

SALE DEED

This Sale Deed is made and executed on this the <u>15¹⁵</u> day of December 2006 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, Secunderabad 500 003, represented by its Managing Partner Mr. Soham Modia 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

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 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.Q. 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. SREEDHAR PATNAIK, SON OF LATE MR. GOPINATH PATNAIK, aged about 29 years, residing at B-216, Mayflower Park, Mallapur, Hyderabad - 500 076, 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

Partner

For Sri Sai Builders

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సబ్-రిజ్యూరు

ముహరు

UPPAL

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& K. Pezabhakas. రిజిస్ట్రోషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను అనుసరించి సమర్పించవలసిస పోటోగ్రాఫులు మరియు పేలిముద్రలతో సహదాఖలుపేసి

Receipt No.1.04.5.4.0....Dt.13/112.lulide SBH, Habsiguda Branch, Sec'bad

ఎడమ బ్రొటన**్రేలు**

నిరూపించినది.

వాసి యిచ్చినట్లు ఒప్పు కొన్నది. మాంక్లు కం. గ్రాంకింట్లు అండా: Seenice (0) 5-4-187/3 &4, 2rd floor, solam marsian m-G. Road, sec Bod, through effected GPA for Presentation of Documents, side DOC NO. 120/ BKR/06 at 180, wppat.

> Souther Sla Kraishna Rao occ. Business RIO. FLOW NO. 101 SEI SAI APTS, NAGOLE, HYDERABAD.

Prendeep Kumar & B. Ashor kumon oce, servier co 2-3-6-100/ on Amberper, Hod

200. La. noll..... Respondent 30. 1.53 38 30.

- 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 semi-deluxe apartment bearing flat no. 410 & 411 on fourth floor, in block no. 'B' having a super built-up area of 970 sft. together with undivided share in the scheduled land to the extent of 59.66 sq. yds. and a reserved (two) two wheeler parking space bearing nos. 64 & 65 admeasuring about 30 sft. And car parking space bearing no.8 admeasuring about 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 31st December 2006.
- 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. 8,68,000/- (Rupees Eight Lakhs Sixty Eight Thousand Only) and the Buyer has agreed to purchase the same.

For MODI VENTURES

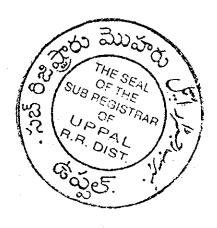
Partner

For Sri Sai Builders

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1 ప్రాస్త్రకము సంగ్ (శా.శ) పు. 19 — అని (రెడ్డి సెంబరుగా రిజిప్టరు పేయబడి స్కానింగు నిమిత్తం గుర్తింపు సెంబరు 1977 — 1-200 ఇప్పడమైన 200 సంగ్రామంటు చేసిలు కేస్తే

88 jabro 605-9



- 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 litigations. The Firm has no share in the sale consideration agreed herein.

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-deluxe apartment bearing flat no. 410 & 411 on fourth floor in block no. 'B', having a super built-up area of 970 sft in building known as Gulmohar Gardens together with
 - Undivided share in scheduled land to the extent of 59.66 sq. yds.
 - b. A reserved (2nos) two wheeler parking space bearing no. 64 & 65 admeasuring about 30 sft.
 - c. A reserved car parking space bearing no. 8 admeasuring about 100 sft. Situated at Sy. No. 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. 8,68,000/- (Rupees Eight Lakhs Sixty Eight Thousand Only). The total consideration is towards:
 - (a) Sale of undivided share of land is Rs. 3,59,500/-
 - (b) Cost of construction, parking and amenities etc is Rs. 5,08,500/-
- 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.

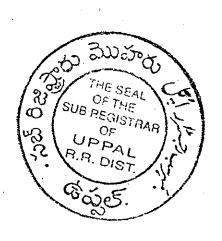
For MODI VENTURES

Partner

For Sri Şai Builders

1 వ పుస్తకము/సై ఎస్స్ సంగా దస్తావేజుల మొత్తం కాగితముల సంఖ్య...!?---ఈ కాగితపు వరుశ్ పంఖ్య......

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- 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.
- 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.

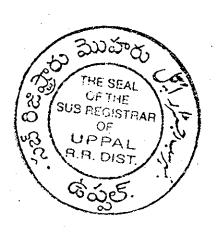
10. Stamp duty and Registration amount of Rs. 67,165-/- is paid by way of challan No. 6-104590, dated 13-12-06., drawn on SBH Habsiguda Branch.

For MODI VENTURES

Partner

For Sni Sai Builders

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- 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 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.

For MODI VENTURES

Partner

For Spi Sai Builders

SUS REGISTRAR OF PALL OF PALL

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 & 411 on the fourth floor in block no. 'B', admeasuring 970 sft. of super built up area together with proportionate undivided share of land to the extent of 59.66 sq. yds. and a reserved parking space for (2nos) two wheeler on the stilt floor bearing nos. 64 & 65, admeasuring about 30 sft. And a reserved car parking space bearing no. 8, admeasuring about 100 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	Open to sky			
West By	Flat No. 412		·	 , , ,,

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:

2.

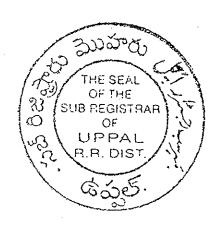
G.P.A. Holder

FIRM

Partner VENDOR

Sreedhar Paonain VENDEE

For MODI VENTURES



<u>ANNEXTURE-1-A</u>

1. Description of the Building

: Semi-finished, semi-deluxe flat bearing no. 410 & 411 on the fourth 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

3. Total Extent of Site

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

4. Built up area particulars

(a) Cellar, Parking Area

(b) In the Ground Floor

: 30 sft. - Parking space for (2nos) two wheeler

: 100 sft. - Parking space for (1no) car

(c) In the First Floor

(d) In the Second Floor

(e) In the Third Floor

(f) In the Fourth Floor

: 970 sft.

(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. 8,68,000/-

Partner

Date: 15. 12. 2006

Signature of the Executants

For MODI VENTURES

CERTIFICATE

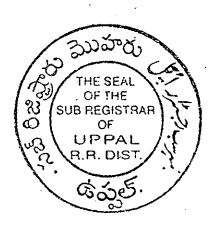
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For Sri\Sai Builders

G.P.A. Holder

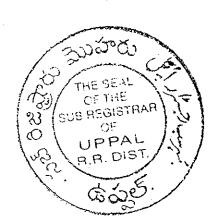
G.P.A. Holder

Fon Sri Sai Builders

Excepthar Pamare Signature of the Executants 

REGISTRATION PL	AN SHOWING	SEMI-FINISHE	D FLAT NO.410 & 411 IN	BLOCK NO. 'E	3'
A	ON THE FOUR	TH FLOOR IN GI	ULMOHAR GARDENS		
IN SURVEY NOS.	93, 94 & 95				SITUATED AT
	MALLAPUR V	ILLAGE,	UPPAL		MANDAL, R.R. DIST.
VENDOR:	M/S. MODI VEI	NTURES & SRI S	AI BUILDERS BOTH REF	PRESENTED B	Y
	SRI SOHAM M	IODI SON OF SR	I SATISH MODI		
BUYER:	MR. SREEDHA	AR PATNAIK, SO	N OF LATE MR. GOPINA	TH PATNAIK	
REFERENCE: AREA: 59	SCAL 9.66 SQ. Y	_E: /DS. OR	INCL: SQ. MTRS.		EXCL:
Total Built-up Area Out of U/S of Land		Open t	o sky		
Open to sky	S-0 - WIDE Living/Dendo S-0 - XII-4 S-1 -	-0-+-8-9-0-2-	e corridor	ANY LES	Flat No. 412
WITNESSES:		For	G.P.A. Holder	For M	Partner SIG. OF THE VENDOR
2. Vales	· ·				Sig. OF THE BUYE

1 ప్రస్తుకము/?? ఎ. కి సంగాహ దస్తావేజుల మొత్తం కాగితముల సంఖ్య...!? ఈ కాగితపు వరుస్త పరిఖ్య.....ని....



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

M. G. ROAD

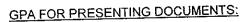
SRI SOHAM MODI SON OF SATISH MODI







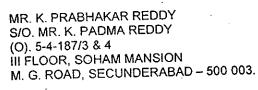


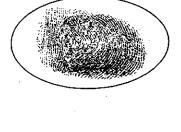


HAVING ITS OFFICE AT 5-4-187/3 & 4

II FLOOR, SOHAM MANSION

SECUNDERABAD - 500 003. BOTH REPRESENTED BY









MR. SREEDHAR PATNAİK S/O. LATE MR. GOPINATH PATNAIK R/O. B-216, MAYFLOWER PARK MALLAPUR HYDERABAD - 500 076.





SIGNATURE OF WITNESSES

For MODI VENTURES

Partner

Pamaic Sreedhar SIGNATURE OF EXECUTANTS

For Sri Sai Builders

(న పుస్తకము! P.of. / స్వాహు డస్తావేజుల మొత్తం కాగితముం సంఖ్య ఈ కాగితపు వరుసు మంఖ్య!ం

WW ...

THE SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST.

INDIAN UNION DRIVING LICENCE



कार्र तेसा संस्था

PERMANENT ACCOUNT NUMBER

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ABMPM6725H

SOHAM SATISH MODI

SATISH MANILAL MODI FURTHER BY WATER BY WAVE

जन्म तिथि त्याह अहम

18-10-1969

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PRABHAKAR HEDDY
K PADAK REDDY
2-3-64/18/24
JAISWAL GARDEN
AMBERRES
HYDERABAD

TOWNTINGS DUPLICATE

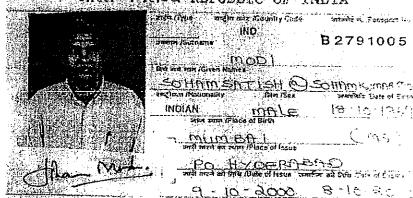
Licencing Authorn, RTA-HYDERABAD-EZ

प्रतक्ष हमात्र, कारण का प्रपृत्ती के प्रपृत्ती के मान पर, का हक्ष है किनक , स्रोज्या के अपने अपने पर प्रतक्ष पर अपने हैं कि हैं कि के पाक की किन प्रकार को अपने के अपने अपने हैं, और उने का सक्त की एमी सत्रायता और हुआ त्राम के विस्ते THESE ANY TOREGUEST AND MEALINE IN THE NAME OF THE PRESIDENT OF ISING A LL THISS WIGHT TANY GOODERN TO MAD WESSERVELY WITHOUT LATON ROMENT THE SERVING TO PLASS TREELY WITHOUT LATON HISODANEL, AND YO AND HISOHOLS, FYSKY ASSIDEDANCE AND PHICH HIS ON SHE NAY STAND IN NEST.

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Panaport Office, Hyderabd

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For MODI YENTURES

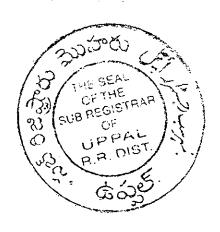
KKATHR ISIGNATURE

Partner

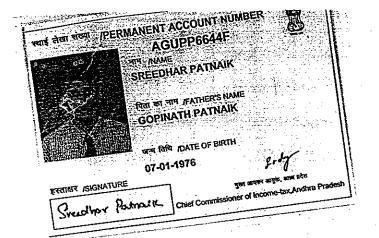
For Sri Sai Builders

Holder

13 పుస్తకము!!? 1.91 స్ట్రంగా) దస్తావేజుల మొత్తం కాగితముల సంఖ్య...!? ఈ కాగితపు పలుస పంఖ్య...!!



CONTROL .



इस कार्ड के खो / मिल जाने पर कृप्या जारी करने बात आदिकारी को सूचित / चापस कर दे पुष्य आयकर आयुक्त; आयकर सदन, बशीर बाप, दिस्साद - 500,004.

In case this card is lost/found,kindly inform/return to the issuing authority: Chief Commissioner of Income-tax,

Chief Commissioner of Income-ta:
Anyakar Bhavan,
Basheerhagh,
Hyderahad - 500 004.

1 వ పూస్తకము! 1.1. 1. సంక్ష్మ దస్తావేజుల మొత్తం కాగితముల సరఖ్య...!? ఈ కాగితపు వరుస పంఖ్య...!?

సబ్-రిజెస్టార

