

ఆంధ్రప్రదేశ్ आस्थ्र प्रदेश ANDHRA PRADESH

F 480199

LEELA G. CHIMALG!
STAMP VENDOR

5-4-76/A, Cellar, Ranigunj SECUNDERABAD-500 003

100= 500 100= 500 100 La Dan Ross 100 La Dan Ross 100 Mass Ventures SALE DEED

This Sale Deed is made and executed on this the This day of February 2007 at Specunderabad by:

M/S. MODI VENTURES, a registered partnership firm having its office at 5-4-187/3&4, III Floor, Soham Mansion, M. G. Road, Secunderabad 500 003, represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 36 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

MS. 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. Sri Satish Modi, aged about 36 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

MR. E. PRASANTH KUMAR, SON OF MR. E. DHASRATH, aged about 30 years, residing at 2-2-1146/22, Tilak Nagar, Nallakunta, Hyderabad - 500 044, 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 Medi VENTURES

For Shi Sai Builders

_ න නා නු san. L. [3] / නු ou න దస్వాహజాల మొత్తం కాగితముల సం్క్లు.1.7...ఈ కాగితపు వరుస The state of the s 2 3 JAN 2007 సబ్-రిజిణ్ణురు^{_} 200 200 200 200 7 00 పగలు...../ 2 మరియు.../.....గంటల మధ్య ఉప్పల్ సబ్-రిజిస్టారు ఆఫీసులో 3 K. Problek of Redd రిజిడ్ట్రోషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను N SUB RECHSTRAR అను సరించి సమర్పించవలసిన పోటోగ్రాఫులు మరియు వేలిముద్రల**తో స్మహ దాఖలుచేసి** రుసుము రూ॥ 2660 - పేట్టించినారు. Receipt No. CPS 735 Dt 7 126 Vite 98H, Habsiguda Branch, Sec'bad Prospyl Slo. K. P. Reddy occ service తానీ యిచ్చినట్లు ఒప్పుకొన్నట్ (8) 5-4-187/2 & y, 2nd Floor, des grandes schain mangion M. G. Road, Sec'Bad through attacks GPA for Presentation of Documents, vide GPA NO. 120 | BKIL | 06 at SRO, UPPON. odrisossa. So D. N. Ramv W (late) Medical Rep H.NO-3-5-6/A Indivanopar Routenpun HYD-@ Epop Sto E Dasarath Business H.No. 3-16th Indianapar Konnonthaper tys-18

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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 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. 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 | Area | Issued | TOTAL TO 1 | |
|--------|---------|---------------|-------------------|-----------------|
| No. | Ac-Gts. | in favour of | Title Book No. | Passbook No. |
| 93 | 0-28 | | 110. | 110. |
| 94 | 0-29 | K. Mogulaiah | 179141 | 73706 |
| 95 | 2-14 | | 177171 | /3/00 |
| 93 | 0-27 | | | |
| 94 | 0-30 | K. Jangaiah | 179115 | 72720 |
| 95 | 2-14 | | 175115 | 73738 |
| 93 | 0-27 | | | |
| 94 | 0-30 | K. Narsimhulu | 176051 | 72741 |
| 95 | 2-13 | | 170031 | 73741 |

- 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

For Sri Sai Builders

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| MOTE: Construction Agreements (12) R.R. DIGE (15) | |
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| Rs 132000 and Stamp duty | · · · · · · · · · · · · · · · · · · · |
| Paid Rs 1220 And Stamp duly | |
| - 12 6A | |

- 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 4.00acres 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' 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 semi-finished Standard apartment bearing flat no. 410 on fourth floor, in block no. 'A' having a super built-up area of 485 together with undivided share in the scheduled land to the extent of 29.83 sq. yds. And a reserved two wheeler parking for space bearing nos. 55 admeasuring about 15 sft. 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 20th 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. 5,32,000/- (Rupees Five Lakhs Thirty Two Thousand Only) and the Buyer has agreed to purchase the same.
- N. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

For MODI VENTURES

Partner

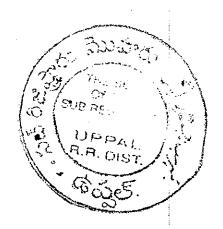
Eor Sri Saj Builders

13 పుస్తకము! గ్రేమి. సంగాత్ర దస్తావేజుల మొత్తం కాగితముల సంఖ్య..!మీ...ఈ కాగితపు వరుస పంఖ్య....ఏ.....

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13 పుస్తకము సంగ్ (శా.శి) పు ట్ 937/07 నెంబరుగా రిజిప్టరు పేయబడి స్కానింగు నిమిత్తం గుర్తింపు నెంబరు (937 – 1-200 7 ఇవ్వతమైన 200 7 సంజామ్మన్ చేశాలు కేది





- 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.

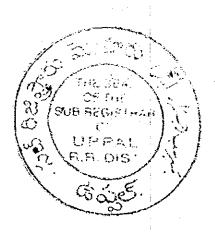
For MODIVENTURES

Partner

For Sti Sai Builders

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సబ్-రిజిస్ట్రారు



- 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.
- 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. 41,125 /- is paid by way of challan No. 105735, dated 67.02.07, drawn on SBH Habsiguda Branch, Hyderabad.

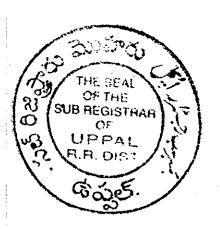
FOI MODI VENTURES

Partner

For Sri Sai Builder

చే హేస్ట్ కమ్ము (837/స్ట్రంక్ష్మ్) దేస్తావేజుల మొత్తం కాగితముల సంఖ్య 12 ఈ కాగితపు వరుస సంఖ్య 6

సబ్-రిజిస్ట్రాథ్త్



SCHEDULE OF LAND

All that piece of land admeasuring Ac. 4-0 Gts., forming part of Survey Nos. 93, 94 & 95, situated at 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 apartment no. 410 on the fourth floor in block no. 'A', admeasuring 485 sft. of super built up area together with proportionate undivided share of land to the extent of 29.83 sq. yds. and a reserved parking space for two wheeler on the stilt floor bearing no. 55, admeasuring about 15 sft., 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 | 6' wide corridor | |
|----------|------------------|--|
| South By | Open to sky | |
| East By | Flat No. 409 | |
| West By | Flat No. 411 | |

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:

Partner

ENDOR

G.P.A. Holder

FIRM

VENDEE

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పబ్-రజి_{స్టార}



ANNEXTURE-1-A

1. Description of the Building

: Semi-finished, standard flat bearing no. 410 on the fourth floor, in block '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

2. Age of the Building

: New

3. Total Extent of Site

: 29.83 sq. yds., U/S Out of Ac. 4-00 Gts.

4. Built up area particulars

(a) Cellar, Parking Area

(b) In the Ground Floor

: 15 sft. - Parking space for two wheeler

(c) In the First Floor

(d) In the Second Floor

(e) In the Third Floor

(f) In the Fourth Floor

: 485 sft.

(g) In the Fifth Floor

5. Annual Rental Value

6. Municipal Taxes per Annum

7. Executant's Estimate of the MV

07.02.9007

of the Building

Date:

: Rs. 5,32,000/-

FOR MODI VENTURES

Partner

Signature of the Executants

CERTIFICATE

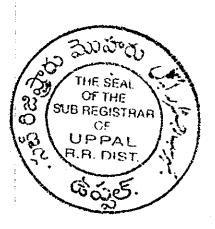
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

Date: 07.02,200)

Signature of the Executants

ి ప్రాస్త్రకము కిన్స్ సంగామ్ల దేస్తావేజుల మొట్టం కాగితముల సంఖ్య.....గాఈ కాగితపు వరుస సంఖ్య......

సబ్-రజ్మెస్టార



REGISTRATION PLAN SHOWING SEMI-FINISHED FLAT NO. 410 IN BLOCK NO. 'A' ON THE FOURTH FLOOR IN 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: MR. E. PRASANTH KUMAR, SON OF MR. E. DHASRATH REFERENCE: SCALE: INCL: AREA: 29.83 SQ. YDS. OR EXCL: SQ. MTRS. Total Built-up Area = 485 sft. Out of U/S of Land = Ac. 4-00 Gts. Flat No. 409 Baicony 5'-0"wide 9'4'x64" Living/Dining 9-0'x14-0" 6'wide corridor Open to sky Bed Room 9'-0"x12-0" Toget 58 140 LOCATION MAP Flat No. 411 For M **WITNESSES:** G.P.A. Holder Partner SIG. OF THE VENDOR SIG. OF THE BUYER

No. 5 Bally or



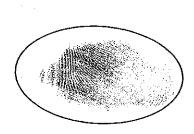
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER









VENDOR CUM FIRM:

M/S. MODI VENTURES
M/S. SRI SAI BUILDERS
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD
SECUNDERABAD – 500 003.
BOTH REPRESENTED BY
SRI SOHAM MODI
SON OF SATISH MODI

GPA FOR PRESENTING DOCUMENTS:

MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD – 500 003.

BUYER:

MR. E. PRASANTH KUMAR S/O. MR. E. DHASRATH R/O. 2-2-1146/22, TILAK NAGAR NALLAKUNTA HYDERABAD - 500 044.

SIGNATURE OF WITNESSES:

1. ON SE

2. 2 port

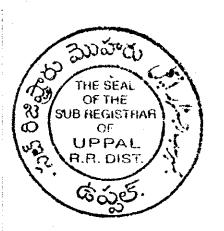
For Sti Sai Builders

-G.P.A. Holder

For MODI VENTURES

SIGNATURE OF EXECUTANTS

NET THE



INDIAN UNION DRIVING LICENCE AND THE APPRADESH



क्याई रोखा एरंदम्य

PERMANENT ACCOUNT NUMBER

ABMPM6725H

DRIVING LICENCE DLDAP011193822002

PRABHAKAR REDDY K PADA SEDDY 2-3-04/19-24 JAISWAE SANDEN AMBERNES HYDERABAD

30/07/2002 DUPLICATE

Licencing Authority BTA.HYDERABAD.EZ

सम्बद्ध में स्तिकार के, यह ग्रम्था, वाशा नावाक्ष के प्रभूतों के जान पर, यत तक हो तैया हम हम प्राप्त है तिथे पाइक की प्राप्त के प्राप्त के ताव के प्राप्त की प्राप्त की प्राप्त की प्राप्त का कि प्राप्त की प्राप्त का का अपने का प्राप्त की प्राप्त की प्राप्त की प्राप्त की प्राप्त का प्राप्त की प्राप THESS ANRYCHEREIGNA AND HEAGGGENT FRENANE OFTHE GONDENINY OF STEE ALFUNDING OF NODA, ALL PROBENINES PERSO HEADLANDS, AND WAS BEASED TO PLASS PRESCY WETGOTH LATOR HINDRANDS, AND PRASPOOLING ROBERS, REVERY AGESTANCE AND FING CRUTION OF WIGGE ISH ON BIELL STAND IN NEXTS. क्षिमार्द्ध गाह आवत्पक्ता हो।

मात् गण्याच्य के गण्याति के आधित है क्षिया गण by online क्षेत्र मान्य श्रम्भयाव्याप्त वह प्रभिद्ध Bettennes of Hebea



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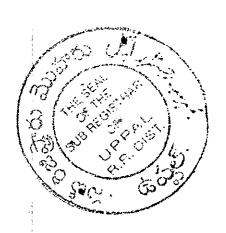
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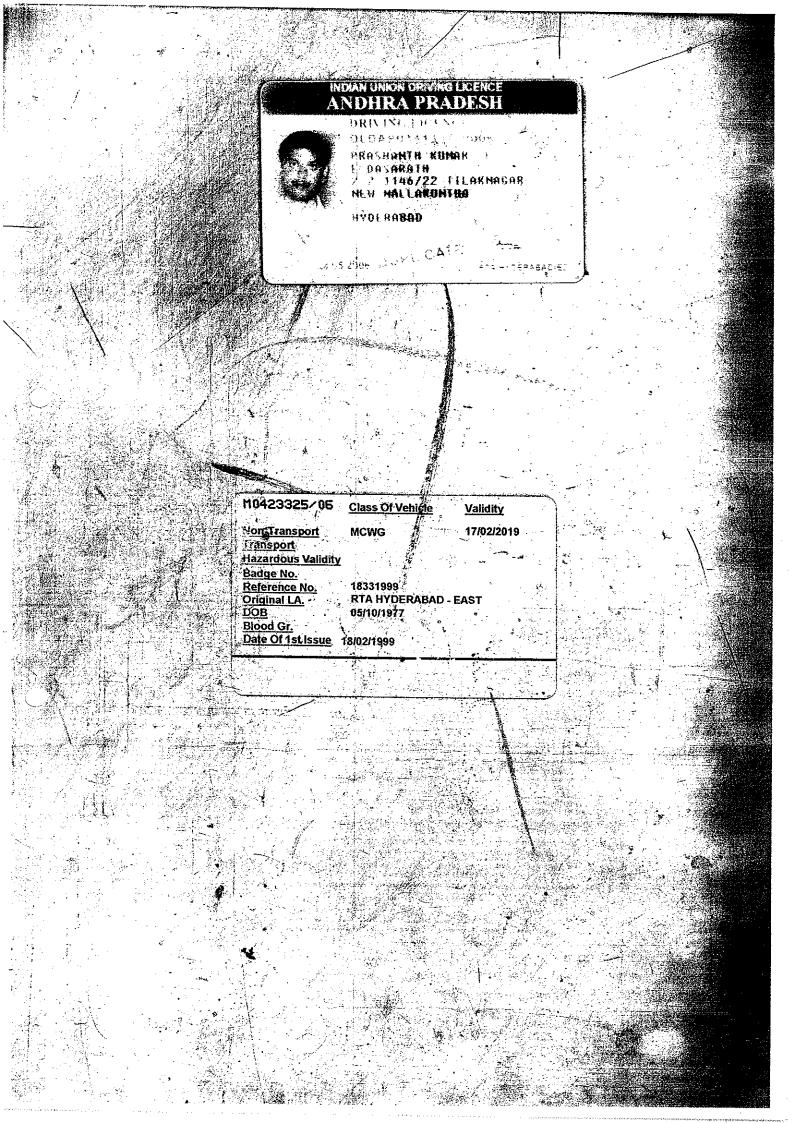
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