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2348/08

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ACK-2626

SCANNED



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 362003

Date : 28-07-2008 Serial No : 30,678 Denomination : 100

Purchased By :

D. RAMESH
S/O D. SENKARAM
HYD.

For Whom :

MODI VENTURES

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

782/08

SALE DEED

This Sale Deed is made and executed on this the 21 day of August 2008 at Secunderabad by:

M/S. MODI VENTURES, a registered partnership firm having its office at 5-4-187/3&4, II 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

1. MR. V. VENKATA SUBRAHAMANYA DEEKSHITULU, SON OF MR. V. GOPALA KRISHNA MURTY, aged about 61 years,
2. MR. V. VENKATA RAMA KRISHNA, SON OF MR. V. VENKATA SUBRAHAMANYA DEEKSHITULU, aged about 32 years, both are residing at 102, Suchitra Residency, Ramakrishna Nagar, Bagh Amberpet, Hyderabad - 13, hereinafter referred to as the "Buyer" (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

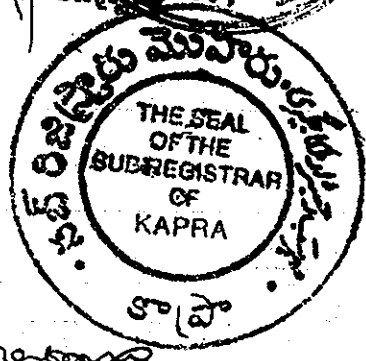
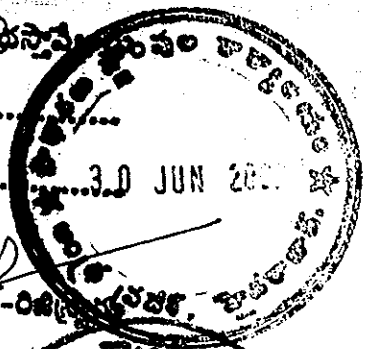
For MODI VENTURES

Partner

1వ పుస్తకము 200డి.....వ సం పు.....234

మొత్తము కాగితముల సంఖ్య.....17

ఈ కాగితపు వరుస సంఖ్య.....1



Handwritten signature

Handwritten signature

శుభ్ర వసం... 21...వ తేది
1930 శా.స. చంద్రావతిమాసము... 30...వ తేది
పగలు..... గంటల
చుట్ట కా...
K. Prabhakar Reddy
అనునది సమర్పించిన వారి పోలీస్ స్టాంపులు
మరియు వేలిచిహ్నం నహా దాఖలుచేసి
దుసంఖ్య... 4665...లు చెల్లించినారు

సాసి ఇచ్చినట్లు ఒప్పుకొన్నది
ఎడమ బొటన ప్రేలు



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
(O). 5-4-167/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
Secunderabad-03, through attested CPA/SPA for presentation
of documents, Vide CPA/SPA No. 1201/06
dated 27.4.06 registered at SRO, Uppal
Ranga Reddy District.

కాపించినది

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Reddy
Venkat Ramana Rao & Co. Nayana Rao & Co. Service
P/o. 11-187/2, Road No. 2, Hyd.
Green Hills colony, Secroringar, Hyderabad

Handwritten signature

T. Pradeep P/o. T. Dharmaraj & Co. Service
P/o. 1-10-263, New Binnerpally, Secunderabad

2008 వ సం... 21...వ తేది
1930 శా.స. చంద్రావతిమాసము... 30...వ తేది

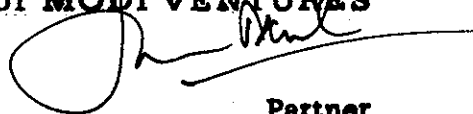
WHEREAS:

- 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 ర్పి.....వ సం పు 236 ర్పి దస్తావేజాలు

మొత్తము కాగితముల సంఖ్య.....17.....

MARKET VALUE Rs:

933000/ —

ఈ కాగితపు వరుస సంఖ్య.....2.....

[Signature]
సబ్-రిజిస్ట్రారు

ENDORSEMENT

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

By Challan No. 752968 Dt. 21/8/08

I. Stamp Duty:

- 1. in the shape of stamp papers Rs. 100/ —
- 2. in the shape of challan (u/s. 41 of the Act of 1957) Rs. 46550/ —
- 3. in the shape of cash (u/s. 41 of the Act of 1957) Rs. —
- 4. adjustment of the stamp duty u/s. 38 of the Act of 1957, if any Rs. —

II. Transfer Duty:

- 1. in shape of challan Rs. 18660/ —
- 2. in the shape of cash Rs. —

III. Registration Fees:

- 1. in the shape of challan Rs. 4665/ —
- 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. 70075/ —

[Signature]
SUB REGISTRAR
KAPRA

1వ పుస్తకము 200 ర్పి సం./ కా.న. 1957 వ
పు 236 ర్పి...సంబంధంగా రిజిస్ట్రారు చేయబడి
స్టాంపు విమర్శన గుర్తింపు సంఖ్య 152-6 —
పు 236 ర్పి.../200 ర్పి గా యివ్వబడ్డెనది
200 ర్పి సం...విమర్శన...సంఖ్య...21.....వ తేదీ

[Signature]
సబ్-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. 505 on fifth floor, in block no. 'E' 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. 65 & 37 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
- 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. 9,33,000/- (Rupees Nine Lakhs Thirty Three Thousand Only) and the Buyer has agreed to purchase the same.

For MODI VENTURES

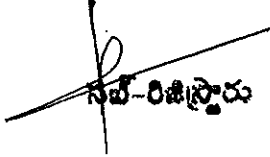


Partner

15 వార్షికము నివేదిక..... సం. 2348.....

మొత్తము కాగితముల సంఖ్య..... 17.....

ఈ కాగితపు పుస్తక సంఖ్య..... 3.....


నవ-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. 505 on fifth floor in block no. 'E', having a super built-up area of 1300 Sft. in building known as Gulmohar Gardens together with
 - a. Undivided share in scheduled land to the extent of 79.95 sq. yds.
 - b. A reserved two wheeler parking space bearing no. 65 admeasuring about 15 sft.
 - c. A reserved car parking space bearing no. 37 admeasuring about 100 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. 9,33,000/- (Rupees Nine Lakhs Thirty Three Thousand Only) 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 ప్రస్తావనా వివరించిన సుప్రసిద్ధి చెందిన వ్యక్తులు

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....4.....


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

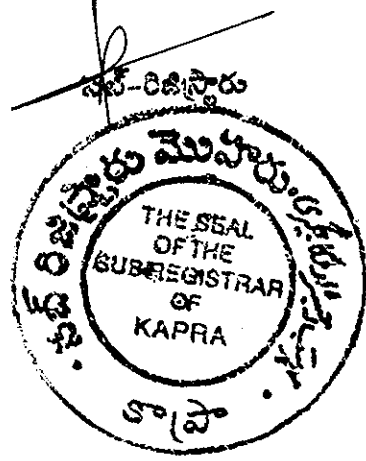


Partner

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

మొత్తము కాగితముల సంఖ్య..... 17

ఈ కాగితపు వదుల సంఖ్య..... 5



- 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. 69,925/- is paid by way of challan no. 752968, dated 21.08.08, drawn on SBH, Kusaiguda Branch, Hyderabad and VAT paid an amount of Rs. 9,330/- by way of Payorder No. 142705, dated 14.8.08, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

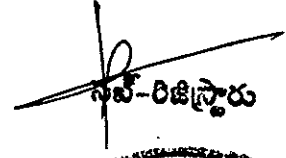
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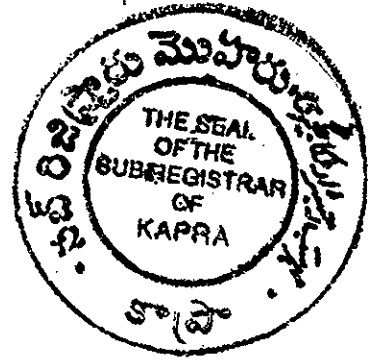

Partner

1వ పుస్తకము నిమిత్తము.....వ సం పు 2348 రి. చట్టవేజులు

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వచన సంఖ్య.....6.....


సబ్-రిజిస్ట్రారు



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. 505 on the fifth floor in block no. 'E', admeasuring 1300 sft. of super built up area together with proportionate undivided share of land to the extent of 79.95 sq. yds. and a reserved parking space for two wheeler and car on the stilt floor bearing nos. 65 & 37, admeasuring about 15 and 100 sft. respectively., 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. 504
South By	Flat No. 506
East By	Open to sky
West By	Open to sky & 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:

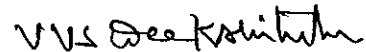
1. 
2. 

For **MODI VENTURES**


Partner
VENDOR

For **SRI SAI BUILDERS**


G.P.A. Holder
FIRM

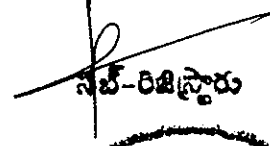


V.V. Reddy
VENDEE

1వ పుస్తకము నిండ్రి.....వ సం పు.....దిదస్తావేలు

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....7.....


నల్-రిజిస్ట్రారు



ANNEXTURE-1-A

1. Description of the Building : Semi-deluxe flat bearing no. 505 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 (semi-finished)
2. Age of the Building : New
3. 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 :
- (e) In the Third Floor :
- (f) In the Fourth Floor :
- (g) In the Fifth Floor : 1300 sft.
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 9,33,000/-

Date: 21.08.2008

For MODI VENTURES



Partner

Signature of the Executants

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: 21.08.2008

For MODI VENTURES



Partner

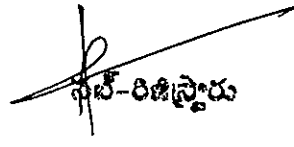
Signature of the Executants

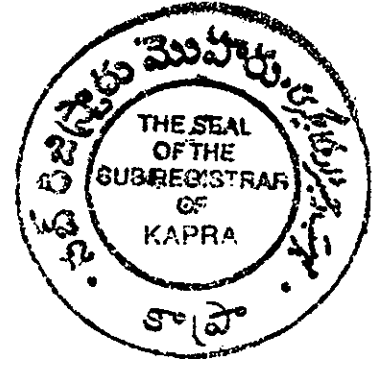
V.V. Reddy
VVS Reddy

1వ పుస్తకము పేరికి.....వ సం పుస్తకము పేజీలు

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు పరుస సంఖ్య.....8.....


సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

FLAT NO. 505 IN BLOCK NO. 'E'

ON FIFTH 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 & SRI SAI BUILDERS BOTH REPRESENTED BY

SRI SOHAM MODI SON OF SRI SATISH MODI

BUYER:

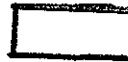
1. MR. V. VENKATA SUBRAH MANYA DEEKSHITULU, SON OF MR. V. GOPALA KRISHNA MURTY
2. MR. V. VENKATA RAMA KRISHNA, SON OF MR. V. VENKATA SUBRAH MANYA DEEKSHITULU

REFERENCE:

AREA: 79.95

SCALE:
SQ. YDS. OR

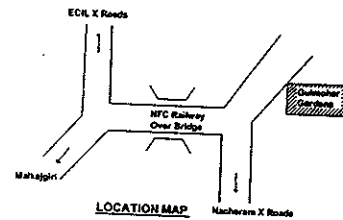
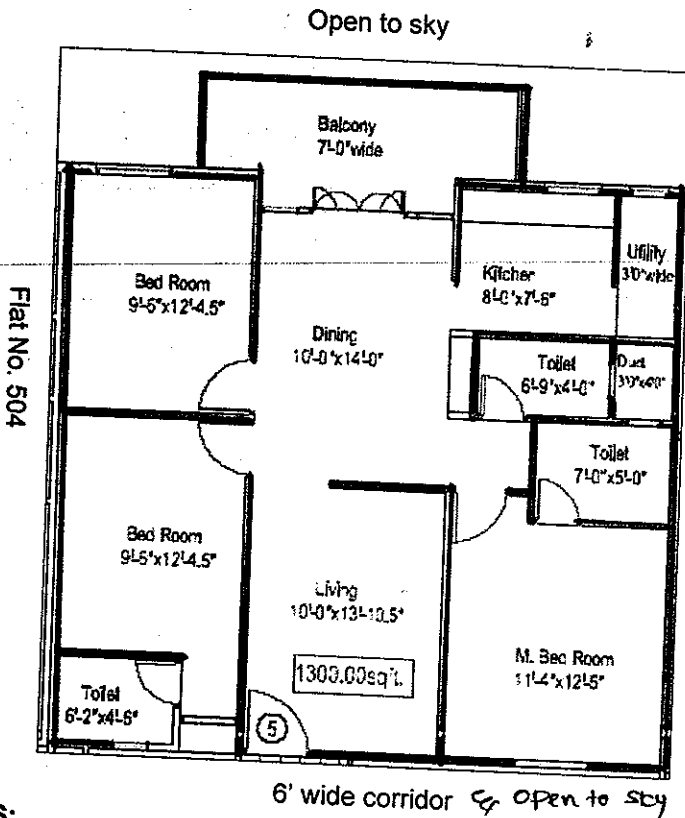
INCL:
SQ. MTRS.



EXCL:



Total Built-up Area = 1300 sft.
Out of U/S of Land = Ac. 4-00 Gts.



FOR MODI VENTURES

[Handwritten Signature]

Partner

SIG. OF THE VENDOR

[Handwritten Signature]


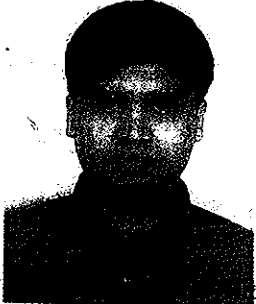
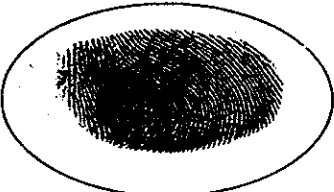



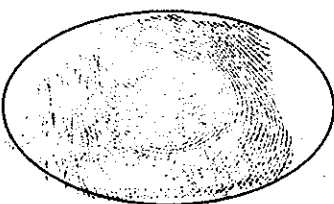
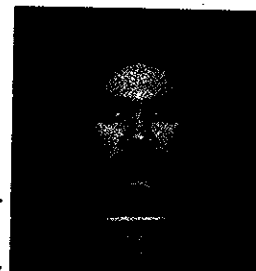
[Handwritten Signature]

SIG. OF THE BUYER

TNESSES:

[Handwritten Signatures]

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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDOR CUM FIRM :</u> 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
			<u>GPA FOR PRESENTING DOCUMENTS:</u> 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.
			<u>BUYER:</u> 1. MR. V. VENKATA SUBRAHMANYA DEEKSHITULU S/O. MR. V. GOPALA KRISHNA MURTY R/O. 102, SUCHITRA RESIDENCY RAMAKRISHNA NAGAR BAGH AMBERPET HYDERABAD - 13.
			2. <u>BUYER :-</u> 2. MR. VEMPATI VENKATA RAMA KRISHNA S/O. V. VENKATA SUBRAHMANYA DEEKSHITULU R/O. 102, SUCHITRA RESIDENCY RAMAKRISHNA NAGAR BAGH AMBERPET HYDERABAD - 13.

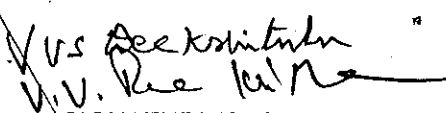
SIGNATURE OF WITNESSES:

- 
- 

For MODI VENTURES


 Partner
 SIGNATURE OF EXECUTANTS

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.
 I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative,
 Mr. Vempati Venkata Rama Krishna, as I / We cannot appear personally before the Registering Officer in the Office of
 Sub-Registrar of Assurances, Kapra, Ranga Reddy District.


 SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము 200క్రి.....వ నం పు.224క్రి.దస్తావేజాలు

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....10.....





సబ్-రిజిస్ట్రారు



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

C.S.No./Year: 002423/2008 of SRO: 1526(KAPRA)

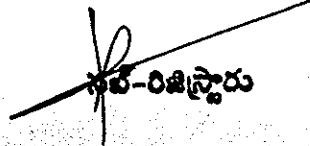
21/08/2008 12:37:48

SINo	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) V.VENKATA SUBRAHAMANYA DEEKSHITULU 102,SUCHITRYA RESIDENCY,RAMAKRISHNA NGRBAGH AMBEERPET,HYD	<i>VVS Deekshitulu</i>
2			(CL) V.VENKATA RAMA KRISHNA 102,SUCHITRYA RESIDENCY,RAMAKRISHNA NGRBAGH AMBEERPET,HYD	<i>V.V. Rama Krishna</i>
3	Manual Enclosure	Manual Enclosure	(EX) M/S MODI VENTURES	
4	Manual Enclosure	Manual Enclosure	(EX) M/S MODI VENTURES	
5	Manual Enclosure	Manual Enclosure	(EX) REP BY SOHAM MODI 5-4-187/3&4,SOHAM MANSIONM.G.ROAD,SECB AD	

1.2 ప్రస్తుతము 2001 ఏ.ప్ర. సం పు. 2348 ది. పట్టణము

మొత్తము కాగితముల సంఖ్య..... 17

ఈ కాగితపు వరుస సంఖ్య..... 11



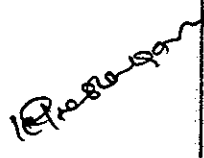

సబ్-రిజిస్ట్రారు



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

C.S.No./Year: 002423/2008 of SRO: 1526(KAPRA)

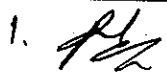

21/08/2008 12:37:48

SINo	Thumb Impression	Photo	Name and Address of the Party	PartySignature
6	Manual Enclosure	Manual Enclosure	(EX) M/S SRI SAI BUILDERS	
7	Manual Enclosure	Manual Enclosure	(EX) M/S SRI SAI BUILDERS	
8	Manual Enclosure	Manual Enclosure	(EX) REP BY SOHAM MODI 5-4-187/3&4,SOHAM MANSIONM.G.ROAD,SECB AD	
9	Manual Enclosure	Manual Enclosure	(EX) M/S MODI VENTURES REP BY : SOHAM MODI 5-4- 187/3&4,SOHAM MANSIONM.G.ROAD,SECB AD	
10		 21.08.2008 12:37:48 SRO: 1526(KAPRA) K. PRABHAKAR REDDY (GPA HOLDER FOR PRESENTING DOC)	(EX) K.PRABHAKAR REDDY(GPA HOLDER FOR PRESENTING DOC) 5-4- 187/3&4,SOHAM MANSIONM.G.ROAD,SECB AD	

Witness
Signatures


Operator
Signature


Sub Registrar
Signature

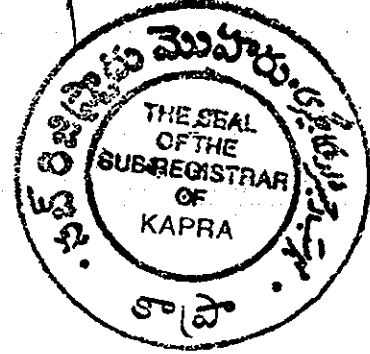
1. 
2. 


1వ పుస్తకము జి.సి.క్రి.....వ సం పు.2348 ద్వితీయవేణులు

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....12.....

పబ్-రిజిస్ట్రారు



<p>स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER</p> <p>ABYPD3640C</p> <p>नाम / NAME</p> <p>VENKATA SUBRAHMANYA DEEKSHITULUVEMPATI</p> <p>पिता का नाम / FATHER'S NAME</p> <p>GOPALA KRISHNA MURTHY VEMPATI</p> <p>जन्म तिथि / DATE OF BIRTH</p> <p>13-07-1948</p> <p>हस्ताक्षर / SIGNATURE</p> <p><i>V.S. Deekshitulu</i></p>	 <p>मुख्य आयकर आयुक्त, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh</p>
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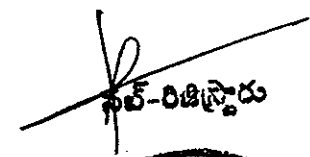
V.S. Deekshitulu

इस कार्ड के खोले / खिले जाने पर प्रतिया जारी करे
 वही अधिकारी को सूचित / बताने करे
 आयकर अधिकारी,
 आयकर भवन,
 Daba Gardens,
 Visakhapatnam - 530 020.
 In case this card is lost/ found, kindly inform/ return to
 the issuing authority :
 Commissioner of Income-tax,
 Ayakar Bhavan,
 Daba Gardens,
 Visakhapatnam - 530 020.




1వ పుస్తకము జిరిగి.....వ సంపు...వేళలు

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....13.....


సబ్-రిజిస్ట్రారు



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	ABZPV6714G	
नाम /NAME	VENKATA RAMA KRISHNA VEMPATI	
पिता का नाम /FATHER'S NAME	VENKATA DEEKSHITULU VEMPATI	
जन्म तिथि /DATE OF BIRTH	28-05-1976	
हस्ताक्षर /SIGNATURE		
	मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh	

V.V. Rao

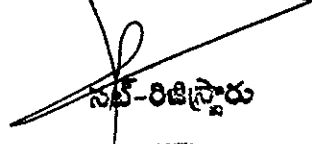
इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
मुख्य आयकर आयुक्त,
आयकर भवन,
बशीर बाग,
हैदराबाद - 500 004.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Chief Commissioner of Income-tax,
Aayakar Bhavan,
Basheerbagh,
Hyderabad - 500 004.

1వ పుస్తకము నిండ్రి.....వ సం పుస్తకము ద్వారా

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....14.....


సబ్-రిజిస్ట్రారు

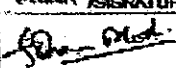


PERMANENT ACCOUNT NUMBER
ABMIPN6725H

नाम / NAME
SOHANI SATESH MODI

पिता का नाम / FATHER'S NAME
SATESH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1969

हस्ताक्षर / SIGNATURE


Chief Commissioner of Income-tax, Andhra Pradesh

ANDHRA PRADESH
 DRIVING LICENCE
OLDAPR1193622002

FRANKLIN HENRY K
K PAVAN HENRY
2-3-4/1/1/1/1/1
JAISUM CIRCLE
HYDERABAD

30-11-2002 **DUPLICATE**
 Licensing Authority
 RTA-HYDERABAD-2

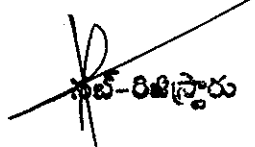
FOR MODI VENTURES

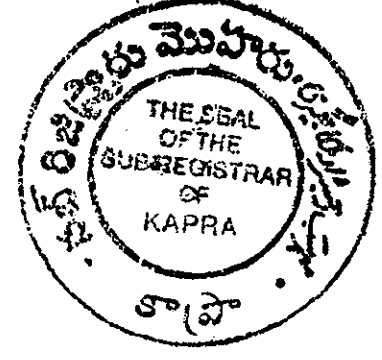

 Partner

1వ కృత్యము నిలిపి...వ సం పు 23/11/2019 వేతాలు

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....15.....


సబ్-రిజిస్ట్రారు



WITNESSES NO. 1

Customer Relations Division



Name : Ch.Venkata Ramana Reddy

Designation : Customer Relations Executive

Signature : *[Handwritten Signature]*

Valid upto : 30 April 2009

Issuing Authority : *[Handwritten Signature]*

Blood Group : O +ve

Address:

5-4-187/3&4, 11rd Floor,

M.G Road, Secunderabad-500005.

Ph:040-99335551, 040-27544859

www.modiproperties.com

Resi.Add.:

11-187/2, Road No.2,

Green Hills Colony,

Saroor Nagar,

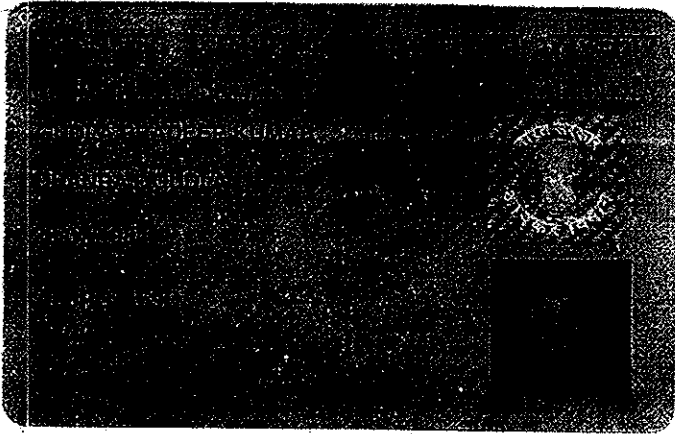
Hyderabad.

Ph:9393381666, 9246165561

In case of Emergency Call

1. Employee must display this card while on duty
2. This card has to be surrendered while leaving the organization
3. The loss of the card must be reported to the Admin.Div.Immediately

WITNESSES NO. 2



इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटारें :
आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कंपाउंड,
एस. बी. मार्ग, लोअर परेल, मुम्बई - 400 013.

If this card is lost / someone's lost card is found,
please inform / return to
Income Tax PAN Services Unit, NSDI,
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.
Tel: 91-22-2494 4694 Fax: 91-22-2495 0664,
e-mail: unit0@nsdi.co.in

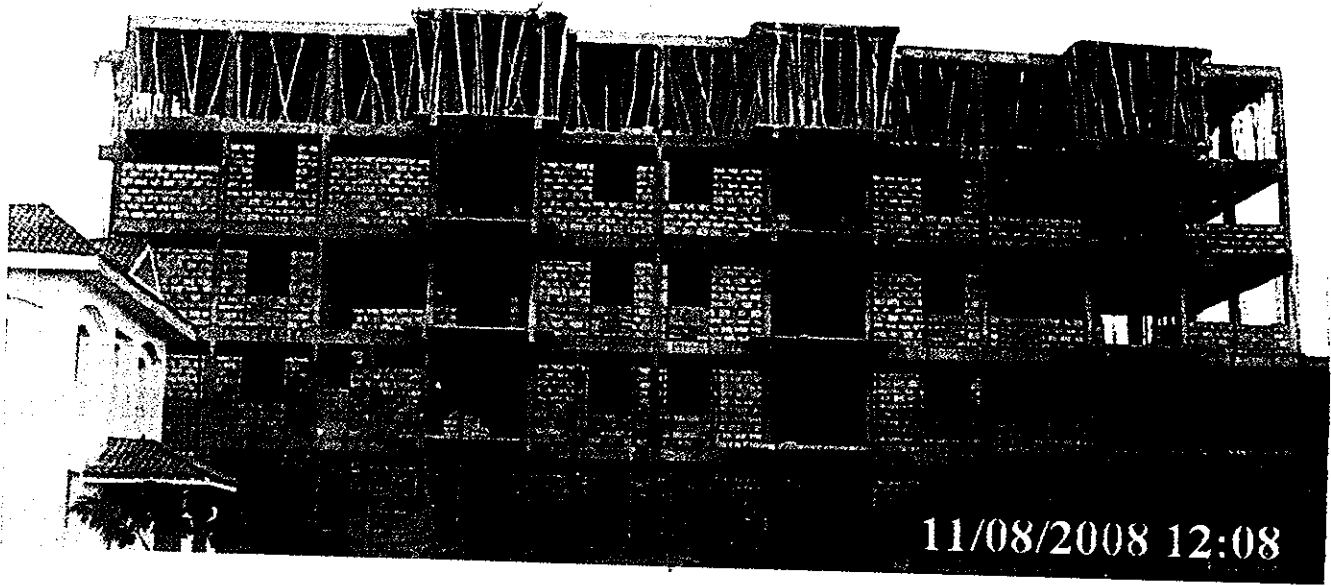
1వ పుస్తకము 2008.....వ సం పు.3.49.దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు పనుల సంఖ్య.....16.....

~~సబ-రిజిస్ట్రారు~~





11/08/2008 12:08

1వ పుస్తకము బి.సి.ఓ.....వ సం పు...²³వస్తావేటలు

మొత్తము కాగితముల సంఖ్య.....¹⁷.....

ఈ కాగితపు వరుస సంఖ్య.....¹².....

~~నల్ల-రిజిస్ట్రారు~~

