

SCANNED

U-2336

2266/08

E-114

A-2531



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Date : 28-07-2008

Serial No : 30,677

Denomination : 100

P. 362002

Purchased By :

D. RAMESH
S/O . SENKARAM
HYD.

For Whom :

MODI VENTURES

Sub Registrar
Ex.Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

SALE DEED

This Sale Deed is made and executed on this the 6th day of August 2008 at Secunderabad by:

M/S. MODI VENTURES, a registered partnership firm having its office at 5-4-187/3&4, I Floor, Soham Mansion, M. G. Road, Secunderabad 500 003, represented by its Managing Partner Mr. Soham Modi, Son of 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

MR. AJAY MOHAN KAPOOR, SON OF MR. M. M. KAPOOR, aged about 38 years, residing at 1-9-365, Adikmet, Hyderabad, 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 2008 వ సం. పు. 22.66 వ తేదీ

మొత్తము కాగితముల సంఖ్య..... 12

ఈ కాగితపు వరుస సంఖ్య..... 1



2008 వ సం. ఆగస్టు నెల 8 వ తేదీ
1930. కా. క. సం. క. చా. మా. నము. 17 వ తేదీ

వగలు..... 1..... మరొకటి..... 2..... గంటల
చుట్టూ కాఫీ సబ్-రిజిస్ట్రారు కార్యాలయములో

శ్రీ K. Prabhakar Reddy, Neelam
రిజిస్ట్రేషన్ కర్తృత్వము 1930 కా. క. సం. క. చా. మా. నము. 17 వ తేదీ
అనుసరించి సమర్పించబడిన ఫోటోగ్రాఫులు
వారియే వేతివయదలతో సహా దాఖలు చేసి
కుసుమ రూ..... 2500..... లు చెల్లించినారు

Prabhakar

వ్రాసి ఇచ్చినట్లు ఒప్పుకొన్నది
ఎడమ బొటన వ్రేలు

Prabhakar



నిరూపించినది

K. Prabhakar Reddy s/o. K.P. Reddy, Dist. Services
Co. 5-A-187 (3rd floor, 3rd floor, Soham Mansion, at G. Road
Sec 3rd, through attested GPA by presentation of
Documents, with GPA No. 120/W/06 at No. 10, Upper
R.D. Dist.

Prabhakar

Ch. Venkatesh Ramesh Reddy s/o. Anji Reddy, Dist. Services
13-184/14 Green Hills colony Sec 3rd Nagar Hyd.

Prabhakar

Rama Rao s/o. Kishore Rao Dist. Services
No. 1-54, Kishorenagar, Moulali, Hyderabad.

2008 : ఆగస్టు నెల 8 వ తేదీ
1930 కా. క. సం. క. చా. మా. నము. 17 వ తేదీ నవ-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 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 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 200 రి.....వ సం పు.....2266.....

మొత్తము కాగితముల సంఖ్య.....14.....

ఈ కాగితపు వరుస సంఖ్య.....2.....

MARKET VALUE Rs: 518000/—

[Handwritten signature]
నల్-రిజిస్ట్రారు

ENDORSEMENT

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

Challan No. 152576 Dt. 11/8/08

I. Stamp Duty:

- 1. in the shape of stamp papers Rs. 100/—
- 2. in the shape of adhesion (u/s 11 of S.A. Act 1907) Rs. 25800/—
- 3. in the shape of cash (u/s 11 of S.A. Act 1907) Rs. —
- 4. adhesion of stamp paper (u/s 11 of S.A. Act 1907) if any Rs. —

II. Transfer Duty:

- 1. in shape of challan Rs. 10360/—
- 2. in the shape of cash Rs. —

III. Registration fees:

- 1. in the shape of challan Rs. 2590/—
- 2. in the shape of cash Rs. —

IV. User Charges

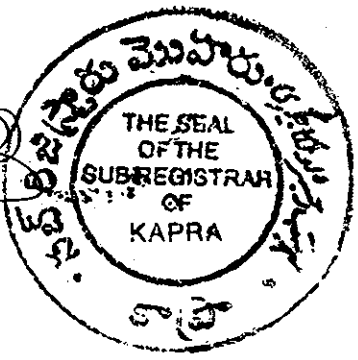
- 1. in the shape of challan Rs. 100/—
- 2. in the shape of cash Rs. —

Total Rs. 38950/—

[Handwritten signature]
SUB REGISTRAR
KAPRA

2వ పుస్తకము 200 రి సం./ కా.న. 1020 వ
పు.....2266.....నెంబరుగా రిజిస్టరు చేయబడి
స్టాంప్ నిమిత్తం కుర్చింపు నెంబరు/526 —
2266...../200 రి .గా యివ్వబడ్డనది
200 రి సం.....2266.....నెం.....రి.....వ కేది

[Handwritten signature]
నల్-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 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 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/ Annexure / 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-deluxe apartment bearing flat no. 414 on fourth floor, in block no. 'E' having a super built-up area of 750 Sft. together with undivided share in the scheduled land to the extent of 46.13 sq. yds. and a reserved parking space for two wheeler bearing no. 59 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 agreements dated 20.10.2005
- 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. 5,18,000/- (Rupees Five Lakhs Eighteen Thousand Only) and the Buyer has agreed to purchase the same.

For MODI VENTURES


Partner

1వ పుస్తకము 2009.....వ సం పు. 22/6/14 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 14

ఈ కాగితపు వరుస సంఖ్య..... 3

శుభ-రిజిస్ట్రారు



- 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 semi-deluxe apartment bearing flat no. 414 on fourth floor in block no. 'E', having a super built-up area of 750 Sft. in building known as Gulmohar Gardens together with
 - a. Undivided share in scheduled land to the extent of 46.13 sq. yds.
 - b. A reserved two wheeler parking space bearing no. 59 admeasuring about 15 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 favor of the Buyer for a total consideration of Rs. 5,18,000/- (Rupees Five Lakhs Eighteen Thousand Only) by the way of cheque no. 834587, dated 31/07/2008, drawn on HDFC Bank, Lakdikapul Branch, Hyderabad issued by LIC Housing Finance Ltd and the Vendor hereby admits and acknowledges 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 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



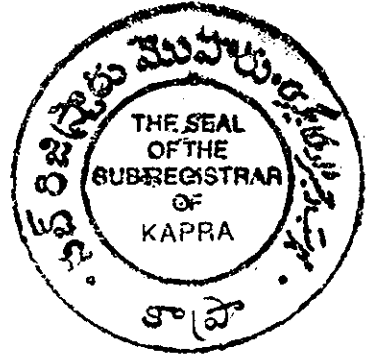
Partner

1వ పుస్తకము 2000.....వ సం పు 2266 దస్తావేజులు

మొత్తము గాగితముల సంఖ్య.....14.....

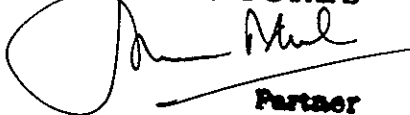
ఈ గాగితపు వరుస సంఖ్య.....9.....

~~సబ్-రిజిస్ట్రారు~~



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 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.

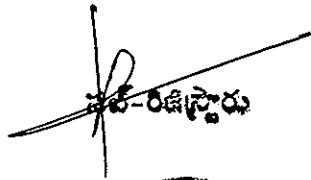
For MODI VENTURES


Partner

1వ పుస్తకము 200౫.....వ సం పు 2266

మొత్తము కాగితముల సంఖ్య..... 11

ఈ కాగితపు వరుస సంఖ్య..... 5


చే-రిజిస్ట్రారు



- 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 avoidable 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. 38,850/- is paid by way of challan no. 752576, dated 07-08-08, drawn on SBH, Kushaiguda Branch, Hyderabad and VAT paid an amount of Rs. 5180 /- by way of Payorder No. 142455, dated 05-8-08, drawn on HDFC, S.D ROAD Branch, Sec Bad.

For MODI VENTURES

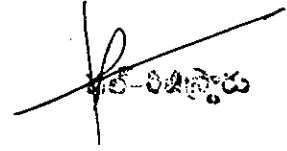


Partner

1వ పుస్తకము 2009.....వ సం పుస్తకము.....

మొత్తము కాగితముల సంఖ్య.....¹⁴.....

ఈ కాగితపు వయన సంఖ్య.....₆.....


కొత్త-విజయవరం



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 semi-deluxe apartment no. 414 on the fourth floor in block no. 'E', admeasuring 750 sft. of super built up area together with proportionate undivided share of land to the extent of 46.13 sq. yds. and a reserved parking space for two wheeler on the stilt floor bearing no. 59, 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 | Flat No. 415 |
| South By | Flat No. 413 |
| East By | 6' wide corridor |
| West By | Open to sky |

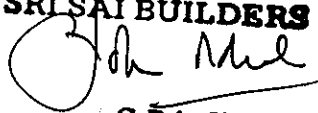
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:


WITNESS:

1. 
2. 

For MODI VENTURES

Partner
VENDOR

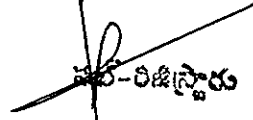
For SRI SAI BUILDERS

G.P.A. Holder
FIRM

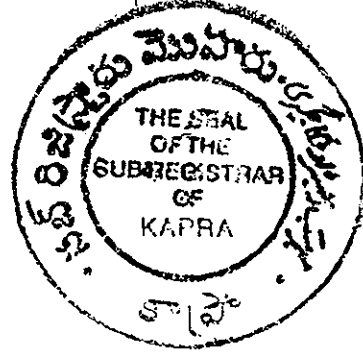

VENDEE

1వ పుస్తకము 200కి.....వ సం పు. 2266 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 14

ఈ కాగితపు వరుస సంఖ్య..... 7

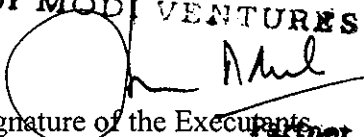

శా. రిజిస్ట్రారు



ANNEXTURE-1-A

1. Description of the Building : Semi-deluxe flat bearing no. 414 on the fourth floor, in block 'E' 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 : 46.13 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 : 750 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. 5,18,000/-


Date: 08.08.2008

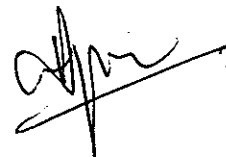
For MODI VENTURES

Signature of the Executant
Partner

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.

Date: 08.08.2008

For MODI VENTURES

Signature of the Executant
Partner



1వ పుస్తకము 2000కి.....వ సం పు 2006 వస్తావారు

మొత్తము కాగితముల సంఖ్య.....14.....

ఈ కాగితపు వరుస సంఖ్య.....8.....

సహ-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

FLAT NO. 414 IN BLOCK NO. 'E'

ON FOURTH 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 REPRESENTED BY ITS PARTNER

SRI SOHAM MODI SON OF SRI SATISH MODI

BUYER: MR. AJAY MOHAN KAPOOR, SON OF MR. M. M. KAPOOR

REFERENCE:
AREA: 46.13

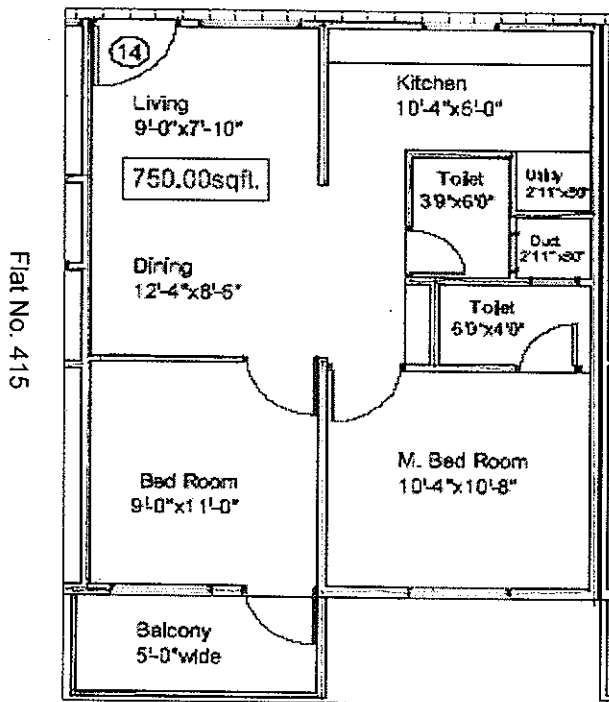
SCALE:
SQ. YDS. OR

INCL: 
SQ. MTRS.

EXCL: 

Total Built-up Area = 750 sft.
Out of U/S of Land = Ac. 4-00 Gts.

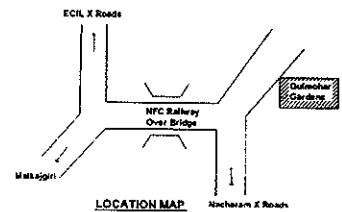
6' wide corridor



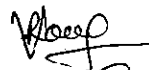

Open to sky



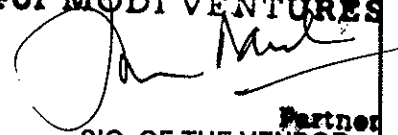
Flat No. 413

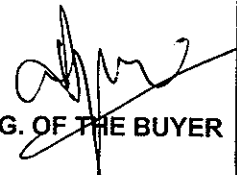


WITNESSES:

- 
- 

For MODI VENTURES

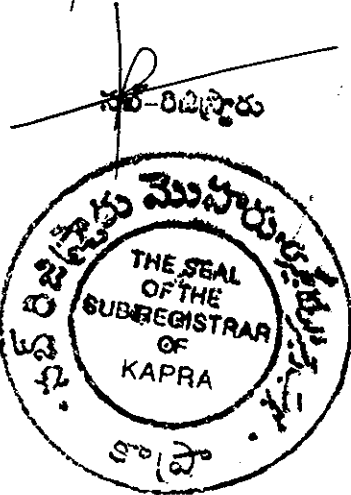

Partner
SIG. OF THE VENDOR


SIG. OF THE BUYER

1వ పుస్తకము 200డి.....వ సం పు. 2266.....

మొత్తము కాగితముల సంఖ్య..... 14.....

ఈ కాగితపు వరుస సంఖ్య..... 9.....



**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 |
|--------|------------------------------------------|----------------------------------------------|----------------------------------------------------------------------|
|--------|------------------------------------------|----------------------------------------------|----------------------------------------------------------------------|



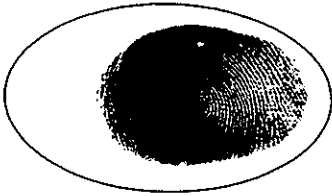
VENDOR CUM FIRM :

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. AJAY MOHAN KAPOOR
S/O. MR. M. M. KAPOOR
R/O. 1-9-365
ADIKMET
HYDERABAD.

SIGNATURE OF WITNESSES:

- 1.
- 2.

For MODI VENTURES


Partner

SIGNATURE OF EXECUTANTS

1వ పుస్తకము 2000.....వ సం పు.....వస్తావేటలు

మొత్తము కాగితముల సంఖ్య.....14.....

ఈ కాగితపు పరుస సంఖ్య.....10.....






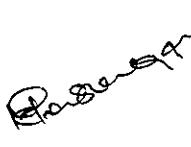

నల్ల-రిజిస్ట్రారు



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

C.S.No./Year: 002336/2008 of SRO: 1526(KAPRA)

08/08/2008 13:29:25

| SINo. | Thumb Impression | Photo | Name and Address of the Party | PartySignature |
|-------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1 |  |  | (CL) AJAY MOHAN KAPOOR 1-9- 365,ADIKMET,HYD |  |
| 2 | Manual Enclosure | Manual Enclosure | (EX) M/S MODI VENTURES REP BY MNG.PRTNR : SOHAM MODI OFF:5-4-187/3&4, SOHAM MANSION, M.G.ROADSECBAD | |
| 3 | Manual Enclosure | Manual Enclosure | (EX) M/S SRI SAI BUILDERS REP BY:SOHAM MODI OFF:5-4-187/3&4, SOHAM MANSION, M.G.ROADSECBAD | |
| 4 |  |  | (EX) K.PRABHAKAR REDDY(GPA FOR PRESENTING DOC.) |  |

Witness
Signatures

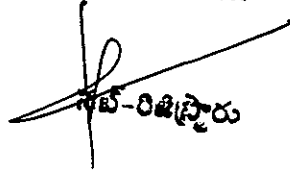
 
Operator
Signature

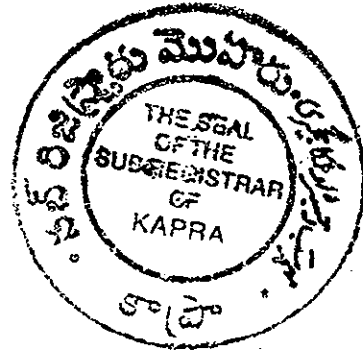

Subregistrar
Signature

1వ వుస్తకము 2000.....వ సం పు 2266.....వెళ్ళవేళలు

మొత్తము కాగితముల సంఖ్య.....14.....

ఈ కాగితపు వరుస సంఖ్య.....1.....


సబ్-రిజిస్ట్రారు



**ANDHRA PRADESH TRANSPORT DEPARTMENT
CERTIFICATE OF REGISTRATION**

Registration No. AP09A 76477
 Regd. Owner **AJAY MOHAN KAPOOR**
 S/DN/R/G of **MAN MOHAN LAL KAPOOR**
 Address **1-9-365
 ADILKOT
 VIDYANAGAR
 HYDERABAD**
 Class of Vehicle **MOTOR CYCLE**
 Type of Fuel **COLO.**
 Month & Year of Iss. **02/2004**
 Class No **DDFBKK82856**
 Engine No **DDMBKK37262**
 Fuel **PETROL**



ANDHRA PRADESH TRANSPORT DEPARTMENT

AJAY MOHAN KAPOOR
MANMOHAN LAL KAPOOR

20/06/1970

Registration Account Number
AYBPK4949H

Signature

| | |
|-------------------|------------------|
| Address: | విద్యనగరం |
| 1-9-365 | 1-9-365 |
| VIDYANAGAR | విద్యనగరం |
| VIDYANAGAR | విద్యనగరం |
| VIDYANAGAR | విద్యనగరం |

Electoral Registration Officer
మొదటి విద్యనగరం నియోజకవర్గం
MUSHEERABAD Assembly Constituency

మొదటి విద్యనగరం నియోజకవర్గం
Place: VIDYANAGAR
 పోస్టు: విద్యనగరం

Date / తేదీ : 23-04-2003

This card may be used as an identity card
 under different Government schemes
 ఈ కార్డును వివిధ ప్రభుత్వ పథకాలలో
 గుర్తింపు కొరకు ఉపయోగించవచ్చు

201 / 787

| | |
|--------------------------|------------------------|
| Cubic Capacity | 111.6 |
| Maker's Classification | CALIBER 115 |
| Wheel Base | 1245 |
| Seating Capacity | 2 |
| Unladen Weight | 118 |
| Color | ASH BLACK |
| Hire-Purchase | BAJAJ AUTO FINANCE LTD |
| No. of current transfers | 1 |
| Regn. Valid Upto | 02/03/2019 |
| Tax | Rs.3410(Life Time) |
| Date of Registration | 03/03/2004 |

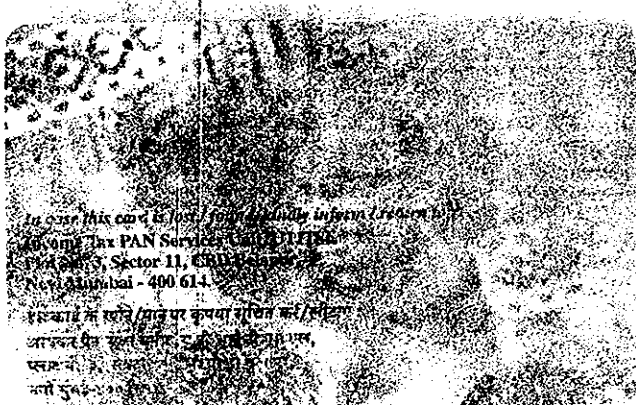
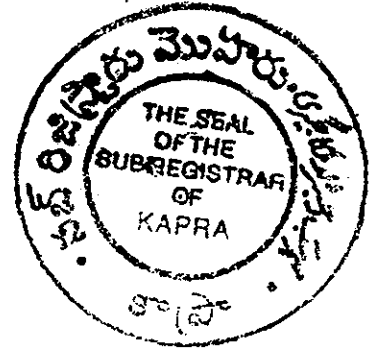
Signature of the Owner



1వ సభ్యుని పేరు.....వ సం పు 2766.....వేలలు
RTA-HYDERABAD-290

మొత్తము కాగితముల సంఖ్య..... 14

ఈ కాగితపు వదుల సంఖ్య..... 12

[Handwritten Signature]
సబ్-రిజిస్ట్రారు



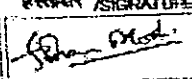
| | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|  Election Commission Of India భారత ఎన్నికల సంఘము గుంటూరు | |
| CTRI604479 | |
| IDENTITY CARD | |
|  | |
| Elector's Name : Ajay Mohan Kapoor | |
| తండ్రి పేరు : | అయ్య మోహన్ కపూర్ |
| Father's Name : Manmohan Lal Kapoor | |
| తల్లి పేరు: | మన్మోహన్ లాల్ కపూర్ |
| Sex : M | Age as on 1-1-2003 |
| సంఖ్య : 32 | 1-1-2003 వాళ్లి వయసు |

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6725H

चरित्र नाम / NAME
SOHANI SATISH MODI

पिता के चरित्र नाम / FATHER'S NAME
SATISH MANLAL MODI

उद्भव तिथि / DATE OF BIRTH
18-10-1969

चरित्र / SIGNATURE


प्रमुख आयकर अधिकारी / Chief Commissioner of Income-tax, Andhra Pradesh

ANDHRA PRADESH
 DRIVING LICENCE
OLDAPG11193622002

PRABHAKAR REDDY K
K PABAN REDDY
2-3-64/10226
JATSIKOTI GARDEN
AMBURPET
HYDERABAD

20072002 DUPLICATE

Licencing Authority
 STA-HYDERABAD-2

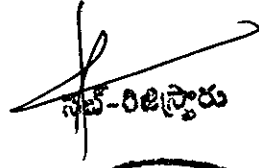
For MODI VENTURES

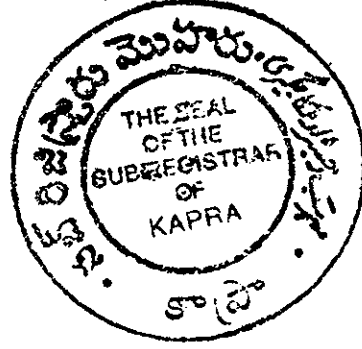

 Partner

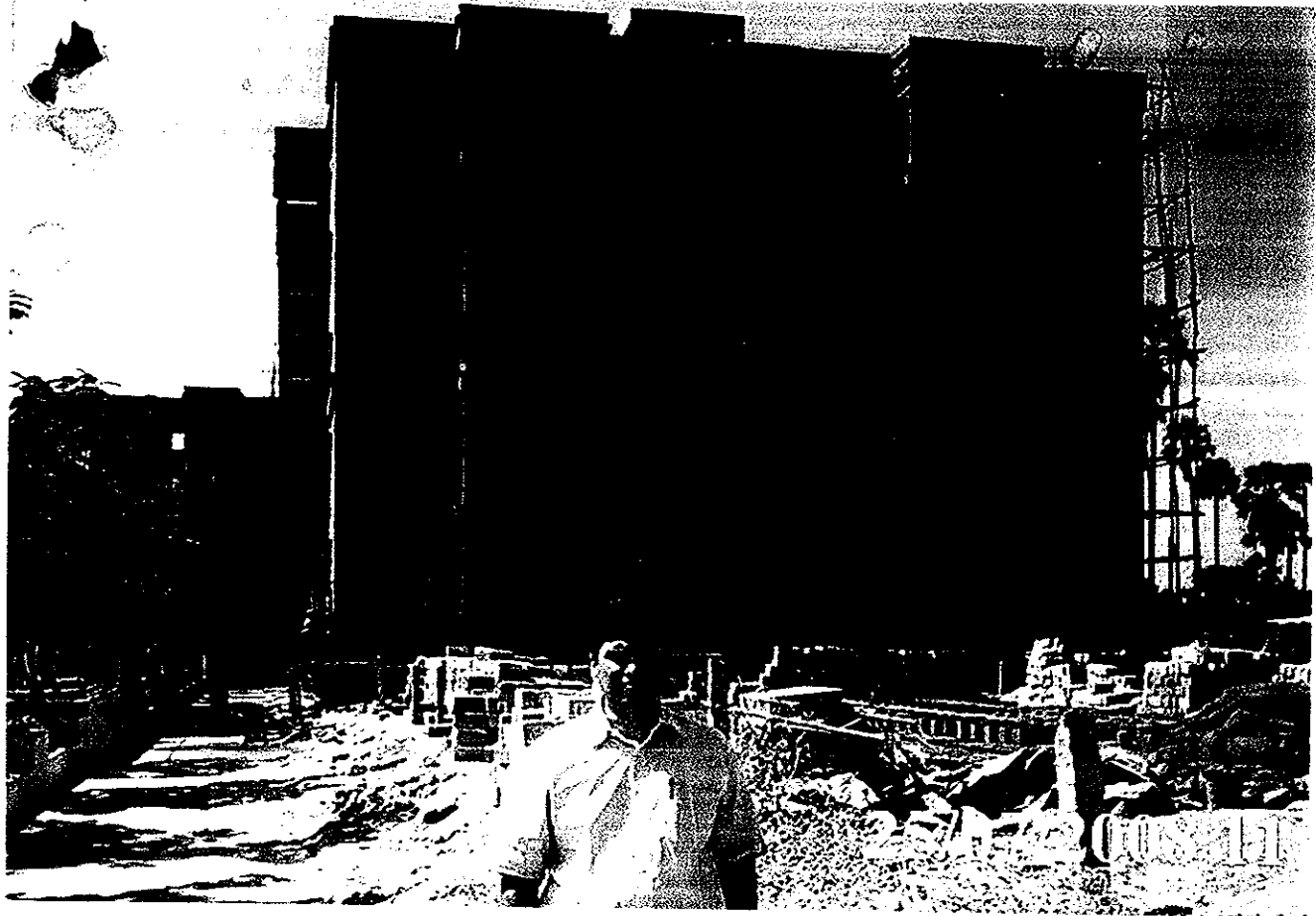
1వ పుస్తకము 2009.....వ సం పు 2266 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 14

ఈ కాగితపు వరుస సంఖ్య..... 13


సబ్-రిజిస్ట్రారు





1వ పుస్తకము 200 శ్రీ.....వ సం పు.....²²⁶⁶.....దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....¹⁴.....

ఈ కాగితపు వరుస సంఖ్య.....¹⁴.....

~~సబ్-రిజిస్ట్రారు~~

