

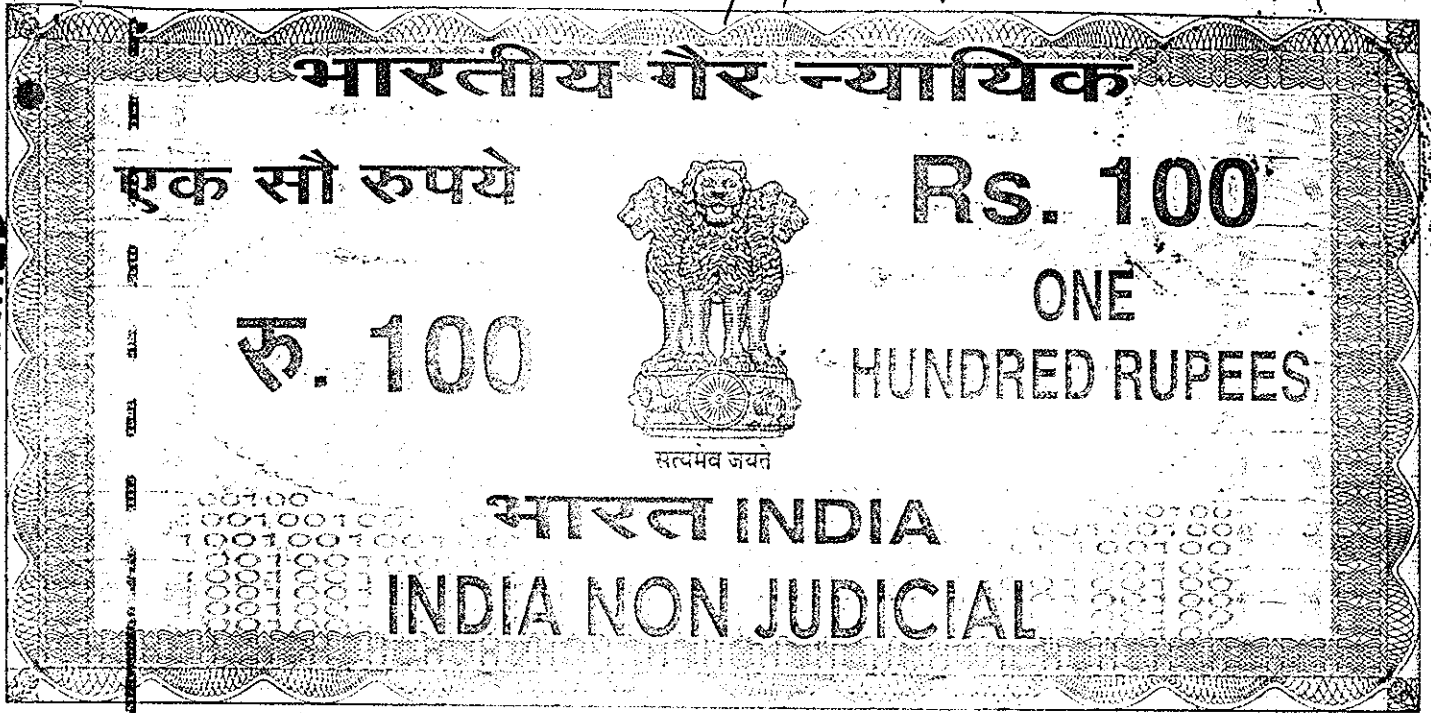
U-1727

1670/01

A-215

A-1878

SCANNED



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 287559

*[Handwritten Signature]*

SALE DEED

This Sale Deed is made and executed on this the 27<sup>th</sup> day of June 2008 at Secunderabad by:

M/S. MODI VENTURES, 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 Managing Partner, Mr. Soham Modi, S/o. Sri Satish Modi, aged about 38 years, Occupation: Business, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

M/S. SRI SAI BUILDERS, a registered partnership firm having its office at 25, A & B Electronic Complex, Kushaiguda, Hyderabad - 500 062 represented by Mr. Soham Modi, S/o. Sri Satish Modi, aged about 38 years, Managing Partner of M/s. Modi Ventures who are the Agreement of Sale cum General Power of Attorney Holders by virtue of document no. 10302/05 registered at S.R.O. Uppal, hereinafter called the "Firm" (which expression where the context so permits shall mean and include its successors in interest, nominee, assignee).

IN FAVOUR OF

MRS. MEENA DESAI WIFE OF MR JAYANT DESAI, aged about 53 years, residing at 114, Welcom Court Apartments, Opp: NIN, Tarnaka, Secunderabad - 500 017, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

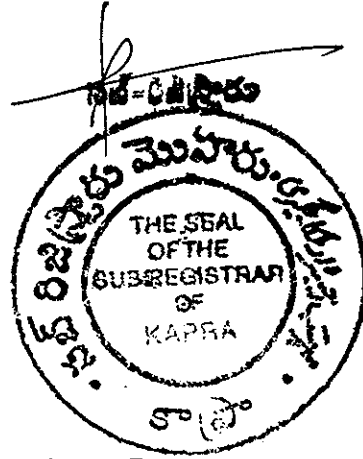
For MODI VENTURES

*[Handwritten Signature]*  
Partner



1వ పుస్తకము 200 డి.....వ సం పు 1670 దస్తావేజులు  
 2వ పుస్తకము కాగితముల సంఖ్య..... 15  
 ఈ కాగితపు వరుస సంఖ్య..... 1

2009 వ సం. జూన్.....నెల.....27.....వ తేది  
 1930 కా.న. నం. 121/3/4 మానము.....6.....వ తేది  
 పగలు.....11.....వ తేది.....12.....గుంటల  
 కుమ్మరి కృష్ణారెడ్డి కుమార్తెయ్యమ్మ  
 కృ. K. Prabhakar Reddy  
 రిజిస్ట్రేషన్ బిల్లును బహుళ విధి సేవకు జి.ఎ.సు  
 అనుసరించి నిమగ్నం చేయబడిన ఖాతా గ్రాఫులు  
 కురియు వేలివయస్రత్ సహా దాఖలు చేసి  
 కునుము కూ.....40,000/-.....అ తల్లిందినారు



క్రొ. ప్రభాకర రెడ్డి

నానే బచ్చిసయ్య కుమార్తెయ్యమ్మది  
 ఎడమ బొటన వ్రేలు

క్రొ. ప్రభాకర రెడ్డి

R. Prabhakar Reddy s/o. R. P. Reddy o/c: Service  
 no. 5-4-181/3 & 4, 2nd floor, Solam mansion, M. G.  
 Road, Sec'bad, through attested GPa for presentation of  
 documents, vide GPa no. 120/12/06 at Sec, Uppal,  
 R. E. Dist



చూపించినది

M. SRINIVAS s/o. M. K. Raghav Reddy  
 SERUPE 12-11-36416 - Warangal  
 Sec-Bad

Vijay s/o. Ramachandra Rao o/c: Business  
 P.O. 1-19, Govindasagar, HS colony, Luthi Reddy  
 Hyderabad

2009 వ సం. జూన్.....నెల.....27.....వ తేది  
 1930 కా.న. నం. 121/3/4 మానము.....6.....వ తేది  
 నక్-రిజిస్ట్రారు

**WHEREAS:**

- A. The Firm constituted by its partners (1) Sri Nareddy Kiran Kumar, (2) Smt. K. Jaya, (3) Sri K. V. Chalapathi Rao and (4) Sri B. Anand are 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 10<sup>th</sup> July, 2003 bearing document no. 8184/03 and sale deed dated 5<sup>th</sup> February 2004 bearing document no. 1311/04 which are both registered at the office of the Sub-Registrar, Uppal, R. R. District. The said land hereinafter is referred to as The Scheduled Land, which is more fully described at the foot of this sale deed.
- B. The Firm has purchased the Scheduled Land for a consideration from its previous owners viz., Sri Koukutla Mogulaiah Alias Mogula Reddy, Sri Koukutla Jangaiah Alias Janga Reddy, Sri Koukutla Narsimhulu Alias Narsimha Reddy and others (hereinafter referred to as the Original Owners).
- C. The Original Owners got their rights as per ORC issued vide proceeding by the RDO East Division, File No. H/6733/79 dated 10.02.1982 and confirmed in the proceedings bearing file no. J/7156/96 dated 06.09.1997. Patta Passbook and title deeds were issued in favour of the Original Owners for a portion of the lands in Sy. No. 93, 94 & 95 of Mallapur Village, Uppal Mandal, Ranga Reddy District, as per details given below:

| Survey No. | Area Ac-Gts. | Issued in favour of | Title Book No. | Passbook No. |
|------------|--------------|---------------------|----------------|--------------|
| 93         | 0-28         | K. Mogulaiah        | 179141         | 73706        |
| 94         | 0-29         |                     |                |              |
| 95         | 2-14         |                     |                |              |
| 93         | 0-27         | K. Jangaiah         | 179115         | 73738        |
| 94         | 0-30         |                     |                |              |
| 95         | 2-14         |                     |                |              |
| 93         | 0-27         | K. Narsimhulu       | 176051         | 73741        |
| 94         | 0-30         |                     |                |              |
| 95         | 2-13         |                     |                |              |

- D. The Firm invited the Vendor to develop the Scheduled Land into residential apartments in a group housing scheme named and styled as 'GULMOHAR GARDENS' and both of them have agreed to do so jointly.
- E. The Firm and the Vendor hereto have applied to the Urban Development Authority and Local Municipality for obtaining necessary building construction and other permissions at the cost of the Vendor. 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.

**For MODI VENTURES**

  
Partner

1వ పుస్తకము 2008 సం. పు. 1670 వస్త్రములు

మొత్తము కాగితముల సంఖ్య..... 15

ఈ కాగితపు వరుస సంఖ్య..... 2

*[Signature]*  
సబ్-రిజిస్ట్రారు

**ENDORSEMENT**

**Certified that the following amounts have been paid in respect of this document:**

**By challan No. 766071..... Dt 20/6/08**

**I. Stamp Duty:**

1. in the shape of stamp papers Rs. 100/-

2. in the shape of stamp  
(u/s.45 of the Act, 1971) Rs. 39,900/-

3. in the shape of cash  
(u/s.47 of the Act, 1971) Rs. —

4. adjuvant stamp duty  
(u/s.48 of the Act, 1971, if any) Rs. —

**II. Transfer Tax:**

1. in shape of stamp Rs. 16,000/-

2. in the shape of cash Rs. —

**III. Registration Fees:**

1. in the shape of stamp Rs. 4000/-

2. in the shape of cash Rs. —

**IV. User Charges:**

1. in the shape of challan Rs. 100/-

2. in the shape of cash Rs. —

**Total Rs. 60,100/-**

*[Signature]*  
**SUB-REGISTRAR  
KAPPA**

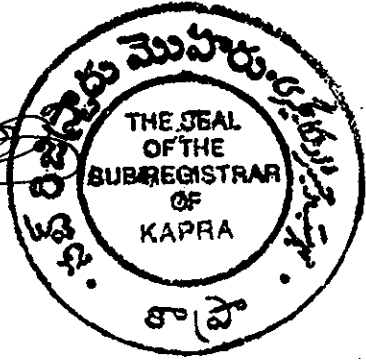
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పు. 1670.....నెంబరుగా రిజిస్టరు చేయబడి  
స్కానింగ్ విమర్శించు సంఖ్య 1526

I - 1670...../2008 ..గా యివ్వబడినది

2008 సం. 20వ నెం. 27.....వ తేది

*[Signature]*  
సబ్-రిజిస్ట్రారు



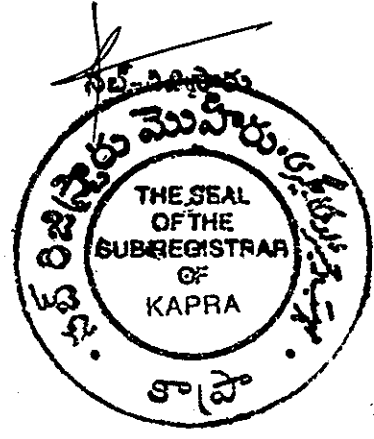
- F. The Firm and the Vendor for the purposes of joint development of the scheduled land have reached into an understanding whereby the Vendor agreed to purchase certain area of land out of the total land area of 4.00 acres and the balance land to be retained by the Firm. To give effect to this broad understanding, the firm and the Vendor have executed following documents:
- (a) Joint Development Agreement dated 20.10.2005
  - (b) Agreement of Sale-cum General Power of Attorney dated 20.10.2005
- Both the above documents are registered with the office of the Sub-Registrar Office as documents No.10300/05 and 10302/05 respectively.
- G. By virtue of above two referred documents, the Firm and the Vendor hereto have identified and determined their respective ownership of 350 flats, along with proportionate parking space proposed to be constructed in a group housing scheme named and styled as 'GULMOHAR GARDENS' forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District together with their respective proportionate undivided share in the Scheduled Land.
- H. The respective share / ownership of each flat in Gulmohar Gardens together with proportional share in parking space etc., belonging to the Firm and the Vendor is detailed in the Schedules/ Annexures / Appendix attached to the Joint Development Agreement referred above.
- I. By virtue of the above referred Joint Development Agreement and Agreement of Sale cum General Power of Attorney the Vendor is absolutely entitled to develop and sell its share of flats to any intending buyer.
- J. The Buyer is desirous of purchasing a deluxe apartment bearing flat no. 215 on second floor, in block no. 'A' having a super built-up area of 1300 Sft together with undivided share in the scheduled land to the extent of 79.95 sq. yds., and a reserved two wheeler and car parking for space bearing no.s 30 & 27 admeasuring about 15 and 100 sft. respectively. in the building known as Gulmohar Gardens and has approached the Vendor, such apartment is hereinafter referred to as Scheduled Apartment.
- K. The Vendor and the Firm have represented to the Buyer that the Scheduled Apartment has fallen to the share of Vendor and thus absolutely belongs to it by virtue of above referred two 20<sup>th</sup> day of November 2005
- L. The Buyer has inspected all the documents of the title of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities, which are attached to and/or are common to the entire project of Gulmohar Gardens. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.
- M. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 8,00,000/- (Rupees Eight Lakhs Only) and the Buyer has agreed to purchase the same.

For MODI VENTURES



Partner

1వ పుస్తకము 200 క్రి.....వ సం పు 1670 దస్తావేజులు  
మొత్తము కాగితముల సంఖ్య..... 15  
ఈ కాగితపు వరుస సంఖ్య..... 3



- N. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.
- O. The Firm at the request of the Vendor and Buyer is joining in execution of this agreement so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigation. The Firm has no share in the sale consideration agreed herein.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the deluxe apartment bearing flat no. 215 on second floor, in block no. 'A' having a super built-up area of 1300 sft in building known as Gulmohar Gardens together with
  - a. Undivided share in scheduled land to the extent of 79.95 sq. yds.
  - b. A reserved two wheeler parking for space bearing no. 30 admeasuring about 15 sft.
  - c. A reserved car parking space bearing no. 27 admeasuring about 100 sft.situated at Sy. No. 93, 94 & 95 of Mallapur Village, Uppal Mandal, Ranga Reddy District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 8,00,000/- (Rupees Eight Lakhs Only). The Vendor hereby admit and acknowledge the receipt for said consideration.
2. The Vendor hereby covenant that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
3. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Apartment to the Buyer
5. Henceforth the Vendor shall not have any right, title or interest in the scheduled apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Apartment unto and in favour of the Buyer in the concerned departments.
7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.

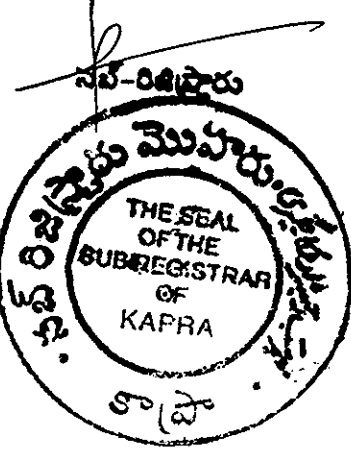
For MODI VENTURES

  
Partner

1వ పుస్తకము 2000 శి.....వ సం పు.....1670 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....15.....

ఈ కాగితపు వరుస సంఖ్య.....4.....





8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the apartments under this sale deed.
9. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Gulmohar Gardens as follows:-
- a. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Apartment is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking space in GULMOHAR GARDENS.
  - b. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule apartment and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
  - c. That the Buyer shall become a member of the Gulmohar Gardens Owners Association that has been / shall be formed by the Owners of the apartments in GULMOHAR GARDENS constructed on the Schedule Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Buyer ever fails to pay maintenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity, etc.
  - d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the GULMOHAR GARDENS, shall vest jointly with the owners of the various tenements/ apartments / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
  - e. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor to the Buyer.
  - f. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.

For MODI VENTURES




Partner

1వ పుస్తకము 2009.....వ నం పు.....<sup>1670</sup>.....దస్తవేజులు

మొత్తము కాగితముల సంఖ్య.....<sup>15</sup>.....


ఈ కాగితపు వరుస సంఖ్య.....<sup>5</sup>.....

  
సబ్-రిజిస్ట్రారు



- g. That the blocks of residential apartments shall always be called GULMOHAR GARDENS and the name thereof shall not be changed.
- h. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled Apartment nor shall he/she/they make any additions alterations in the Scheduled Apartment without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.
- i. That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or voidable any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose. (g) install grills or shutters in the balconies, main door, etc. (h) change the external appearance of the building.
10. Stamp duty and Registration amount of Rs. 60,000/- is paid by way of challan No. 766071, dated 20.06.08, drawn on SBH, Kushaiguda Branch, Hyderabad and VAT paid an amount of Rs. 8,000/- by way of Payorder No. 141424, dated 20.06.08 drawn on drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

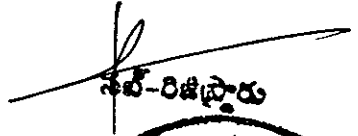
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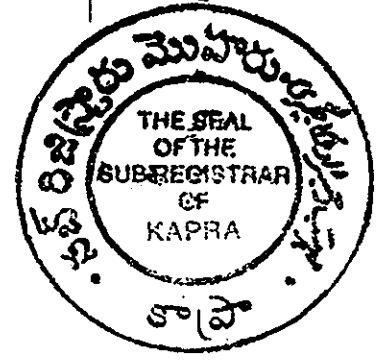
  
Partner

1వ పుస్తకము 200౯.....వ సం పు.1670.....దస్తవేజులు

మొత్తము కాగితముల సంఖ్య.....15.....

ఈ కాగితపు వరుస సంఖ్య.....6.....

  
సబ్-రిజిస్ట్రారు



SCHEDULE 'A'

SCHEDULE OF LAND

All that piece of land admeasuring Ac. 4-0 Gts., forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District are bounded as under:

|          |                                       |
|----------|---------------------------------------|
| North By | Part of Sy. No. 95                    |
| South By | 40' side road (Shakti Sai Nagar road) |
| East By  | Shakti Sai Nagar Colony               |
| West By  | Sy. No. 92                            |

SCHEDULE 'B'

SCHEDULE OF APARTMENT

All that portion forming semi-finished deluxe apartment no. 215 on the second floor, in block no. 'A', admeasuring 1300 sft. of super built up area together with proportionate undivided share of land to the extent of 79.95 sq. yds. and a reserved parking space for two wheeler and car on the stilt floor bearing nos. 30 & 27, admeasuring about 15 and 100 sft. respectively., in residential apartment named as Gulmohar Gardens, forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District marked in red in the plan enclosed and bounded as under:

|          |                                |
|----------|--------------------------------|
| North By | Open to sky & 6' wide corridor |
| South By | Flat No. 214                   |
| East By  | Lift & Open to sky             |
| West By  | Open to sky                    |

IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:


WITNESS:

1. 
2. 

For MODI VENTURES

  
Partner  
VENDOR

For Sri Sai Builders

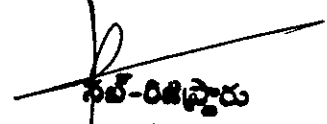
  
G.P.A. Holder  
FIRM

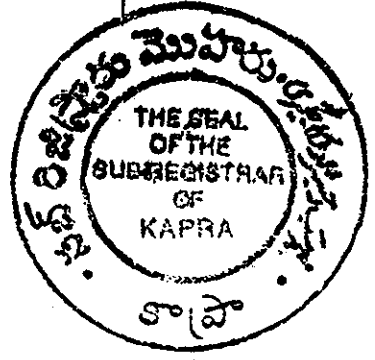
VENDEE

వ పుస్తకము 2000.....వ సం వు. 1670.....దస్తవీజులు

మొత్తము కాగితముల సంఖ్య..... 15.....

ఈ కాగితపు వరుస సంఖ్య..... 7.....

  
సబ్-రిజిస్ట్రారు



ANNEXURE-1-A

1. Description of the Building : deluxe flat bearing no. 215 on the second floor, in block no. 'A' of Gulmohar Gardens, forming a part of Survey Nos. 93, 94 & 95, situated at Residential localities, Block No. 14, Shaktisai Nagar, Mallapur, Uppal Mandal, Ranga Reddy District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure (semi-finished)
2. Age of the Building : New
3. Total Extent of Site : 79.95 sq. yds., U/S Out of Ac. 4-00 Gts.
4. Built up area particulars :
- (a) Cellar, Parking Area :
- (b) In the Ground Floor : 115sft. Parking space for Two wheeler and Car
- (c) In the First Floor :
- (d) In the Second Floor : 1300 sft.
- (e) In the Third Floor :
- (f) In the Fourth Floor :
- (g) In the Fifth Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 8,00,000/-

For MODI VENTURES



Partner

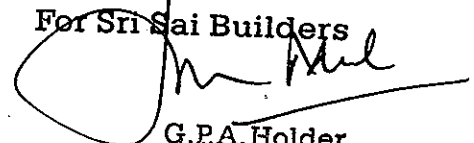
Signature of the Executants

Date: 27.06.2008

C E R T I F I C A T E

I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For Sri Sai Builders



G.P.A. Holder

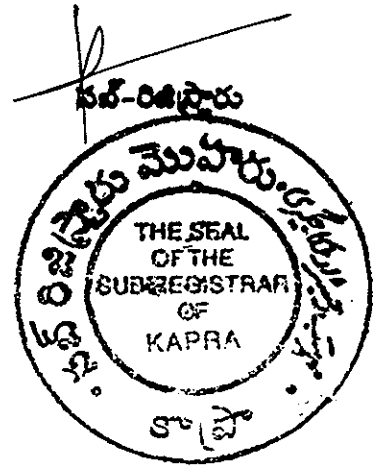
Signature of the Executants

Date: 27.06.2008

1వ పుస్తకము 2000.....వ సం పు. 1670 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 15

ఈ కాగితపు వరుస సంఖ్య..... 8





**REGISTRATION PLAN SHOWING**

FLAT NO. 215 IN BLOCK NO. 'A'

ON SECOND FLOOR IN PROJECT KNOWN AS "GULMOHAR GARDENS"

**IN SURVEY NOS.**

93, 94 & 95

**SITUATED AT**

MALLAPUR VILLAGE,

UPPAL

**MANDAL, R.R. DIST.**

**VENDOR:**

M/S. MODI VENTURES & SRI SAI BUILDERS BOTH REPRESENTED BY

SRI SOHAM MODI SON OF SRI SATISH MODI

**BUYER:**

MRS. MEENA DESAI WIFE OF MR JAYANT DESAI

**REFERENCE:**

AREA: 79.95

**SCALE:**  
SQ. YDS. OR

**INCL:**  
SQ. MTRS.

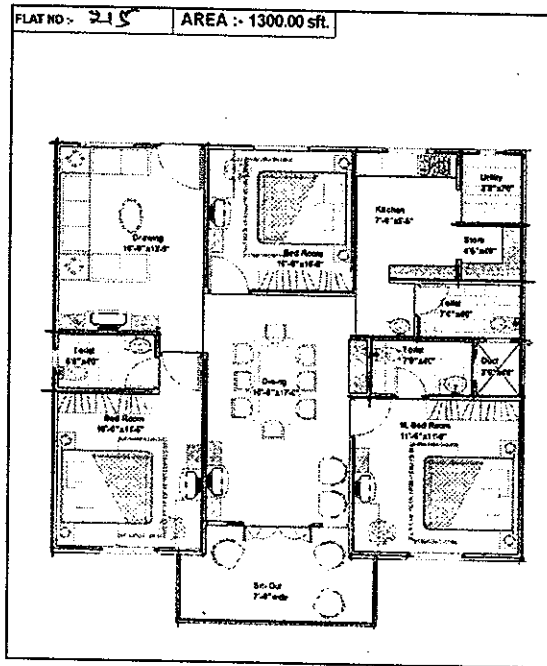


**EXCL:**



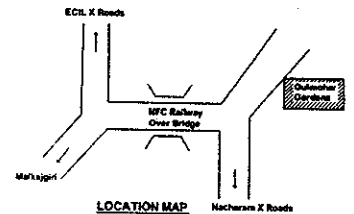
Total Built-up Area = 1300 sft.  
Out of U/S of Land = Ac. 4-00 Gts.

Lift & Open to sky



Open to sky & 6' wide corridor

Flat No. 214



Open to sky

**WITNESSES:**

- 1.
- 2.

For MODI VENTURES

Partner

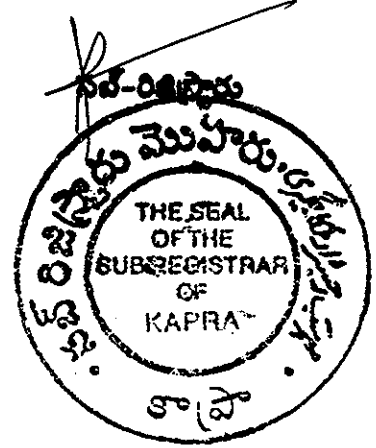
SIG. OF THE VENDOR

SIG. OF THE BUYER



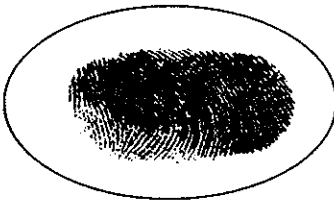

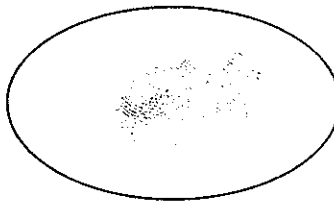



1వ పుస్తకము 2009.....వ సం పు <sup>1670</sup>.....దస్తావేజాలు

మొత్తము కాగితముల సంఖ్య..... <sup>15</sup>.....

ఈ కాగితపు వరుస సంఖ్య..... <sup>9</sup>.....



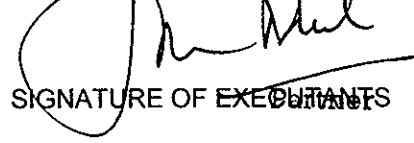
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

| SL. NO. | FINGER PRINT<br>IN BLACK<br>(LEFT THUMB)  | PASSPORT SIZE<br>PHOTOGRAPH<br>BLACK & WHITE  | NAME & PERMANENT<br>POSTAL ADDRESS OF<br>PRESENTANT / SELLER / BUYER   |
|---------|---|---|--|
|         |    |    | <b>VENDOR CUM FIRM :</b><br>M/S. MODI VENTURES<br>M/S. SRI SAI BUILDERS<br>HAVING ITS OFFICE AT 5-4-187/3 & 4<br>II FLOOR, SOHAM MANSION<br>M. G. ROAD, SECUNDERABAD - 500 003.<br>BOTH REPRESENTED BY<br>SRI SOHAM MODI<br>SON OF SATISH MODI |
|         |    |    | <b>GPA FOR PRESENTING DOCUMENTS:</b><br>MR. K. PRABHAKAR REDDY<br>S/O. MR. K. PADMA REDDY<br>(O). 5-4-187/3 & 4<br>III FLOOR, SOHAM MANSION<br>M. G. ROAD, SECUNDERABAD - 500 003.   |
|         |   |   | <b>BUYER:</b><br>MRS. MEENA DESAI<br>W/O. MR JAYANT DESAI<br>R/O. 114<br>WELCOM COURT APARTMENTS<br>OPP: NIN, TARNAKA<br>SECUNDERABAD - 500 017.   |
|         |  |  | <b>REPRESENTATIVE:</b><br>MR. BALAKRISHNA DESAI<br>S/O. MR. BHEEMRAO DESAI<br>R/O. 114, WELCOMEPOUR APPTS<br>TARNAKA, ANDERABAD.   |

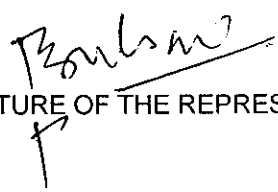
SIGNATURE OF WITNESSES:

1. 
2. 

For MODI VENTURES

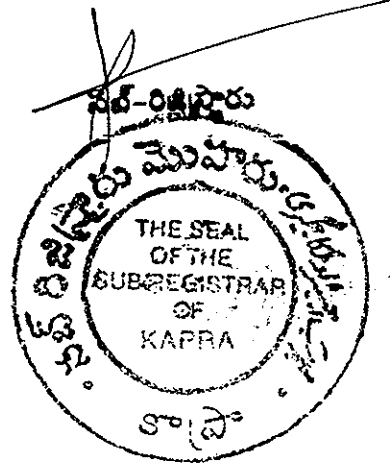
  
SIGNATURE OF EXECUTANTS

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.  
 I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative,  
Mr. Balakrishna Desai, as I/We cannot appear personally before the Registering Officer in the Office  
 of Sub-Registrar of Assurances, Kapra, Ranga Reddy District.

  
SIGNATURE OF THE REPRESENTATIVE

Mrs. Meena D. Desai  
SIGNATURE(S) OF BUYER(S)


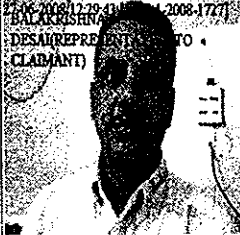

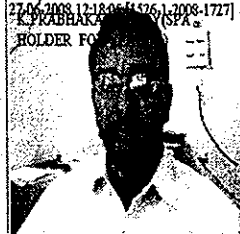
1వ పుస్తకము 200 డి.....వ సం పు.....<sup>1670</sup> దస్తావేజాలు  
 మొత్తము కాగితముల సంఖ్య.....<sup>15</sup>  
 ఈ కాగితపు వరుస సంఖ్య.....<sup>10</sup>



**Photographs and FingerPrints As per Section 32A of Registration Act 1908**

C.S.No./Year: 001727/2008 of SRO: 1526(KAPRA)

27/06/2008 12:29:46

| SINo. | Thumb Impression  | Photo   | Name and Address of the Party  | PartySignature      |
|-------|---|---|--|---------------------|
| 1     | Manual Enclosure  | Manual Enclosure  | (CL) MEENA DESAI<br>114,WELCOM COURT<br>APTS,TARNAKA ,SEC  |                     |
| 2     |    |    | (CL) BALAKRISHNA<br>DESAI(REPRESENTATIV<br>E TO CLAIMANT)  | <i>Bal Krishna</i>  |
| 3     | Manual Enclosure  | Manual Enclosure  | (EX) M/S MODI<br>VENTURES REP BY<br>MNG.PRTNR : SOHAM<br>MODI OFF:5-4-187/3&4,<br>SOHAM MANSION,<br>M.G.ROADSECBAD |                     |
| 4     | Manual Enclosure  | Manual Enclosure  | (EX) M/S SRI SAI<br>BUILDERS REP<br>BY:SOHAM MODI OFF:5-<br>4-187/3&4, SOHAM<br>MANSION,<br>M.G.ROADSECBAD         |                     |
| 5     |  |  | (EX) K.PRABHAKAR<br>REDDY(SPA HOLDER<br>FOR VENDOR)  | <i>K. Prabhakar</i> |

Witness  
Signatures

Operator  
Signature

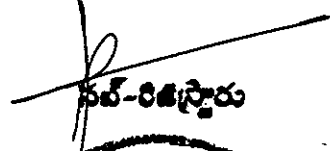
Subregistrar  
Signature

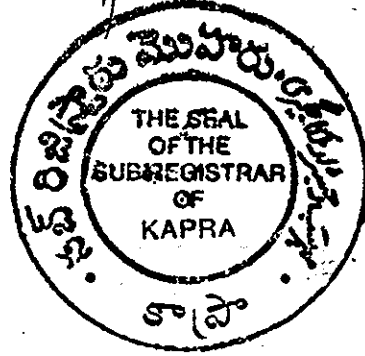
*[Handwritten marks]*

1వ వుస్తకము 2008.....వ సం పు 1670 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....15

ఈ కాగితపు వరుస సంఖ్య.....11

  
సబ్-రిజిస్ట్రారు

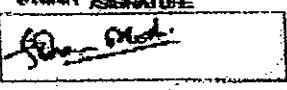


PERMANENT ACCOUNT NUMBER  
**AE5MPN6725H**

नाम / NAME  
**SONAM SATISH MODI**

पिता का नाम / FATHER'S NAME  
**SATISH MANLAL MODI**

जन्म तिथि / DATE OF BIRTH  
**18-10-1989**

हस्ताक्षर / SIGNATURE  


मुख्य आयकर अधिकारी  
 Chief Commissioner of Income-tax, Andhra Pradesh

INDIA NEW DRIVING LICENCE  
**ANDHRA PRADESH**

**DRIVING LICENCE**  
 DLBAP011193822002

प्रमाणित किया कि  
 K PABU REDDY  
 2-3-4-10-10-20  
 JOISUR GARDEN  
 HYDERABAD

30-07-2002 **DUPLICATE**

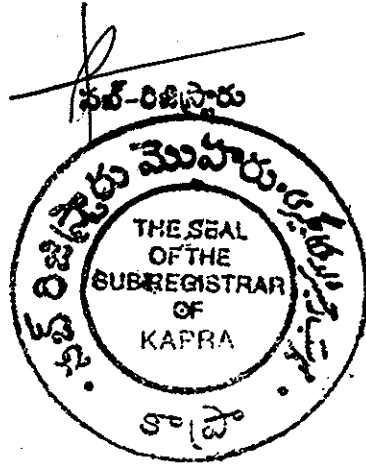
Licensing Authority  
 RTA-HYDERABAD

For MODI VENTURES  
  
 Partner

1వ పుస్తకము 2009.....వ సం పు 1670.....దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 15

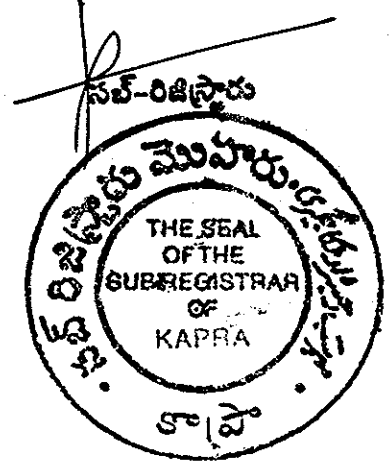
ఈ కాగితపు వరుస సంఖ్య..... 12

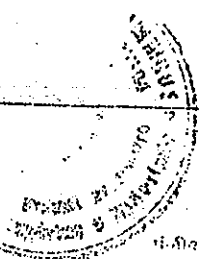






1వ పుస్తకము 200డి.....వ సం పు.....1670.....పన్నివేలలు  
మొత్తము కాగితముల సంఖ్య.....15.....  
ఈ కాగితపు వరుస సంఖ్య.....13.....





दिनांक 14/05/1998

**चेतावनी**

यह पासपोर्ट भारत सरकार की संपत्ति है। पासपोर्ट अधिकारी से इस पासपोर्ट को वापस लेने के लिए सूचना मिलने पर तुरंत वापस करवित है, उसका मूल्य अनुदान नहीं होगा।  
यह पासपोर्ट एक दफा प्रयोग के लिए ही देना है और न दोबारा देना है। यह पासपोर्ट वापस ले जाने पर कठिनाई का कारण नहीं बनता। इसके लिए जो दस्तावेज वापस कर दिए जाते हैं, वे वापस नहीं किए जाते।  
पासपोर्ट को खराब होने से बचाने के लिए इसे सुरक्षित रखना है। इसे खराब होने से बचाने के लिए इसे सुरक्षित रखना है। इसे खराब होने से बचाने के लिए इसे सुरक्षित रखना है।

**REGISTRATION**

INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGISTER THEMSELVES AT THE NEAREST INDIAN MISSION/POST.

**CAUTION**

THE PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA. ANY COMMUNICATION RECEIVED BY HOLDERS FROM THE PASSPORT AUTHORITY REGARDING THIS PASSPORT INCLUDING DEMAND FOR ITS SURRENDER SHOULD BE COMPLIED WITH IMMEDIATELY.  
PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST. IT SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF A PERSON AUTHORIZED BY THE HOLDER. IT MUST NOT BE ALTERED OR MUTILATED IN ANY WAY.

LOSS, THEFT OR DESTRUCTION OF PASSPORTS SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY IN INDIA OR (IF THE HOLDER IS ABROAD) TO THE NEAREST INDIAN MISSION AND TO THE LOCAL POLICE. ONLY AFTER EXHAUSTIVE ENQUIRIES SHALL A REPLACEMENT PASSPORT BE ISSUED.

नाम का अनुवाद/अनुवादन: Name of Father/Legal Guardian  
**SHANKAR POTDAR**

माता का नाम/Name of Mother  
**USHA POTDAR**

पति या पत्नी का नाम/Name of Spouse  
**JAYANT DESAI**

पता/Address

**NO. 378, 1 ANDAR, FLAT NO. 3**

**BAIRA CENTRAL [ ] AV. OLOF PALME,  
MAPUTO, MOZAMBIQUE**

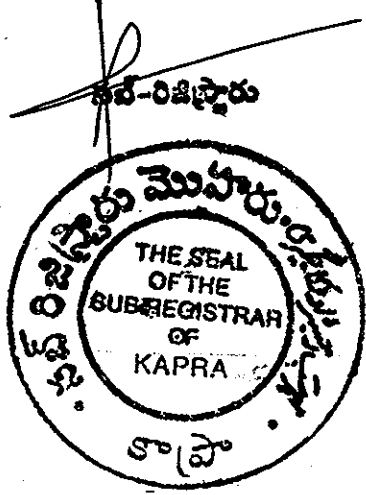
पुराना पासपोर्ट का नं. और उसके जारी का स्थान एवं तिथि /Old Passport No. with date and Place of issue  
**A5483851 14/05/1998 MUMBAI**

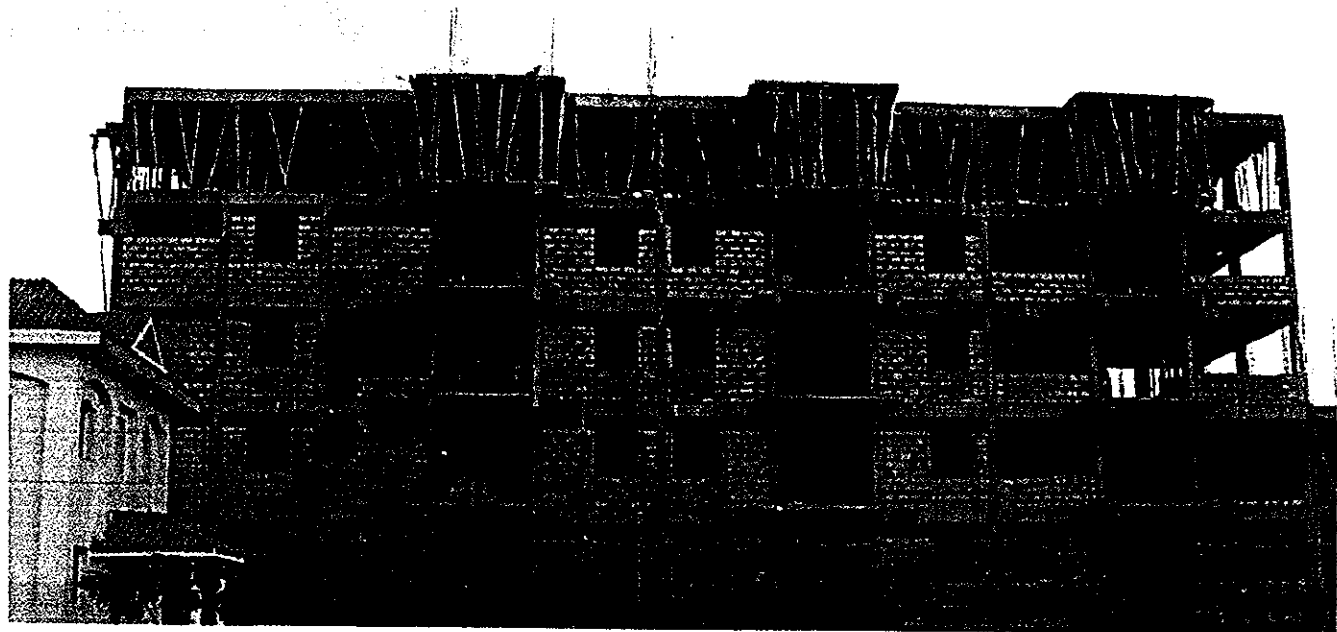
फाइल नं. /File No.  
**MOZM000007307**

1వ పుస్తకము 2018.....వ సం పు 1670.....దస్తవేజులు

మొత్తము కాగితముల సంఖ్య..... 15.....

ఈ కాగితపు వరుస సంఖ్య..... 14.....





1వ పుస్తకము 200 రీ.....వ సం పు 1670 దస్తావేజాలు

మొత్తము కాగితముల సంఖ్య..... 15

ఈ కాగితపు వరుస సంఖ్య..... 15

