

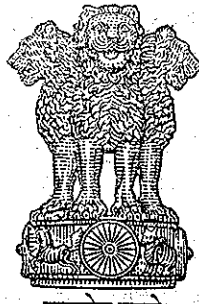
2-502

C.S No. 20377 DOCT No. 200

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE HUNDRED RUPEES

भारत INDIA INDIA NON JUDICIAL



ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

D 507822

73609 15/12/2006 100/-
Name... CH. Ramesh
S/o. P...
For... Modi Ventures

K. SRINIVAS
S.V.L. No. 26/98, R.No. 39/20
City Civil Court,
SECUNDERABAD

SALE DEED

This Sale Deed is made and executed on this the 23 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 Modi, Son of 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.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

1. MR. K. SUDHAKAR BABU, SON OF MR. K. SAMBA MURTHY, aged about 32 years, residing at 175D, Vengalrao Nagar, S. R. Nagar, Hyderabad - 500 038, ereinafter 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 For Sri Sai Builders
[Signature] *[Signature]*
Partner G.P.A. Holder

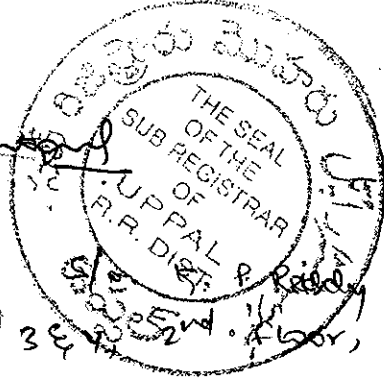
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 పుచ్చము. పుచ్చము. పుచ్చము

200...వ.సం|| దీనిని...నెల...వ తేది
 192...వ.శా.శ...మాసము...వ తేది
 పగలు...మరియు...గంటల మధ్య
 ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

సబ్-రిజిస్ట్రారు

శ్రీ...K. Rajalaxmi Reddy
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను
 అనుసరించి సమర్పించవలసిన పోట్ గ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి
 రుసుము రూ||...4966) చెల్లించినారు



Receipt No. 168159 Di. 23/11/1955
 SBH, Habsiguda Branch, Sec'bad

సాని యిచ్చినట్లు ఒప్పు కొన్నది.
 ఎడమ బ్రౌణవ్రేలు



రూపించినది.
 K. Satyanarayana

శ్రీ...K. Rajalaxmi Reddy
 5-4-187 | 35
 Mr. G. Road, Sec'bad, through attested GFA
 for Presentation of documents, vide doc. no.
 120/1855 | 06 at Seco, Uppal.

K. SATYANARAYAN S/o. K. N. Acharya
 1-8-185, Chitabradepally, Hyd 120.

J. Pradeep Kumar S/o. J. Dharmayudu - Employee
 R/o. 1-10-263, New Bomerepally, Sec'bad.

200...వ.సం|| దీనిని...నెల...వ తేది
 192...వ.శా.శ...మాసము...వ తేది

సబ్-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

For Sri Sai Builders


G.P.A. Holder

1వ పుస్తకము 20340/2011
 దస్తావేజాల మొత్తం కాగితముల
 సంఖ్య... 12... ఈ కాగితపు వరుస
 సంఖ్య... 2

సబ్-రిజిస్ట్రార్

Endorsement Under Section 42 of Act 11 of 1907
 No. 20340 of 2006 Date 23/12/06

I hereby certify that the proper deficit
 stamp duty of Rs. 69340 Rupees sixty nine thousand
 three hundred and thirty four Rupees only
 has been levied in respect of this instrument
 from Sri. K. Aravindhan Reddy
 on the basis of the agreed Market Value
 consideration of Rs. 9,92,000/- being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal

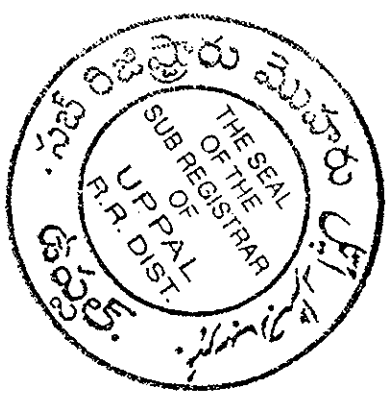
Sub Registrar
 and Collector U.S. 41 & 4
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 71720/- towards Stamp Duty
 including Transfer duty and Rs. 49.60
 towards Registration Fee was paid by the party
 through Challan Receipt Number 108158
 Dated 23/12/06 at SBH Habsiguda Branch Secbad

S.B.H. Habsiguda
 A/c No. 01000507

NOTE: Construction Agreement filed
 along with this sale deed for
 Rs. 245000/- and Stamp duty
 Paid Rs. 24501/- Dt. 22/12/06.



SUB REGISTRAR

- 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 FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished, semi-deluxe apartment bearing flat no. 502 on fifth floor in block no. 'E', having a super built-up area of 975 sft in building known as Gulmohar Gardens together with
 - a. undivided share in scheduled land to the extent of 59.96 sq. yds.
 - b. a reserved two wheeler parking space bearing no. 62 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 favour of the Buyer for a total consideration of Rs. 9,92,000/- (Rupees Nine Lakhs Ninety Two Thousand Only) The total consideration is towards:
 - a. Sale of undivided share of land is Rs. 5,19,050/-.
 - b. Cost of construction, parking and amenities etc is Rs. 4,72,950/-.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 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.

For MODI VENTURES



Partner

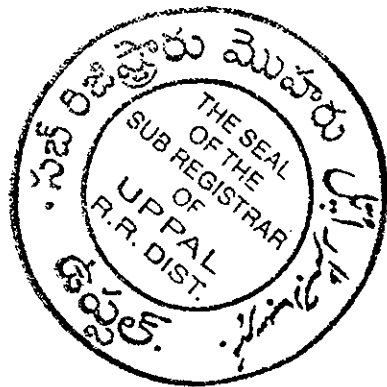
For Sri Sai Builders



G.P.A. Holder

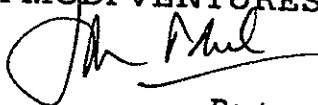
1 వ పుస్తకము...
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...1.2...ఈ కాగితపు వరుస
సంఖ్య...4.....

సబ్-రిజిస్ట్రార్



5. Henceforth the Vendor shall not have any right, title or interest in the scheduled apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Apartment unto and in favour of the Buyer in the concerned departments.
7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
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.

For MODI VENTURES



Partner

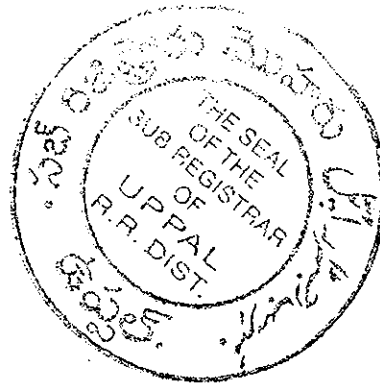
For Sri Sai Builders



G.P.A. Holder

2020/06
జాబ్ మొత్తం కాగితముల
సంఖ్య...12...ఈ కాగితపు పనుల
సంఖ్య...5...

పబ్-రిజిస్ట్రార్



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 OF APARTMENT

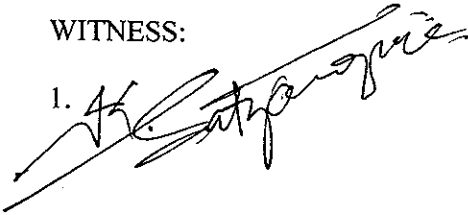
All that portion forming apartment no. 502 on the fifth floor in block no. 'E', admeasuring 975 sft. of super built up area together with proportionate undivided share of land to the extent of 59.96 sq. yds. and reserved parking space for two wheeler bearing no. 62 admeasuring about 15 sft., in residential 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	Open to sky
South By	6' wide corridor & Open to sky
East By	Open to sky
West By	6' wide corridor

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


VENDOR Partner

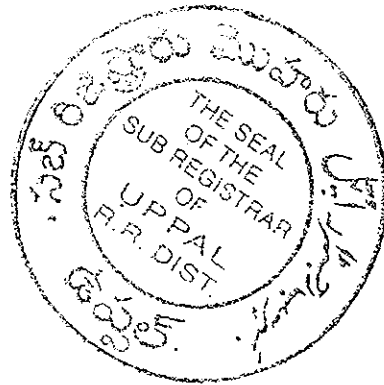
For Sri Sai Builders


G.P.A. Holder

K. Sudakar Babu
VENDEE

ప్రతి 2020/సంఖ్య
సబ్-రెజిస్ట్రార్ కార్యాలయం
సంఖ్య. 12 ఈ కార్యాలయ వరుస
సంఖ్య

సబ్-రెజిస్ట్రార్



ANNEXTURE-1-A

1. Description of the Building : Semi-finished, semi-deluxe flat bearing no. 502 on the fifth 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
2. Age of the Building : New
3. Total Extent of Site : 59.96 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 :
- (g) In the Fifth Floor : 975 sft.
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 9,92,000/-

Date: 23.12.06

For MODI VENTURES

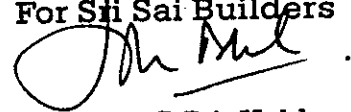


Signature of the Executants **Partner**

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.


For Sri Sai Builders



G.P.A. Holder

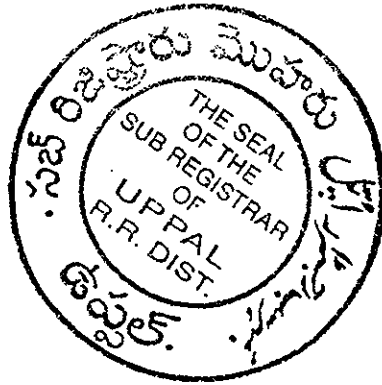
Date: 23.12.06

Signature of the Executants

K. Suddakar 

1. వ పుస్తకము 2000/15/సం||
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య 1. ఈ కాగితపు వరుస
సంఖ్య 8

సబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

SEMI-FINISHED FLAT NO.502 IN BLOCK NO. 'E'

ON THE FIFTH 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. K. SUDHAKAR BABU, SON OF MR. K. SAMBA MURTHY

REFERENCE:

AREA: 59.96

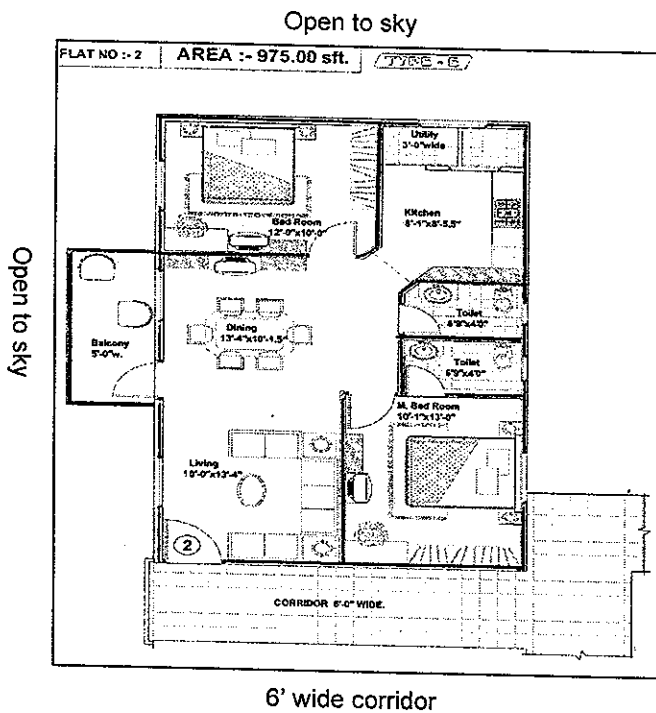
SCALE: SQ. YDS. OR

INCL: SQ. MTRS.

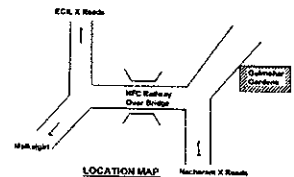
EXCL:

Total Built-up Area = 975 sft.

Out of U/S of Land = Ac. 4-00 Gts.



6' wide corridor Open to sky



6' wide corridor

WITNESSES:

1.

2.

For Sri Sai Builders

[Signature]
G.P.A. Holder

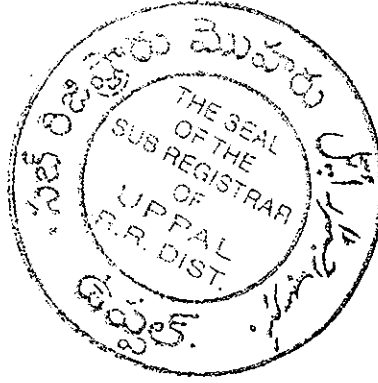
For MODI VENTURES

[Signature]
Partner
SIG. OF THE VENDOR

[Signature]
SIG. OF THE BUYER

సంఖ్య 20340/సంఖ్య
మొదటి మొత్తం కాగితము
సంఖ్య 12 ఈ కారితపు వరుస
సంఖ్య 9

పబ్-రిజిస్ట్రార్



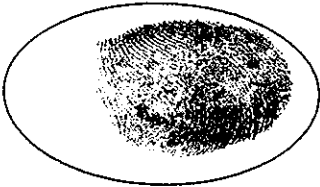
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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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. K. SUDHAKAR BABU
S/O. MR. K. SAMBA MURTHY
R/O. 175D, VENGALRAO NAGAR
S. R. NAGAR
HYDERABAD - 500 038.

SIGNATURE OF WITNESSES:

1.

2.

For Sri Sai Builders


G.P.A. Holder

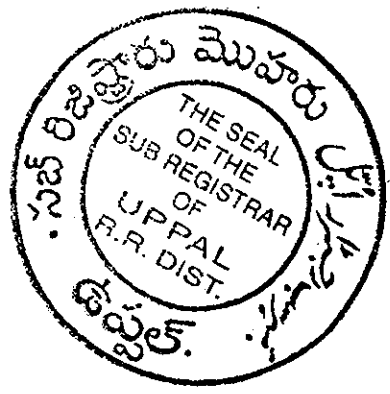
For MODI VENTURES

Partner

SIGNATURE OF EXECUTANTS

1వ పుస్తకము? ఇది గొప్ప సంగతి
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...! ?... ఈ కాగితపు వరుస
సంఖ్య...! 0.....


సబ్-రిజిస్ట్రార్



ANDHRA PRADESH

DRIVING LICENCE

GLDAP64 153822002

PRABHAKAR REDDY K

K PADMA REDDY

2-3-64/18724

JAISHAL GARDEN

AMBERPET

HYDERABAD



20/07/2002 **DUPLICATE**

Licensing Authority,
RTA-HYDERABAD-EZ



ये संघ के अधीन में, यह प्रमाण पत्र जारी करने के लिए एक वर्ष के लिए जारी किया गया है और इसे दो वर्षों में एक बार नवीनीकरण करने की आवश्यकता है।

THESE ARE THE REQUEST AND REASONS IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHO CAN MAY CONSIDER TO ALLOW THE REASONS TO PASS FREELY WITHOUT LET OR HINDRANCE AND TO AFFIRM HIM UNDER EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

यह प्रमाण पत्र केवल के अधिकार से जारी किया गया है
BY ORDER OF THE PRESIDENT OF THE
REPUBLIC OF INDIA

Secretary/Secretary
राष्ट्रीय वाणिज्य, हैदराबाद
Passport Office, Hyderabad.



भारत गणराज्य REPUBLIC OF INDIA



नाम/Type	देश कोड/Country Code	पासपोर्ट नं./Passport No.
IND	IND	B2791005
नाम/Name	पिता/Name of Father	जन्म तिथि/Date of Birth
MODI	SOHAM SATISH MODI	18-10-1969
राष्ट्रियता/Nationality	लिंग/Sex	जन्म स्थान/Place of Birth
INDIAN	male	MUMBAI (ms)
जारी तिथि/Date of Issue	वैधता समाप्ति तिथि/Date of Expiry	
9-10-2000	8-10-2010	

	PERMANENT ACCOUNT NUMBER
ABMPM6725H	
पिता का नाम/FATHER'S NAME	
SOHAM SATISH MODI	
जन्म तिथि/DATE OF BIRTH	
18-10-1969	

Chief Commissioner of Income-tax, Andhra Pradesh

For MODI VENTURES

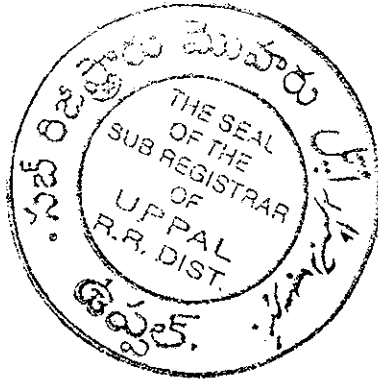
Prashant Modi
Partner

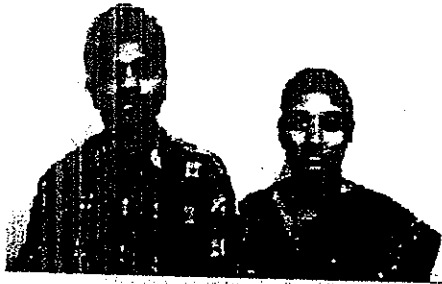
For G.P.A. Holders

Prashant Modi
G.P.A. Holder

1 వ పుస్తకముకియెంకొ/సం.నె
రస్తావేజాల మొత్తం కాగితము
సంఖ్య.1.2...ఈ కాగితపు వరుస
సంఖ్య.....1.1.....

సబ్-రిజిస్ట్రార్





Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Suneetha	Wife	05/07/82	24
3	Ruchitha	Daughter	04/08/03	3



[Handwritten Signature]

K. Sudhakar
[Handwritten Signature]

06/03/2018 **DPL Incharge**

HOUSEHOLD CARD

Card No : PAPI6775700423
F.P Shop No : 757
పేరు : కుర్రా. సుధాకర్ బాబు
Name of Head of Household : Kurra. Sudhakara Babu
తండ్రి/భర్త పేరు : సాంబ మూర్తి
Father/ Husband name : Samba Murthy
పుట్టిన తేదీ/Date of Birth : 23/07/1973
వయస్సు/Age : 33
వృత్తి /Occupation : Employee-Private
ఇంటి.నెం./House No. : 8-3-191/443
వీధి /Street : VENGALRAO NAGAR
Colony : VENGALRAO NAGAR
Ward : వార్డ్ 8
Circle : వార్డ్ 8
Circle VII
జిల్లా /District : హైదరాబాదు / Hyderabad
Annual Income (Rs.) : 180,000
LPG Consumer No. (1) : 22542/(Double)
LPG Dealer Name (1) : Sama Enterprises,BPC
LPG Consumer No. (2) : /
LPG Dealer Name (2) : /



1 వ పుస్తకము...2020/సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...12...ఈ కాగితపు వరుస
సంఖ్య...12.....

సబ్-రిజిస్ట్రార్

