इक स्वी रूपरो



100 ONE HUNDRED RUPEES

सत्यमेव जयते

AIRCE INDIA MDIA NON JUDICIAL

初 ANDHRA PRADESH

1. 1. 21.8. w (00/2) Maria Recursor .

Modi Mendines Scool

LEELA G. CHIMALG:

STAMP VENDOR L.No. 02/2006

5-4-76/A, Celiar, Raniquaj SECUNDERABAD-500 003

SALE DEED

This Sale Deed is made and executed on this ac (23) day of August, 2005 at Secunderabad by:

M/S. MODI VENTURES, a registered partnership firm having its office at 5-4-187/3&4. III Floor, M. G. Road, Secunderaoad 500 003, represented by its Managing Pariner Mr Scham Modt. Sto. Sri Satish Modi, aged about 36 years, Occupation: Business. hereinafter referred to as the Vendor (which term shell mean and include its successors in office, administrators, executors / nominees / assignee etc.)

<u>AND</u>

M/S. SRI SAI BHILDERS, a registered partnership firm having its office at 25, A & B Electronic Complex, Kushaiguda, Hyderabad - 500 062, represented by Mr. Sohani Modi, S/o. Sri Saush 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 8.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

V.R. ASHOK KUMAR, SON OF MR. BALWANT RAI, aged about 31 years, residing at 12-13-483/9. .st ricor, Street No. 14, Lane No. 4, Tarnaka, Secunderabad - 500 017, hereinafter refer ed to us the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

FOI MODI VENTURES

For SRI SAI BUILDERS

 p_{agg} , T_{s}

13 35520 12408 (O(దస్తావేజుల మొత్తం కాగితముం సంఖ్య....!.... 200 5 3 201 Son 10 10 23 60 23 60 क्ष्मीन्ध्रीहरू 1928 3 3.5° .. 20 (By ... 5" 320 ... 1... 38 K Porabhakin Rulder waterieto a receivable of the contraction of the co శురియం - పేలిసుబ్యంలో, కార్యాలు <mark>చేసి</mark> మనుము సూజ..... 5.860 \..., పెప్టించినా**రు.** Receip Mc. 10283/ DI 22/ 8/06 Vide Proces డాస్ యిన్మినట్లు ఒప్పుకొన్నది. Great Sla. 5 Perdona Riday occiseração ఎక్కుబైటనద్దేలు 🦠 () 8-4-182/38/1, 3rd (100) School Mousing 11. G. Road, Socied, brough Alleston GRA not Progentation of decumons, Vide bornou. 120 Bry 00 at see Uppel ^{ర్వా}**ులినది.** trousna of wathy HYDERADAD Kilan kinse 8/0. Ravi kumar ccc. Besines 8/0. 2.3. 64/10/24 Ambience F. Ayournano 200 3. 201 0x 26 30 23 58 192 3, 8, 8. 200 (2) 200 155-

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 Mallapar 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 (here nafter 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	70-28		179141	73706
94	0-29	K. Mogulaiah		
95	2-14			
93	0-27		179115	73738
94	0-30	K. Jangaiah		
95	2-14			
93	0-27	K. Narsimhulu		
94	0-30		176051	73741
95	2-13			<u> </u>

- D. The Firm uncited 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/R4/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

Managing Pariner

For SRI SAI BUILDERS

1/2 1/1.de

G.P.A. Holder

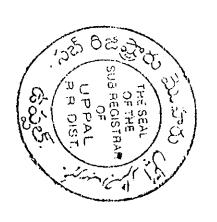
12 20 20 12408 (0) దస్తానేవాత మొస్తం కాగితముత

-sidors, ment Hider Section 42 of Act ? of 189. No. 12(108 of 200 Bate. 23/8/06 I hereby comity that the proper deficit Mousand Two lucked The Rupees lighty one has been towich in respect of this instrument Commit & PotableCar Rie Dog on the basis of the agreed Marker Value consideration of hes 11 72 accommended higher than the consideration agreed Market NOTE D.S.D RS.770/8 D.R.F.Rs. ____Total &R.O. Uppal NOIAN STAMP ACT

Registration Endorsement An action to 1 Fs & Ge 40 / Towards Stamp Duty Including Transfer (E.G.) and As. 5.86.0 Towards Registration for was paid by the party Cared Add & Car Shirth and Gade Branch Sec bad

5.8.H. Habsiguda A/c No. 01000050708 ef S.R.O. Uppal

NOTE Construction Agreement filed a one with this sale deed for 3:282 ooch and Stamp duty Paid Rs



- 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 Ac. 4-00 Gts., 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 pace 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.
- 1. 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.
- I. The Buyer is desirous of purchasing a semi-finished apartment bearing flat no. 215 on second floor, in block no. 'B' 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 parking space for two wheeler and car bearing nos. 33 and 14 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 agreements dated 20.10.2005
- I.. The Buyer has inspected all the documents of the title of the Vendor in respect of the Scheduled I and 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 find and parking space as a package for a total consideration of Rs. 11,72,000/. (Runces Eleven Lakhs Seventy 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.
- O. The Firm at the request of the Vendor and Buyer is joining in execution of this agreement so as in assure perfect legal title in favour of the Buyer and to avoid in future any litigations. The Firm has no share in the sale consideration agreed herein.

For MODI VENTURES FOR SRI SAI BUILDERS

Page 3 -

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:

- 1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished, deluxe apartment bearing flat no. 215 on second floor in block no. 'B', having a super built-up area of 1300 sft. in building known as Gulmohar Gardens
 - a. undivided share in scheduled land to the extent of 79.95 sq. yds.
 - b. a reserved two wheeler parking space bearing no. 33 admeasuring about 15 sft.
 - c. a reserved car parking space bearing no. 14 admeasuring about 100 sit. situated at Sy. No. 93, 94 & 95 of Maliapur Village. Uppal Mandal, Ranga Reddy District, which is hereinafter referred to as the Scieduled 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. 11,72,000/- (Rupees Eleven Lakhs Seventy Two Thousand Only). The total consideration is towards:
 - a. Sale of undivided share of land is Rs. 5,10,050/-.
 - b. Cost of construction, parking and amenities etc is Rs. 6,61,950/-. The Vendor hereby admit and acknowledge the receipt of the 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 Apartmerit, the Vendors shall indeninity the Buyer fully for such losses.
- 4. The Vendor have this day delivered vacant peaceful possession of Scheduled Apartment
- 5. Heaceforth 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 Vender hateby 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.
- 8. That it is hereby agreed and understood explicitly between the parties hereto the Buyes shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar for that may become leviable with respect to the sale / construction of the

For MODI VENTURES For SRI SAI BUILDERS يهو ووها المادية

Page : f :

12408 (06

పట్ట్-రిజిస్ట్రారు



- 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
- 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 chide 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 stall be entitled to disconnect and stop providing all or any services to the schedule aparament
- d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational tacilities, 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 cor non facilities etc., or or any other account whatsoever.
- 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 socal bodies or authorities in respect of the Scheduled Apartment from the date of delivery of general and a secondary
- 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 Yeiidor 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.
- That the blocks of residential apartments shall always be called GULMOHAR GARDENS and the name thereof shall not be changed.
- 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

FOI MODI VENTURES

For SRI SAI BUILDERS

12 (06 (06) 2

THE SEAL OF THE SEAL OF THE SEAL OF THE SEAL OF THE SUB REGISTRATION OF THE PAL. FI.R. DIST.

- 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. 90,000 is paid by way of challan no. , dated 22 08. २००६ drawn on SBH, Habsiguda Branch, Hyderabad.

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 OF APARTMENT

All that portion forming apartment no. 215 on the second floor in block no. 'B', admeasuring 1300 sft. of super built up area together with proportionate undivided share of land to the extent of 79.95 sq. yds, and reserved parking space for two wheeler and car bearing nos. 33 & 14 admeasuring about 15 and 100 sft. respectively,, in residential apartment named as Gulmohar Gardens, forming part of Survey Nos. 93, 94 & 95, situated at Block No. 14, Shaktisai Nagar, Mallapur, Uppal Mandal, Ranga Reddy District marked in red in the plan enclosed and bounded as under:

North By	Flat No. 216	
South By	Flat No. 214	
East By	Open to sky & 6' wide corridor	
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: For MODI VENTURES

WITNESS:

Keesinga anofatty)

Managing Purtner VENDOR For SRI SAI BUILDERS

G.P.A. HBIAbr

VENDEE

Page - 6 -

12 20155000 12 12 20172 12 2



ANNEXTURE-1-A

1. Description of the Building

: Semi-finished, deluxe flat bearing no 215 on the second floor, in block 'B' 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

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

: 115 sft. - 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 Pitch Floor

5. Annual Rental Value

6. Municipal Taxes per Annum

7. Executant's Estimate of the MV of the Building

: Rs. 11,72,000/-

VÉNTURES

Managing Pariner

Date: \$2.56 accs

Signature of the Executants

<u>CERTIFICATE</u>

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

For SRI SAI BUILDERS

For MODI VENTURE:

Date: 2x. vx rong

G.P.A. HSigniture of the Languing Partner

దస్తానేజుల మొత్తం కాగితముల

సంఖ్య....ని..ఈ కాగితపు వరుస

THE SEAL OF THE SUB REGISTRAM OF JPPAL R.R. DIST

REGISTRATION PL	LAN SHOWING SEMI-FINISHED FLAT NO. 215, IN BLOCK NO. 'B'	
	ON THE SECOND FLOOR IN GULMOHAR GARDENS	
IN SURVEY NOS.	93 94 % 05	TUATED AT
	MALLADUDAULAGE	, R.R. DIST.
VENDOR AND FIRM	M: M/S. MODI VENTURES AND M/S. SRI SAI BUILDERS, BOTH REPRESENTED BY	, n.a. beat.
	MR. SOHAM MODI, SON OF SRI SATISH MODI	
BUYER:	MR. ASHOK KUMAR, SON OF MR. BALWANT RAI	
REFERENCE: AREA: 79.	SCALE: INCL: EXCL:	
Total Built-up Area Out of U/S of Land =	Open to sky Fig. No. 218 Fig. No. 218 Fig. No. 214 Fig. No. 214 Fig. No. 214 Fig. No. 214 Open to sky For SRI SAI BUILDERS For MODI VE	Parmer
C KEISIMA	wester)	
2. Elean	N SIG. OF	THE FIRM
	SIGUOF T	HE BUYEL

Myhry



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

SL NO

FINGER PRINT IN BLACK (LEFT THUMB)

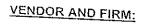
Manager and American

PASSPORT SIZE PHOTOGRAPH BLACK & WHITE

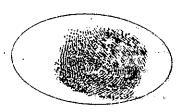
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER







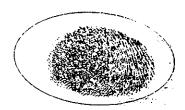
M/S. MODI VENTURES &
M/S. SRI SAI BUILDERS
HAVING ITS OFFICE AT 5-4-187/3 8 4
III FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD – 500 003
REPRESENTED BY MR. SOHAM MODI
S/O. MR. SATISH MODI





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. ASHOK KUMAR S/O. MR. BALWANT RAI R/O. 12-13-483/9, 1ST FLOOR STREET NO. 14, LANE NO. 4 TARNAKA SECUNDERABAD - 500 017

SIGNATURE OF WITNESSES.

2.

Cinor.

FOI SRISHI BUILDERS

G.P.A. Holder

FOR MODI VENTURES

Managing Partner

SIGNATURE OF EXECUTANTS

SIGNATURE OF BUYER



My Krok Komar