREFORE THIS JOINT DEVELOPMENT AGREEMENT WITNESSETH AS UNDER:

1. The DEVELOPER and the FIRM have agreed to develop the entire Scheduled Land by constructing residential apartments as a group housing scheme named and styled as 'GULMOHAR GARDENS'.
2. The parties hereto to have obtained necessary building construction sanctions from HUDA vide their Letter No. 1481/P4/Plg/HUDA/2005, dated 22.08.2005 and Kapra Municipality vide their Proceedings No. BA/G2/150/2005-06, dated 29.09.2005. In accordance with the sanctioned plan in all 350 number of flats in 5 blocks aggregating to 2,83,825 sft. along with parking space on the stilt floor and other amenities are proposed and agreed to be constructed.
3. The parties hereto have identified and determined their respective ownership of 350 flats along with proportionate parking on the stilt floor proposed to be constructed in a group housing project named and styled as 'GULMOHAR GARDENS' together with their respective proportionate undivided share in the Scheduled Land. The schedule showing the respective ownership of flats together with proportionate undivided share in Scheduled Land confirmed and signed by both the parties is enclosed to this Joint Development Agreement as Schedule-A.

For Sri Sai Builders


Partner

K & S

For Sri Sai Builders


Partner

For MODI VENTURES


Partner



4. The DEVELOPER has agreed to purchase and the FIRM has agreed to sell to the DEVELOPER the proportionate undivided share of land, forming a part of the Scheduled Land, aggregating to Ac. 2-23.85 Gts., as per the details given in Schedule-A attached herein. The FIRM shall retain the proportionate ownership of the balance Scheduled Land, i.e., Ac. 2-23.85 Gts., as per the details given in Schedule-A attached herein.
5. The FIRM has agreed to execute an Agreement of Sale cum GPA for an extent of Ac. 2-23.85 Gts., in favour of the DEVELOPER as per the terms and conditions and consideration mentioned therein being the undivided share of the DEVELOPER in the Scheduled Land as per the details given in Schedule-A attached herein. The Agreement of Sale cum GPA for undivided share of land aggregating to Ac. 2-23.85 Gts. shall be registered at the office of the Sub-Registrar, Uppal and the cost of stamp duty and registration charges shall be borne by the DEVELOPER.
6. The identification and determination of flats as given in Schedule-A enclosed to this Joint Development Agreement belonging to the DEVELOPER and the FIRM in the scheme of Joint Development is purely an internal arrangement and none of them will raise any objection or claim against third parties / buyers / prospective purchasers / developer for non-apportionment / non-receipt of the constructed area for whatever reason.
7. The FIRM hereby declares and covenants with the DEVELOPER that sharing of flats / profits etc., of the FIRM is purely an internal arrangement and understanding amongst the partners of the FIRM from time to time. No individual partner shall make a claim directly or indirectly on the DEVELOPER for his individual share arising as a partner of the FIRM.
8. The construction of the flats and provision of certain amenities shall be as per specifications given in the enclosed Schedule-B, which is confirmed and signed by both the parties.
9. The parties hereto have agreed that in the scheme of the joint development of the group housing project the DEVELOPER shall take the entire responsibility of executing the project which inter-alia includes construction of apartments, creations of certain common amenities like drainage connection, lighting, electrical connection, water connection, etc.
10. It is specifically agreed between the FIRM and the DEVELOPER that the design and development of the group housing project including the internal layout of each flat and the design and development of the common amenities like community hall, roads, passages, lifts, elevation, colour, landscaping, gates, children's park, compound wall, etc., shall be at the sole discretion of the DEVELOPER and that the FIRM shall not interfere or raise any objections to the same.
11. The FIRM agrees to pay the cost of construction for the flats falling to its share aggregating to Rs. 300/- per sft. as per details given in Schedule-A and specifications given in Schedule-B as per the terms and conditions of a separate construction contract that shall be executed between the FIRM and the DEVELOPER on the terms and conditions and for the consideration mentioned therein. The said construction contract shall be registered at the Sub-Registrar, Uppal and cost of stamp duty and registration charges shall be borne by the FIRM.

For Sri Sai Builders


Partner

K Wood

For Sri Sai Builders

3. 
Partner

For MODI VENTURES


Partner

6. 

12. The FIRM hereby authorizes and empowers the DEVELOPER in pursuance of this agreement to undertake the development of the Scheduled Land on terms and conditions contained herein and hereby grants licence to the DEVELOPER to enter into the Scheduled Land, excavate and start the development work and to do and perform all necessary acts that are required for execution of the group housing project.
13. The FIRM agrees to allow the DEVELOPER to execute the construction of the group housing project without any interference or hindrance of whatsoever nature.
14. The DEVELOPER will hand over to the FIRM and / or prospective purchasers / buyers through it, the completed flats for which construction contract is entered into between the parties hereto within 36 months from the date of this Joint Development Agreement. The DEVELOPER assures the FIRM that there will not be a time over run of more than 3 months in handing over such constructed flats, except for reasons beyond its control (such as any natural calamities, abrupt change in Government Policies, unexpected shortage of materials etc.). The FIRM agrees for such grace period of 3 months. In case of delay beyond the time stipulated, except for reasons beyond control, the DEVELOPER will pay the FIRM a sum of Rs. 4/- per sft. for every month of delay on the balance constructed area agreed to be handed over to the FIRM.
15. That it is specifically understood and agreed by the DEVELOPER and the FIRM that the this Joint Development Agreement, the Agreement of Sale in favour of the DEVELOPER and the Agreement for Construction entered into between the parties hereto in pursuance of this agreement are interdependent, mutually co-existing and / or inseparable.
16. The DEVELOPER and the FIRM hereby agree that while the Scheduled Land is in the course of development and until the completion of the same, all the materials and machinery at the development site shall be solely at the risk of the DEVELOPER and the DEVELOPER shall alone be liable for all expenses, damages, losses, theft or destruction caused to any person or machinery or materials.
17. The DEVELOPER and the FIRM during the progress of construction work shall be entitled to offer their respective flats falling to their share for sale in their own respective names and on such terms and conditions at their sole discretion and the other party shall not have any objection over the same. The FIRM and the DEVELOPER shall be entitled to take bookings and receive advances for their respective share of flats during the time of construction or after the completion of the said flats from their purchasers. The DEVELOPER and the FIRM shall also be entitled to execute a sale deed or enter into agreement of sale / construction in favour of their purchasers for their respective share of flats any time during the course of the project or after completion of the project without any further intimation or approval from each other.
18. The DEVELOPER has agreed to bear the cost of construction for the flats falling to his share, referred to in Schedule-A of this Joint Development Agreement. The DEVELOPER also agreed to bear entirely the cost of construction of all other common amenities, like roads, community hall, landscaping, compound wall, children's park, etc. created and required for group housing scheme.

For Sri Sai Builders



Partner

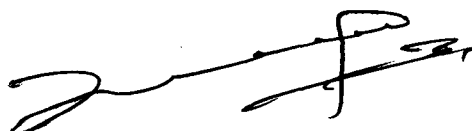
K. S. S. S.

For Sri Sai Builders


**Enalq
Partner**

For MODI VENTURES


Partner



19. The DEVELOPER and the FIRM shall ensure by incorporating necessary clause in agreement of sale / sale deed and/or any other agreements entered into with the purchasers / buyers that the respective purchasers / buyers of flats shall become a member of the association / society that has been formed / will be formed for the purposes of the maintenance of the Gulmohar Gardens and shall abide by its rules framed from time to time. In particular the DEVELOPER and the FIRM agreed to incorporate the following clauses (a) not to throw dirt, rubbish etc, in any open place, compound etc; (b) not to use the apartment for illegal and immoral purpose; (c) not to use the apartment in such manner which may cause nuisance, disturbances or difficulty to the occupiers of the other apartments etc.; (d) not to store extraordinarily heavy material therein; (e) not to do such things or acts which may render void, or voidable any insurance on the building or part thereof; (f) not to use the premises as an office or for any other commercial purpose; (g) not to install grills or shutters in the balconies, main door, etc.; (h) not to change the external appearance of the building. Further, such respective purchasers / buyers of flats shall also from time to time sign and execute the application for registration, other papers and documents necessary for the formation and registration of the society / association. Further, such respective purchasers / buyers shall undertake to pay regularly the subscription and also his contribution of the expenses as the society / association intimates him from time to time. Until the society / association is formed the purchasers / buyers shall pay to the DEVELOPER / FIRM such proportionate cost of outgoings such as common water charges, common lights, repairs, salaries of clerk, watchman, sweepers, etc., as may be determined by the DEVELOPER / FIRM .
20. The common lifts and other common facilities like water tanks, drainage and sewerage connections, electrical transformers, water connections etc., which are created in the course of developing the group housing project jointly shall be used and held by the parties hereto or their assignees, nominees and successors-in-interest for the benefit of all the occupants of the residential apartments without any exclusive rights for any party.
21. The construction of residential apartments in the scheme of joint development of housing project shall be as per specifications given in Schedule-B. The cost of any alteration / additions made to the individual apartment shall be borne by the respective parties hereto and / or by the prospective purchasers.
22. The DEVELOPER and FIRM agree to join together, if required, in execution of sale deeds in favour of the purchasers of apartments / flats.
23. The FIRM shall provide all necessary documents pertaining to the title to the Scheduled Land in order to enable the prospective purchasers to obtain loans from financial institutions, banks, etc.
24. The FIRM hereby agrees and bind themselves to indemnify and keep indemnified, the DEVELOPER at all times in respect of all loss, expenses and cost to which the DEVELOPER may be put on account of all or any of the recitals contained herein to be incorrect with respect to title, interest, ownership, etc., of the Scheduled Land or on account of any hindrance caused to the DEVELOPER in peaceful enjoyment of the Scheduled Land either by the firm or by any one else claiming through them.
25. The parties hereto shall always indemnify and keep indemnified the other for any loss, damage or expenditure caused on account of any violation or breach of the term hereof, if any. It is specifically agreed in the interest of scheme of development of residential apartments jointly and to protect the interest of prospective purchasers and occupants of the flats, the parties hereto shall cooperate with each other in all respects for the due completion of apartments in the project. Further, it is agreed that the parties hereto shall not be entitled to stop or seek stoppage of the construction under any circumstances from any court or other authority or any ground and they must restrict all their claims arising out of this agreement to be settled in monetary terms.

For Sri Sai Builders


Partner
K w o u

For Sri Sai Builders


Enali
Partner

For MODI VENTURES


Partner

26. The DEVELOPER and the FIRM from the date of completion of the flats shall be responsible for payment of all taxes, levies, rates, water & electricity charges etc., in respect of such flats belonging to them.
27. The parties hereto agree to do and perform all and such acts and deeds that are required to more fully effectuate this Joint Development Agreement entered into herein and to make secure the title of the other party and their respective successors in interest.
28. In case of any dispute between the parties, the matter shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Secunderabad and the proceedings shall be in English. The place of legal jurisdiction shall be at Secunderabad.
29. This Joint Development Agreement is executed in two originals each for DEVELOPER and FIRM. The cost of stamp duty and registration of this agreement shall be shared by both parties equally.

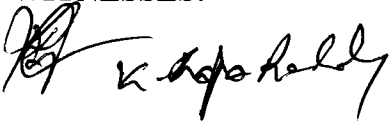
SCHEDULED OF LAND

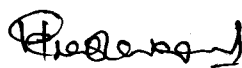
All that the total open agricultural land forming a part of Sy. Nos. 93, 94 & 95; situated at Mallapur Village, Uppal Mandal, R. R. District, admeasuring Ac. 4-0 Gts. and bounded by:

NORTH : Part of Sy. No. 95
 SOUTH : 40' wide road (Shakti Sai Nagar road)
 EAST : Shakti Sai Nagar Colony
 WEST : Sy. No. 92

IN WITNESS WHEREOF the Parties hereto have signed this Understanding on the date and the place mentioned hereinabove in the presence of the following witnesses:

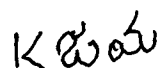
WITNESSES:

1. 

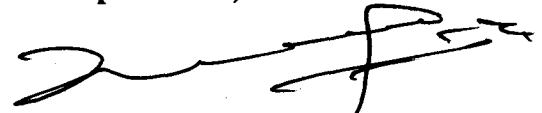
2. 
 (K. P. Reddy)

For M/s. ~~SRF SAI BUILDERS~~ **SRF SAI BUILDERS**,


 Nareddy Kiran Kumar,

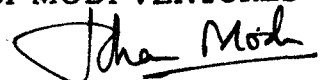

 Mrs. K. Jaya,


 K.V. Chalapathi Rao,


 B. Anand Kumar,

(PARTNERS)

For M/s. **MODI VENTURES**,
 For **MODI VENTURES**


 Partner
 Soham Modi,
 Managing Partner.

Schedule-A

Details of Undivided Share of Land

Total Land Area purchased by the FIRM	19,360	sq. yds.
Land that may be affected in proposed road widening	1,897	sq. yds.
Net Area available for development	17,463	sq. yds.
Proposed Constructed Area	283,825	sft
Undivided share of land per 100 sft of constructed area	6.15	sq. yds. per 100 sft

Summary of ownership of constructed area & undivided share of land

	Constructed Area	Undivided share of land
Share of FIRM	79,495 sft	6,794 sq. yds.
Share of DEVELOPER	204,330 sft	12,566 sq. yds.
Total	283,825 sft	19,360 sq. yds.

Summary of ownership of number of flats

	No. of flats
Share of FIRM	97
Share of DEVELOPER	253
Total	350

Summary of ownership of parking spaces

	Car Parking	Two Wheeler Parking
Share of FIRM	47 Nos.	97 Nos.
Share of DEVELOPER	122 Nos.	253 Nos.
Total	169 Nos.	350 Nos.

For Sri Sai Builders



K. V. Rao

For Sri Sai Builders

3. Enalg
Partner

For MODI VENTURES


Partner

Schedule-A

Block No.	Share of FIRM			Share of DEVELOPER		
	Flat No	Area in sft	Proportionate undivided share of land in Sq. yds.	Flat No	Area in sft	Proportionate undivided share of land in Sq. yds.
A	101	975	59.96	-	-	-
A	-	-	-	102	975	59.96
A	-	-	-	103	1,300	79.95
A	-	-	-	104	750	46.13
A	-	-	-	105	750	46.13
A	106	750	46.13	-	-	-
A	-	-	-	107	750	46.13
A	-	-	-	108	485	29.83
A	-	-	-	109	485	29.83
A	-	-	-	110	485	29.83
A	111	485	29.83	-	-	-
A	112	1,300	79.95	-	-	-
A	-	-	-	113	1,300	79.95
A	-	-	-	114	1,300	79.95
A	-	-	-	115	1,300	79.95
A	-	-	-	201	975	59.96
A	-	-	-	202	975	59.96
A	-	-	-	203	1,300	79.95
A	-	-	-	204	750	46.13
A	-	-	-	205	750	46.13
A	-	-	-	206	750	46.13
A	207	750	46.13	-	-	-
A	-	-	-	208	485	29.83
A	209	485	29.83	-	-	-
A	-	-	-	210	485	29.83
A	-	-	-	211	485	29.83
A	212	1,300	79.95	-	-	-
A	213	1,300	79.95	-	-	-
A	-	-	-	214	1,300	79.95
A	-	-	-	215	1,300	79.95
A	-	-	-	301	975	59.96
A	302	975	59.96	-	-	-
A	303	1,300	79.95	-	-	-
A	-	-	-	304	750	46.13
A	305	750	46.13	-	-	-
A	-	-	-	306	750	46.13
A	-	-	-	307	750	46.13
A	-	-	-	308	485	29.83
A	-	-	-	309	485	29.83

For Sri Sai Builders

[Signature]
Partner

K. S. S.

For Sri Sai Builders

[Signature]
Partner

[Signature]

For MODI VENTURES

[Signature]
Partner

Schedule-A

A	310	485	29.83	-	-	-
A	311	485	29.83	-	-	-
A		-	-	312	1,300	79.95
A		-	-	313	1,300	79.95
A		-	-	314	1,300	79.95
A		-	-	315	1,300	79.95
A		-	-	401	975	59.96
A		-	-	402	975	59.96
A		-	-	403	1,300	79.95
A	404	750	46.13	-	-	-
A		-	-	405	750	46.13
A		-	-	406	750	46.13
A		-	-	407	750	46.13
A		-	-	408	485	29.83
A		-	-	409	485	29.83
A		-	-	410	485	29.83
A	411	485	29.83	-	-	-
A		-	-	412	1,300	79.95
A		-	-	413	1,300	79.95
A	414	1,300	79.95	-	-	-
A	415	1,300	79.95	-	-	-
A	501	975	59.96	-	-	-
A		-	-	502	975	59.96
A		-	-	503	1,300	79.95
A	504	750	46.13	-	-	-
A		-	-	505	750	46.13
A		-	-	506	750	46.13
A		-	-	507	750	46.13
A		-	-	508	485	29.83
A		-	-	509	485	29.83
A		-	-	510	485	29.83
A	511	485	29.83	-	-	-
A		-	-	512	1,300	79.95
A		-	-	513	1,300	79.95
A		-	-	514	1,300	79.95
A	515	1,300	79.95	-	-	-
Total	21	18,685	1,149	54	48,265	2,968

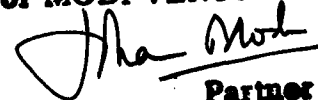
For Sri Sai Builders

1. 
Partner
K V S S

For Sri Sai Builders

3. 
Partner

For MODI VENTURES


Partner

Schedule-A

Block No.	Share of FIRM			Share of DEVELOPER		
	Flat No	Area in sft	Proportionate undivided share of land in Sq. yds.	Flat No	Area in sft	Proportionate undivided share of land in Sq. yds.
B	101	975	59.96	-	-	-
B	-	-	-	102	975	59.96
B	103	750	46.13	-	-	-
B	-	-	-	104	750	46.13
B	-	-	-	105	750	46.13
B	-	-	-	106	750	46.13
B	-	-	-	107	750	46.13
B	-	-	-	108	750	46.13
B	-	-	-	109	900	55.35
B	-	-	-	110	485	29.83
B	-	-	-	111	485	29.83
B	-	-	-	112	485	29.83
B	113	485	29.83	-	-	-
B	114	1,300	79.95	-	-	-
B	115	1,300	79.95	-	-	-
B	-	-	-	116	1,300	79.95
B	-	-	-	117	1,300	79.95
B	-	-	-	118	1,300	79.95
B	-	-	-	201	975	59.96
B	-	-	-	202	975	59.96
B	-	-	-	203	750	46.13
B	204	750	46.13	-	-	-
B	205	750	46.13	-	-	-
B	-	-	-	206	750	46.13
B	-	-	-	207	750	46.13
B	-	-	-	208	750	46.13
B	209	900	55.35	-	-	-
B	-	-	-	210	485	29.83
B	-	-	-	211	485	29.83
B	212	485	29.83	-	-	-
B	-	-	-	213	485	29.83
B	-	-	-	214	1,300	79.95
B	-	-	-	215	1,300	79.95
B	-	-	-	216	1,300	79.95
B	-	-	-	217	1,300	79.95
B	218	1,300	79.95	-	-	-
B	-	-	-	301	975	59.96
B	302	975	59.96	-	-	-
B	-	-	-	303	750	46.13
B	-	-	-	304	750	46.13
B	-	-	-	305	750	46.13

For Sri Sai Builders

[Signature]
Partner

K. S. S.

For Sri Sai Builders

[Signature]
Partner

For MODI VENTURES

[Signature]
Partner

Schedule-A

B	306	750	46.13	-	-	-
B	307	750	46.13	-	-	-
B		-	-	308	750	46.13
B		-	-	309	900	55.35
B		-	-	310	485	29.83
B	311	485	29.83	-	-	-
B		-	-	312	485	29.83
B		-	-	313	485	29.83
B		-	-	314	1,300	79.95
B		-	-	315	1,300	79.95
B	316	1,300	79.95	-	-	-
B		-	-	317	1,300	79.95
B		-	-	318	1,300	79.95
B		-	-	401	975	59.96
B		-	-	402	975	59.96
B		-	-	403	750	46.13
B		-	-	404	750	46.13
B		-	-	405	750	46.13
B		-	-	406	750	46.13
B	407	750	46.13	-	-	-
B	408	750	46.13	-	-	-
B	409	900	55.35	-	-	-
B		-	-	410	485	29.83
B		-	-	411	485	29.83
B		-	-	412	485	29.83
B	413	485	29.83	-	-	-
B	414	1,300	79.95	-	-	-
B	415	1,300	79.95	-	-	-
B		-	-	416	1,300	79.95
B		-	-	417	1,300	79.95
B		-	-	418	1,300	79.95
B	501	975	59.96	-	-	-
B		-	-	502	975	59.96
B		-	-	503	750	46.13
B		-	-	504	750	46.13
B		-	-	505	750	46.13
B		-	-	506	750	46.13
B		-	-	507	750	46.13
B	508	750	46.13	-	-	-
B		-	-	509	900	55.35
B		-	-	510	485	29.83
B		-	-	511	485	29.83
B	512	485	29.83	-	-	-
B		-	-	513	485	29.83
B	514	1,300	79.95	-	-	-
B		-	-	515	1,300	79.95
B		-	-	516	1,300	79.95
B		-	-	517	1,300	79.95
B		-	-	518	1,300	79.95
Total	25	22,250	1,368	65	56,700	3,487

For Sri Sai Builders

Partner

K W 000

For Sri Sai Builders

Partner

Schedule-A Page 5/10

For MODI VENTURES

Partner

Schedule-A

Block No.	Share of FIRM			Share of DEVELOPER		
	Flat No	Area in sft	Proportionate undivided share of land in Sq. yds.	Flat No	Area in sft	Proportionate undivided share of land in Sq. yds.
C	-	-	-	101	1,150	70.73
C	-	-	-	102	485	29.83
C	-	-	-	103	485	29.83
C	104	485	29.83	-	-	-
C	-	-	-	105	485	29.83
C	106	750	46.13	-	-	-
C	-	-	-	107	750	46.13
C	-	-	-	108	750	46.13
C	-	-	-	109	485	29.83
C	-	-	-	110	485	29.83
C	111	485	29.83	-	-	-
C	-	-	-	112	485	29.83
C	-	-	-	113	1,150	70.73
C	-	-	-	201	1,150	70.73
C	-	-	-	202	485	29.83
C	-	-	-	203	485	29.83
C	204	485	29.83	-	-	-
C	-	-	-	205	485	29.83
C	-	-	-	206	750	46.13
C	207	750	46.13	-	-	-
C	-	-	-	208	750	46.13
C	209	485	29.83	-	-	-
C	-	-	-	210	485	29.83
C	-	-	-	211	485	29.83
C	-	-	-	212	485	29.83
C	213	1,150	70.73	-	-	-
C	301	1,150	70.73	-	-	-
C	302	485	29.83	-	-	-
C	303	485	29.83	-	-	-
C	-	-	-	304	485	29.83
C	-	-	-	305	485	29.83
C	-	-	-	306	750	46.13
C	-	-	-	307	750	46.13
C	-	-	-	308	750	46.13
C	-	-	-	309	485	29.83
C	-	-	-	310	485	29.83
C	-	-	-	311	485	29.83

For Sri Sai Builders

[Signature]
Partner

K. S. S.

For Sri Sai Builders

[Signature]
Partner

For MODI VENTURES

[Signature]
Partner

[Signature]

Schedule-A

C	312	485	29.83	-	-	-
C	-	-	-	313	1,150	70.73
C	401	1,150	70.73	-	-	-
C	-	-	-	402	485	29.83
C	-	-	-	403	485	29.83
C	404	485	29.83	-	-	-
C	-	-	-	405	485	29.83
C	-	-	-	406	750	46.13
C	407	750	46.13	-	-	-
C	-	-	-	408	750	46.13
C	-	-	-	409	485	29.83
C	-	-	-	410	485	29.83
C	-	-	-	411	485	29.83
C	412	485	29.83	-	-	-
C	-	-	-	413	1,150	70.73
C	-	-	-	501	1,150	70.73
C	-	-	-	502	485	29.83
C	-	-	-	503	485	29.83
C	-	-	-	504	485	29.83
C	505	485	29.83	-	-	-
C	-	-	-	506	750	46.13
C	-	-	-	507	750	46.13
C	508	750	46.13	-	-	-
C	-	-	-	509	485	29.83
C	510	485	29.83	-	-	-
C	-	-	-	511	485	29.83
C	-	-	-	512	485	29.83
C	-	-	-	513	1,150	70.73
Total	18	11,785	725	47	30,365	1,867

For Sri Sai Builders

[Signature]
Partner

K. S. S.

For Sri Sai Builders

3. *[Signature]*
Partner

For MODI VENTURES

[Signature]
Partner

4. *[Signature]*

Schedule-A

Block No.	Share of FIRM			Share of DEVELOPER		
	Flat No	Area in sft	Proportionate undivided share of land in Sq. yds.	Flat No	Area in sft	Proportionate undivided share of land in Sq. yds.
D		-	-	101	875	53.81
D		-	-	102	750	46.13
D	103	750	46.13	-	-	-
D		-	-	104	485	29.83
D		-	-	105	485	29.83
D		-	-	106	485	29.83
D	107	485	29.83	-	-	-
D		-	-	108	750	46.13
D		-	-	109	750	46.13
D	201	875	53.81	-	-	-
D		-	-	202	750	46.13
D		-	-	203	750	46.13
D		-	-	204	485	29.83
D	205	485	29.83	-	-	-
D		-	-	206	485	29.83
D		-	-	207	485	29.83
D		-	-	208	750	46.13
D	209	750	46.13	-	-	-
D		-	-	301	875	53.81
D		-	-	302	750	46.13
D		-	-	303	750	46.13
D		-	-	304	485	29.83
D		-	-	305	485	29.83
D	306	485	29.83	-	-	-
D		-	-	307	485	29.83
D		-	-	308	750	46.13
D	309	750	46.13	-	-	-
D	401	875	53.81	-	-	-
D		-	-	402	750	46.13
D		-	-	403	750	46.13
D		-	-	404	485	29.83
D		-	-	405	485	29.83
D		-	-	406	485	29.83
D	407	485	29.83	-	-	-
D		-	-	408	750	46.13
D	409	750	46.13	-	-	-
D		-	-	501	875	53.81
D	502	750	46.13	-	-	-
D		-	-	503	750	46.13
D	504	485	29.83	-	-	-
D		-	-	505	485	29.83
D		-	-	506	485	29.83
D		-	-	507	485	29.83
D		-	-	508	750	46.13
D		-	-	509	750	46.13
	12	7,925	487	33	21,150	1,301

For Sri Sai Builders

For Sri Sai Builders

For MODI VENTURES

K. S. Rao
Partner

Enay
Partner
Schedule-A Page 8/10

John M. Ch
Partner

[Signature]

Schedule-A

Block No.	Share of FIRM			Share of DEVELOPER		
	Flat No	Area in sft	Proportionate undivided share of land in Sq. yds.	Flat No	Area in sft	Proportionate undivided share of land in Sq. yds.
E		-	-	101	975	59.96
E	102	975	59.96	-	-	-
E		-	-	103	1,300	79.95
E		-	-	104	1,300	79.95
E		-	-	105	1,300	79.95
E	106	1,300	79.95	-	-	-
E		-	-	107	485	29.83
E		-	-	108	485	29.83
E		-	-	109	485	29.83
E	110	485	29.83	-	-	-
E		-	-	111	750	46.13
E		-	-	112	750	46.13
E	113	750	46.13	-	-	-
E		-	-	114	750	46.13
E		-	-	115	1,250	76.88
E		-	-	201	975	59.96
E		-	-	202	975	59.96
E		-	-	203	1,300	79.95
E		-	-	204	1,300	79.95
E	205	1,300	79.95	-	-	-
E		-	-	206	1,300	79.95
E		-	-	207	485	29.83
E		-	-	208	485	29.83
E	209	485	29.83	-	-	-
E		-	-	210	485	29.83
E		-	-	211	750	46.13
E		-	-	212	750	46.13
E		-	-	213	750	46.13
E	214	750	46.13	-	-	-
E	215	1,250	76.88	-	-	-
E		-	-	301	975	59.96
E	302	975	59.96	-	-	-
E		-	-	303	1,300	79.95
E	304	1,300	79.95	-	-	-
E		-	-	305	1,300	79.95
E		-	-	306	1,300	79.95
E		-	-	307	485	29.83
E	308	485	29.83	-	-	-
E		-	-	309	485	29.83
E		-	-	310	485	29.83
E		-	-	311	750	46.13
E	312	750	46.13	-	-	-
E	313	750	46.13	-	-	-

For Sri Sai Builders

[Signature]
Partner

For Sri Sai Builders

[Signature]
Enclg
Partner

For MODI VENTURES

[Signature]
Partner

K & Co

Schedule-A

E	-	-	314	750	46.13	
E	-	-	315	1,250	76.88	
E	-	-	401	975	59.96	
E	-	-	402	975	59.96	
E	403	1,300	79.95	-	-	
E	-	-	404	1,300	79.95	
E	-	-	405	1,300	79.95	
E	-	-	406	1,300	79.95	
E	407	485	29.83	-	-	
E	-	-	408	485	29.83	
E	-	-	409	485	29.83	
E	-	-	410	485	29.83	
E	-	-	411	750	46.13	
E	-	-	412	750	46.13	
E	413	750	46.13	-	-	
E	-	-	414	750	46.13	
E	415	1,250	76.88	-	-	
E	501	975	59.96	-	-	
E	-	-	502	975	59.96	
E	-	-	503	1,300	79.95	
E	-	-	504	1,300	79.95	
E	-	-	505	1,300	79.95	
E	506	1,300	79.95	-	-	
E	-	-	507	485	29.83	
E	-	-	508	485	29.83	
E	-	-	509	485	29.83	
E	510	485	29.83	-	-	
E	-	-	511	750	46.13	
E	512	750	46.13	-	-	
E	-	-	513	750	46.13	
E	-	-	514	750	46.13	
E	-	-	515	1,250	76.88	
	21	18,850	1,159	54	47,850	2,943
Grand Total	97	79,495	4,889	253	204,330	12,566

For Sri Sai Builders

[Signature]
Partner

2. K. S. S.

For Sri Sai Builders

3. *[Signature]*
Partner

For MODI VENTURES

[Signature]
Partner

4. *[Signature]*

Schedule - B

SPECIFICATION OF CONSTRUCTION

ITEM	STANDARD APARTMENT
Structure	R.C.C.
Walls	4"/6" Solid cement blocks
Flooring	Mosaic Tiles
Windows	Powder coated aluminum sliding windows with grills
Doors	Molded main door, other flush doors
Toilets	Ceramic tiles with 7' dado
Kitchen platform	Granite tiles, 2' ceramic tiles dado, SS sink
External Painting	Exterior emulsion
Internal Painting	Sponge finish with OBD
Electrical	Copper wiring with standard switches
Plumbing	GI & PVC Pipes
Water supply	Water Supply through Bore-wells & Municipal Water Connection.
Lifts	One 8 Passenger Lift for each Block

AMENITIES

Swimming Pool
Well equipped Gymnasium
Children's Play Ground
Recreational Hall/Room
Jogging Track
Landscaped Gardens
Paved roads and lighting
Backup Generator for Lifts & Common Area Lighting

For Sri Sai Builders

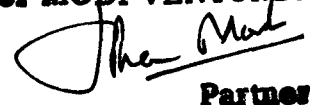

Partner

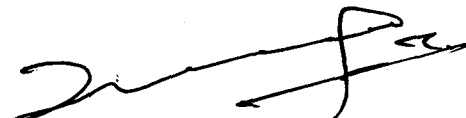
K. D. S.

For Sri Sai Builders





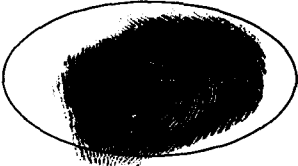
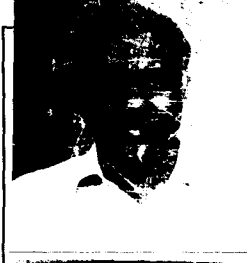
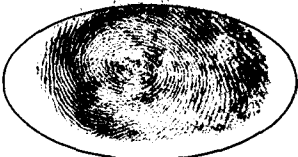

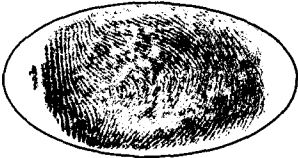
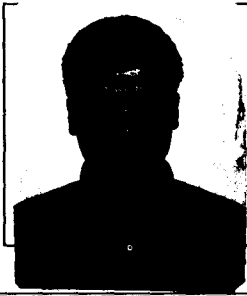

Partner

For MODI VENTURES

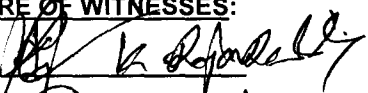
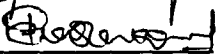

Partner



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

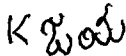
SL NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			VENDORS: M/S. SRI SAI BUILDERS , HAVING ITS OFFICE AT 25, A&B ELECTRONIC COMPLEX, KUSHAIGUDA, HYDERABAD – 500 062 REPRESENTED BY ITS PARTNERS: 1. SRI NAREDDY KIRAN KUMAR S/O. SRI. MADHUSUDHAN REDDY R/O. PLOT NO. 275 VENAKATESHWARA NAGAR MEERPET, MOULALI, HYDERABAD-40.
			2. SMT. K. JAYA W/O. SRI. K. RAJA REDDY R/O. H. NO. 13-63/1 SURYA NAGAR COLONY F C I ROAD, NEAR NFC, MALLAPUR R.R. DISTRICT.
			3. SRI K.V. CHALAPATHI RAO S/O. SRI. K. NAGABHUSHANAM R/O. 104, AKSHITA APARTMENTS VIJAYAPURI, TARNAKA SECUNDERABAD
			4. SRI B. ANAND KUMAR S/O. SRI. B. N. RAMULU R/O. H. NO. 40-280, JAWAHAR NAGAR (EAST), MOULA-ALI, HYDERABAD – 40
			PURCHASER: M/S. MODI VENTURES , HAVING ITS OFFICE AT 5-4-187/3&4, III FLOOR, M. G. ROAD, SECUNDERABAD, REPRESENTED BY ITS PARTNER SRI SOHAM MODI, S/O. SRI SATISH MODI, R/O. PLOT NO. 280, ROAD NO. 25, JUBILEE HILLS, HYDERABAD - 500 084. For Sri Sai Builders

SIGNATURE OF WITNESSES:

- 
- 

For Sri Sai Builders


Partner


K. S. Reddy

3.

Partner


Enalg

SIGNATURE OF THE EXECUTANT'S

4.


SIGNATURE OF THE PURCHASER
For MODI VENTURES


Partner

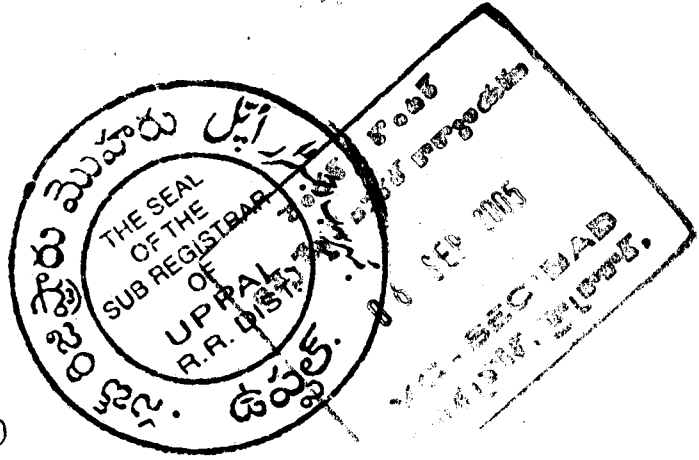
1వ పుస్తకము! 10300/105 సంగ్రహము
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య! 192 ఈ కాగితపు వరుస

200 వ సం. 192 వ.శ.శా. మాసము... తేది

పగలు...? మరయు... గంటల మధ్య
 ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ N. K. K. Kumar
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోలోగ్రాఫులు
 మరయు పేలిముద్రలతో సహా దాఖలుచేసి
 రుసుము రూ॥ 2000/- చెల్లించినారు.

సబ్-రిజిస్ట్రారు



Receipt No. Dt. Vide
 SBH, Habsiguda Branch, Sec'bad.

దాని యచ్చినట్లు ఒప్పుకొన్నది

ఎడమ బ్రౌటనవ్రేలు

N. K. K. Kumar S/o. Madhusudhan Reddy occ:-
 Business. Pl. No. 275, Venkateswara Nagar
 Meerpet, Moulali, Hyderabad.

K. Jaya, D/o. K. Raja Reddy occ:- Housewife
 13-63/1, Suryanagar colony, for Road, Malappur, Hyd.

ఎడమ బ్రౌటనవ్రేలు Enaly

K.V. Chalapati Rao S/o. K. Naga-Chudaram, occ:- Business
 Pl. No. 104, Arkhita Apts, Vijayapuri, Staranaka, Sec'bad.

ఎడమ బ్రౌటనవ్రేలు

B. Anand Kumar S/o. B.N. Ramulu, occ:- Business
 H.No: 60-280, Jowhar Nagar (East), Moulali-
 Hyd.

ఎడమ బ్రౌటనవ్రేలు

Jhan Modi

Soham Modi S/o. Satish Modi, occ:- Business
 Pl. No. 280, Road No. 25, Jubilee Hills, Hyd.

నటించినది.

1) K. Raja Reddy S/o. K. Lakma Reddy, occ:- Govt. Employee
 13-63/1, Suryanagar colony, malappur, Hyderabad.

2. K. P. Reddy S/o. K. Padma Reddy, occ:- service (M) 5-4 15/3,
 M.G. Road, Sec'bad.

200 వ. సం. 192 వ.శ.శా. మాసము... తేది
 సబ్-రిజిస్ట్రారు

1వ పుస్తకము 10300/05
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య...19...ఈ కాగితపు వరుస
 సంఖ్య...2.....
 పబ్-రిజిస్ట్రారు

Instrument Under Section 42 of Act 19 of 1901
 No. 10300 of 2005 Date 20/10/05

I hereby certify that the proper deficit
 stamp duty of Rs. 10000/- Rupees.....

Ten thousand only.

has been levied in respect of this instrument
 from Sri N. K. Kumar

on the basis of the agreed Market Value
 consideration of Rs. ~~6491000/-~~ 124883000/-
 being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal

Dated: 20/10/05

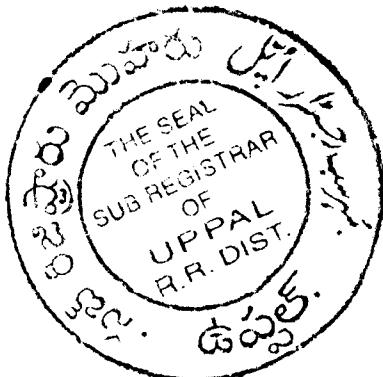
Sub Registrar
 and Collector U.S. 41&4
 INDIAN STAMP ACT

NOTE: D.S.D. Rs. 10000/- & D.R.F. Rs. — Total

Rs. 10000/- has been collected as 124883000/-
 agreed M.V. of Rs. ~~6491000/-~~ Dt. 28/10/05.

SUB REGISTRAR

Note: one copy have been registered
 along with the original



Sub Registrar

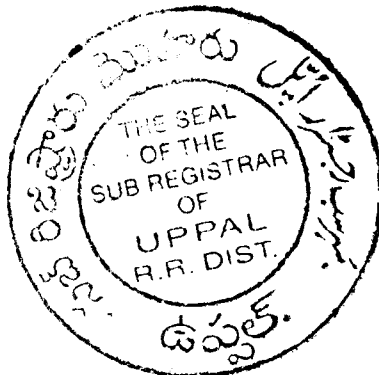
1వ పుస్తకము 10300/05
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య 19 ఈ కాగితపు వరుస
సంఖ్య 3
పబ్-రిజిస్ట్రారు

~~Note: - one copy have been registered
along with the original~~

~~Sub Registered~~

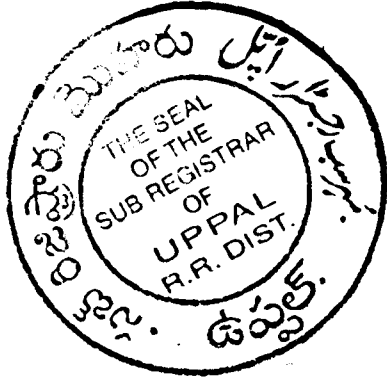
1వ పుస్తకము సం|| (శా.శ) పు 10300/05
నెంబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం
గుర్తింపు నెంబరు 10300-1-2005 ఇవ్వడమైన
2005 సంక్రమణ సంఖ్య 28 ఈ


రిజిస్ట్రారు



1 వ పుస్తకము 10300/95
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...19...ఈ కాగితపు వరుస
సంఖ్య...4.....


సబ్-రిజిస్ట్రారు



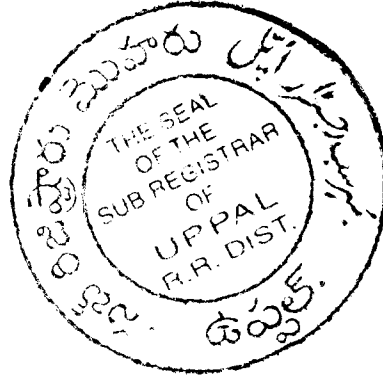
1వ పుస్తకము 10300-105

దస్తావేజాల మొత్తం కాగితముల

సంఖ్య..19..ఈ కాగితపు వరుస

సంఖ్య..క.....

పబ్-రిజిస్ట్రారు



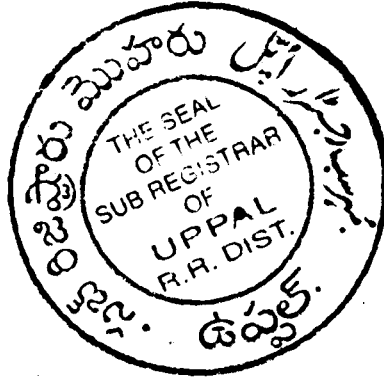
10300/10300

కాగితముల కాగితముల

19 ఈ కాగితపు వరుస

సంఖ్య 6

సబ్-రెజిస్ట్రారు




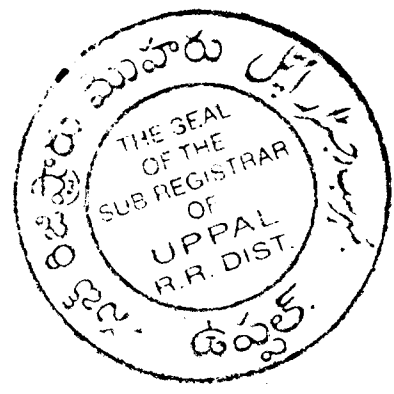
1 వ పుస్తకము 1930/1931 సంవత్సరం

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య...19... ఈ కాగితపు వరుస

సంఖ్య...7.....


సబ్-రిజిస్ట్రారు

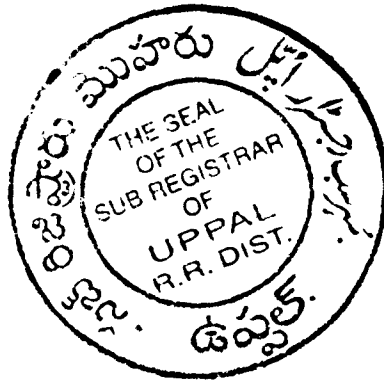


1931

1వ పుస్తకము 10300/95

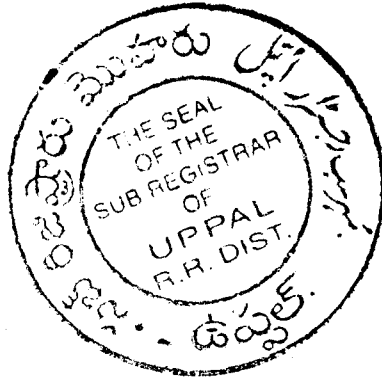
గవాలపేట్ల మొత్తం కాగితముల

సబ్-రిజిస్ట్రారు



1 వ పుస్తకము...10300/105
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య..1.93...ఈ కాగితపు వరుస
సంఖ్య.....91.....

సబ్-రిజిస్ట్రారు




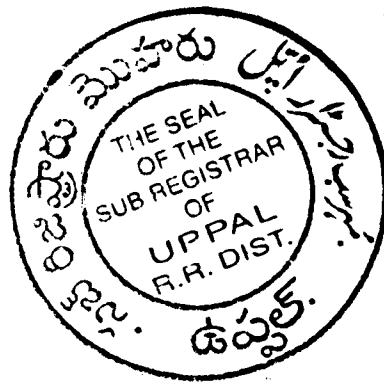
10300/05

దస్తావేజాదియ్యం తారీఖుల.


సంఖ్య...19... తారీఖు చరుగు

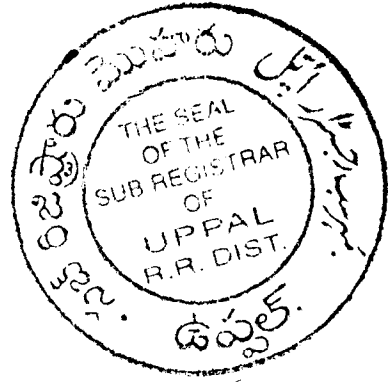
సంఖ్య...10...


సబ్-రిజిస్ట్రారు



1వ తరగతి 10300/05
సప్తావలి మొత్తం కాగితముల
సంఖ్య...19... ఈ కాగితపు వరుస
సంఖ్య...11.....


సబ్-రిజిస్ట్రారు



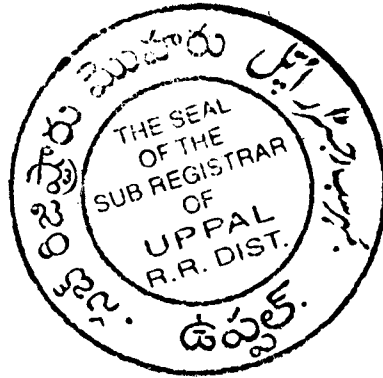
1వ పుస్తకము 10300/95

దస్తావేజాల మొత్తం కాగితముల


సంఖ్య...19...ఈ కాగితపు పనుల

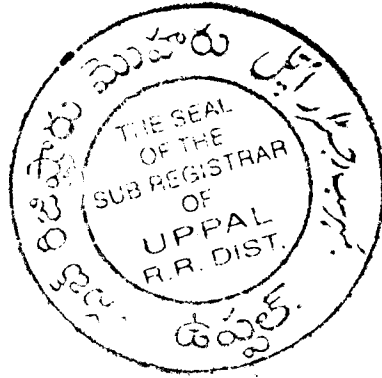
సంఖ్య...12

పబ్లికేషన్లు



1వ పుస్తకము (10300/10) సంగ్రహ
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య... (9)... ఈ కాగితపు వరుస
సంఖ్య... 13.....


సబ్-రిజిస్ట్రారు



సబ్-రిజిస్ట్రారు

ఉప్పల మొహరు

ఉప్పల్

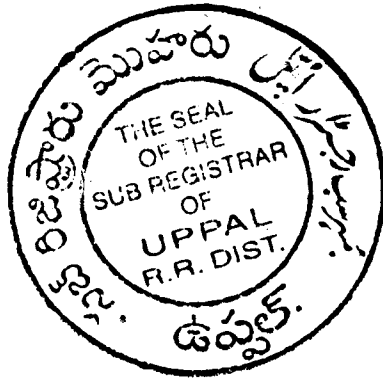
ఉప్పల్

10300/05


సంఖ్య... 19

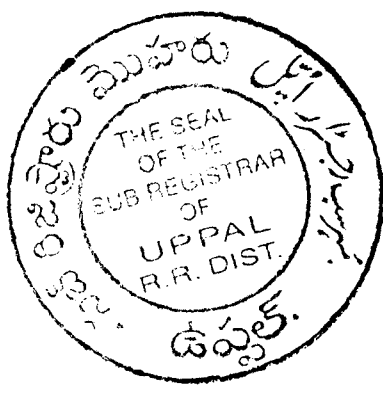
సంఖ్య... 14

పబ్-రిజిస్ట్రారు



1వ పుస్తకము (1930)లో
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...19...ఈ కాగితపు వరుస
సంఖ్య...15.....


సబ్-రిజిస్ట్రారు



1 వ పుస్తకము 103000/19

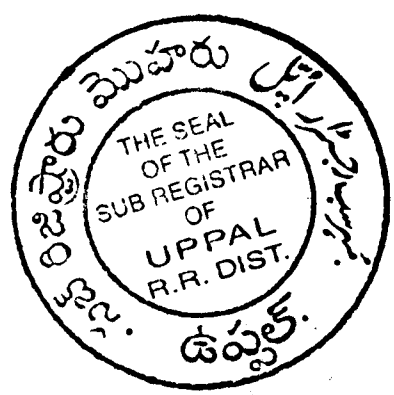
దస్తానేజుల మొత్తం కాగితముల

సంఖ్య...19...ఈ కాగితపు వరుస

సంఖ్య...16.....

[Handwritten Signature]

సబ్-రిజిస్ట్రారు



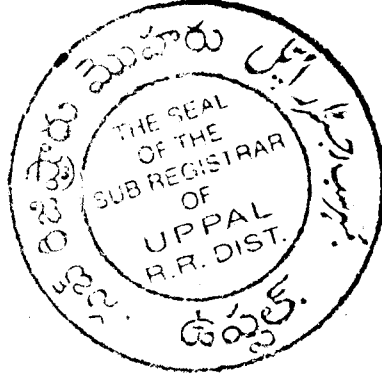
...

...

...

1వ పుస్తకము...10300/195
దస్తావేజుల మొత్తం కాగితముల
సంఖ్య...19..ఈ కాగితపు వరుస
సంఖ్య...17.....


సబ్-రిజిస్ట్రారు



1వ పుస్తకము 10300/95

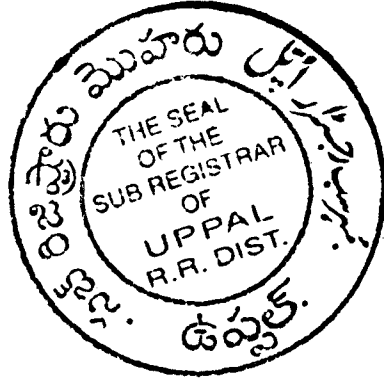
దస్తావేజుల మొత్తం కాగితముల

సంఖ్య...19..ఈ కాగితపు వరుస

సంఖ్య...18.....



సబ్-రిజిస్ట్రారు



1 వ పుస్తకము...10300/95

దస్తావేజుల మొత్తం కాగితముల

సంఖ్య...19. ఈ కాగితపు వరుస

సంఖ్య...19


సబ్ రిజిస్ట్రారు

