

CS 2701

2614/2008

E-918
Ack-2930

SCANNED



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 363766

Date : 21-08-2008 Serial No : 33,242 Denomination : 100

Purchased By :

D. RAMESH
S/O D. VENKARAM
HYD

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

2423

For Whom :

MODI VENTURES

SALE DEED

SECRET

This Sale Deed is made and executed on this the 18th day of September 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, Kusaiguda, 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. SIVA PRASAD PULIGADDA, SON OF MR. VENKATESWARA RAO PULIGADDA, aged about 30 years, residing at 305, 'C' Block, Shanti Gardens, New Raghavendra Nagar, Nacharam, 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

1వ పుస్తకము 2008 వ సం పు 26/4 వనె

మొత్తము కాగితముల సంఖ్య..... 18

ఈ కాగితపు వరుస సంఖ్య..... 1



2008 వ సం. నెల..... 18 వ తేది

1930 కా.శ. సంఖ్య..... 27 వ తేది

వరుస..... 11 మరొక..... 12 గంటల

మధ్య కాపాటే-రిజిస్ట్రారు కార్యాలయములో

శ్రీ..... K. Prabhakar Reddy

కార్యదర్శి వద్దను 1978 వ సం సెక్షన్ ద్వారా

అనుసరించి సమర్పించవలసిన డాక్యుమెంట్లు

వారియే వేతిపూర్వంలో సహా దాఖలుచేసి

రూపొందించు..... 2590

వాసి ఇచ్చినట్లు ఒప్పకొన్నది

ఎడమ బొటన ప్రింటు



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service. (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road, Secunderabad-03, through attested GPA/SPA for presentation of documents, Vide GPA/SPA No. 120/24/2006, dated 27.4.06 registerer at SRO, Uppal, Ranga Reddy District.

నిరూపించినది

1.

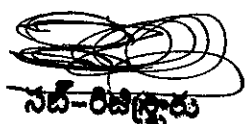
Venkat Ramana Reddy S/o. Anji Reddy, occ. Service R/o. M-187/2, Green Hills Colony, Hyderabad

2.

Pradeep Kumar S/o. G. Sharan Reddy, occ. Service - R/o. New Bowrepatly, Sec'bad.

2008 వ సం. నెల..... 18 వ తేది

1930 కా.శ. సంఖ్య..... 27 వ తేది



నడ-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 2008 టీ.....వ సం పు 2614

మొత్తము కాగితముల సంఖ్య..... 18

ఈ కాగితపు వరుస సంఖ్య..... 2

MARKET VALUE Rs: 518000 / -

ENDORSEMENT

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

By cheque No. 966002 / 16-9-08

[Signature]
సబ్-రిజిస్ట్రారు

- I. Stamp duty
 - 1. in the shape of stamps Rs. 100 / -
 - 2. in the shape of cash (u/s...)
 - 3. in the shape of stamps Rs. 25800 / -
 - 4. in the shape of cash (u/s...)
 - II. Transfer duty
 - 1. in the shape of stamps Rs. 10360 / -
 - 2. in the shape of cash
 - III. Registration duty
 - 1. in the shape of stamps Rs. 2590 / -
 - 2. in the shape of cash
 - IV. User charges
 - 1. in the shape of challan Rs. 100 / -
 - 2. in the shape of cash
- Total Rs. 38950 / -

[Signature]
SUB REGISTRAR
KAPRA


1వ పుస్తకము 2008 సం./ కా.క. 1020 వ
పు.....2614.....వెంబడుగా రిజిస్టరు చేయబడి
స్క్వివింగ్ బిజినెస్ డివీజన్ సెంటరు 1526
.....2614...../2008 గా యివ్వడమైనది
2008 సం.....18.....వ తేది

[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 standard apartment bearing flat no. 513 on fifth 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. 73 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

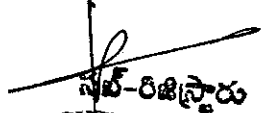


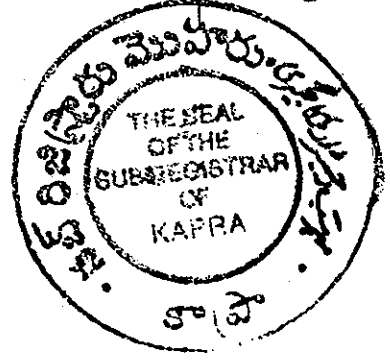
Partner

1వ పుస్తకము 2008...న సంఖ్య 2614...చట్టబాధ

మొత్తము కాగితముల సంఖ్య..... 18

ఈ కాగితపు వరుస సంఖ్య..... 3


నవ్-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 standard apartment bearing flat no. 513 on fifth 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. 73 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) 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

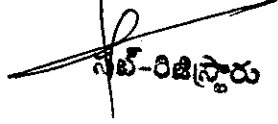


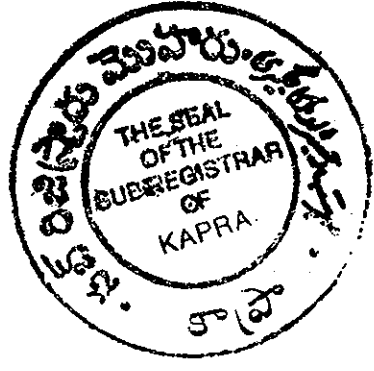
Partner

1వ పుస్తకము బిలికె.....న సం. 2614 వస్త్రవేదాలు

మొత్తము కాగితముల సంఖ్య..... 19

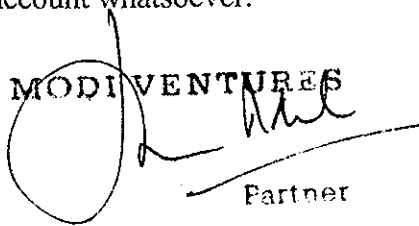
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నల్-రిజిస్ట్రారు



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

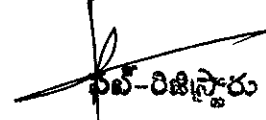


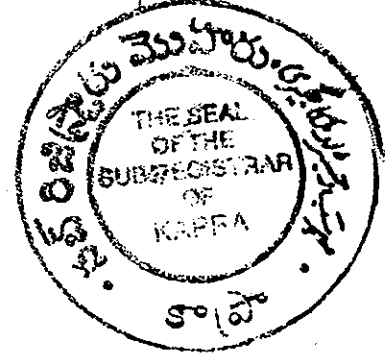
Partner

1వ పుస్తకము పేరికి.....వ సం పు 2614...దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....18.....

ఈ కాగితపు వరుస సంఖ్య.....5.....


సబ్-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. 966002, dated 16.09.2008, drawn on SBH, Kushaiguda Branch, Hyderabad and VAT paid an amount of Rs. 5,180/- by way of Payorder No. 143636, dated 15.09.08, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For MODI VENTURES

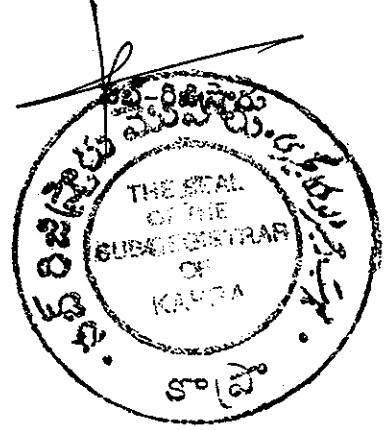


Partner

1వ పుస్తకము 2009...వ సంపు 2514...వేదాలు

మొత్తము కాగితముల సంఖ్య..... 18

ఈ కాగితపు వరుస సంఖ్య..... 6



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

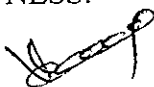
All that portion forming semi-finished standard apartment no. 513 on the fifth floor in block no. 'E', admeasuring 750 sq. ft. of super built up area together with proportionate undivided share of land to the extent of 46.13 sq. yds. and a reserved parking space for two wheeler on the stilt floor bearing no. 73, admeasuring about 15 sq. ft., 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. 514
South By	Flat No. 512
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

VEND Partner

For MODI VENTURES

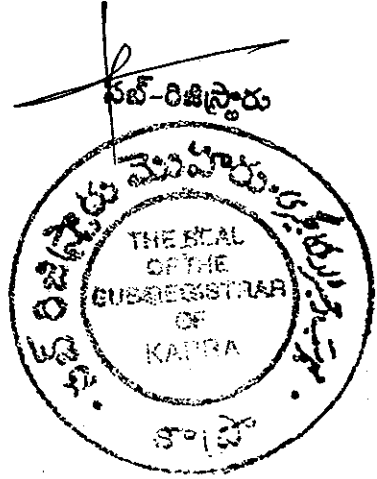
Partner
FIRM

VENDEE

1వ పుస్తకము జిరికె.....న సంపు 2614 నెంబెరాలు

మొత్తము కాగితముల సంఖ్య..... 18

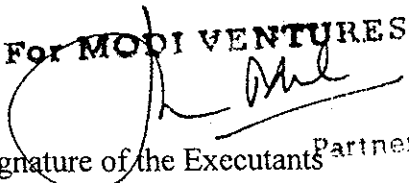
ఈ కాగితపు పరుస సంఖ్య..... 7



ANNEXTURE-1-A

1. Description of the Building : Standard flat bearing no. 513 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 : 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 :
- (g) In the Fifth Floor : 750 sft.
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 5,18,000/-


Date: 18.09.2008

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.

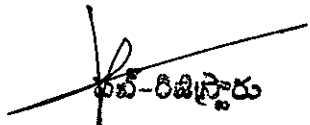
Date: 18.09.2008

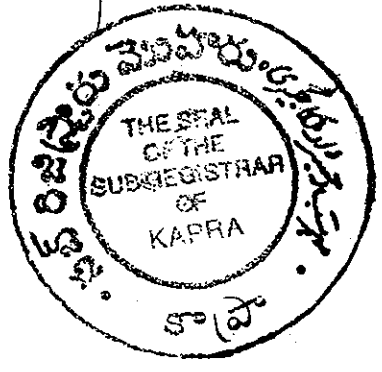
FOR MODI VENTURES

Signature of the Executants Partner

1వ పుస్తకము పేరిట.....వ సం పు.2614.....స్వవేజాలు

మొత్తము కాగితముల సంఖ్య.....18.....

ఈ కాగితపు వరుస సంఖ్య.....19.....

 రవ-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

FLAT NO. 513 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 REPRESENTED BY ITS PARTNER

SRI SOHAM MODI SON OF SRI SATISH MODI

BUYER: MR. SIVA PRASAD PULIGADDA, SON OF MR. VENKATESWARA RAO PULIGADDA

REFERENCE:
AREA: 46.13

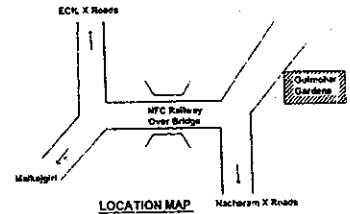
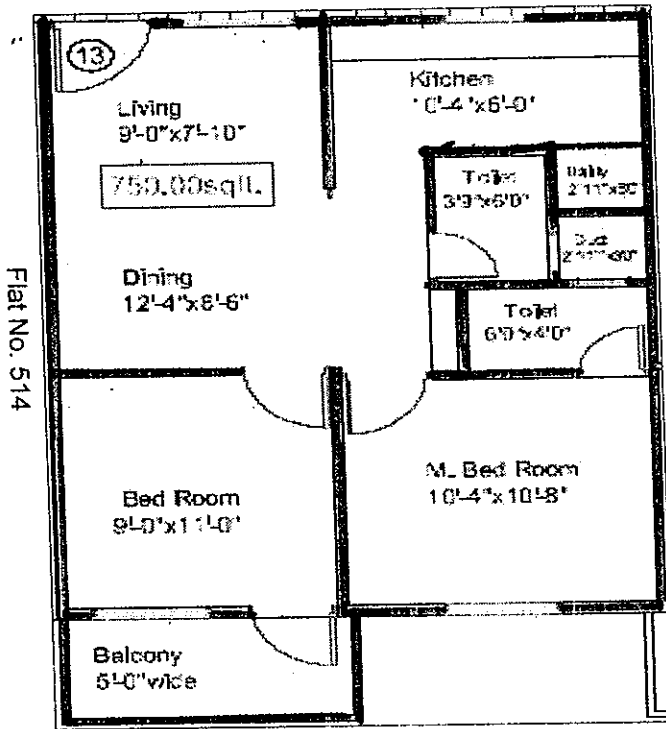
SCALE:
SQ. YDS. OR

INCL: 
SQ. MTRS.

EXCL: 



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

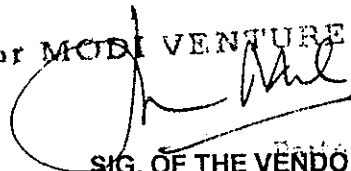
6' wide corridor



WITNESSES:

Open to sky

1. 
2. 

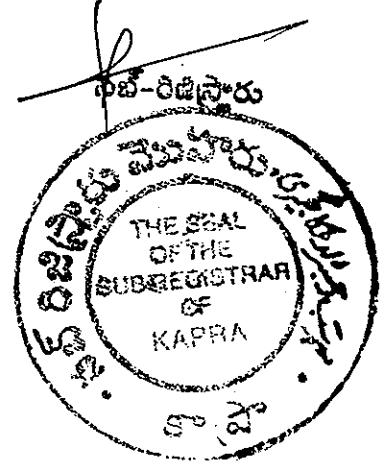
For MODI VENTURES

SIG. OF THE VENDOR

SIG. OF THE BUYER

1వ పుస్తకము నిలికింపబడిన నం పు 2614 పుస్తకములు

మొత్తము కాగితముల సంఖ్య..... 18

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
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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:
VIDE DOC. NO. 120/BK/IV/2006:

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.

SIGNATURE OF WITNESSES:

- 1.
- 2.

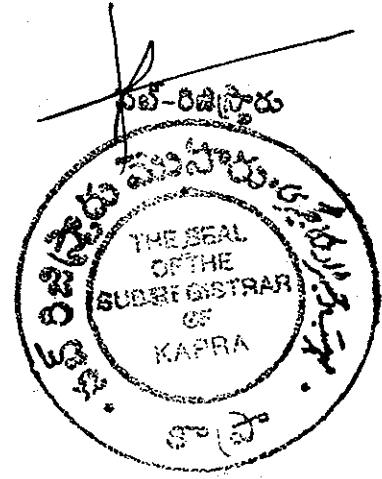
[Handwritten signatures of witnesses]

For MODI VENTURES
[Handwritten signature]
Partner
SIGNATURE OF EXECUTANTS





1వ పుస్తకము సంఖ్య.....వ సం వు 2614.....వేజాలు

మొత్తము కాగితముల సంఖ్య..... 18



ఈ కాగితపు వరుస సంఖ్య..... 10



**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
			<p>BUYER:</p> <p>MR. SIVA PRASAD PULIGADDA S/O. MR. VENKATESWARA RAO PULIGADDA R/O. FLAT NO. 305, C-BLOCK SHANTI GARDENS NEW RAGHAVENDRA NAGAR NACHARAM HYDERABAD - 500 076.</p>
			<p>REPRESENTATIVE:</p> <p>MR. ANUP KUMAR YALAVARTHY S/O. MR. NAGESHWAR RAO YALAVARTHY R/O. FLAT NO. 305, C-BLOCK SHANTI GARDENS NEW RAGHAVENDRA NAGAR NACHARAM HYDERABAD - 500 076.</p>

SIGNATURE OF WITNESSES:

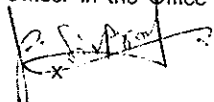
1. 
2. 

For **MODI VENTURES**

SIGNATURE OF EXECUTANTS
Partner

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. Anup Kumar Yalavarthy, as I / We cannot appear personally before the Registering Officer in the Office of Sub-
Registrar of Assurances, Kapra, Ranga Reddy District.


SIGNATURE OF THE REPRESENTATIVE


SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము 2000ల.....వ సం పు 2614 బిచ్చివేజులు

మొత్తము కాగితముల సంఖ్య..... 18

ఈ కాగితపు వరుస సంఖ్య..... 11



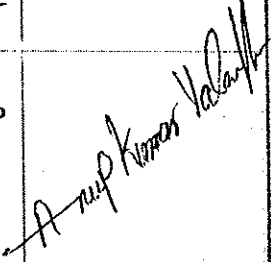
~~సబ్-రిజిస్ట్రారు~~



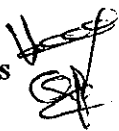
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 2701/2008 of SRO: 1526(KAPRA)

18/09/2008 11:42:54

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1	Manual Enclosure	Manual Enclosure	(CL) SIVA PRASAD PULIGADDA 305,SHANTI GARDENS,NEW RAGHAVENDRA NAGARNACHARAM HYD.	
2			(CL) ANUP KUMAR VALAVARTHY (REP TO CLIAMANT) 305,SHANTI GARDENS,NEW RAGHAVENDRA NAGARNACHARAM HYD.	
3	Manual Enclosure	Manual Enclosure	(EX) M/S MODI VENTURES REP BY SOHAM MODI H.NO.5-4-187/3&4,II FLOOR,SOHAM MANSION,M.G.ROAD,SECUNDERABAD.	
4	Manual Enclosure	Manual Enclosure	(EX) M/S SRI SAI BUILDERS REP BY SOHAM MODI H.NO.5-4-187/3&4,II FLOOR,SOHAM MANSION,M.G.ROAD,SECUNDERABAD.	
5	Manual Enclosure	Manual Enclosure	(EX) M/S MODI VENTURES REP BY SOHAM MODI H.NO.5-4-187/3&4,II FLOOR,SOHAM MANSION,M.G.ROAD,SECUNDERABAD.	

Witness
Signatures



U. Kishore
Operator
Signature

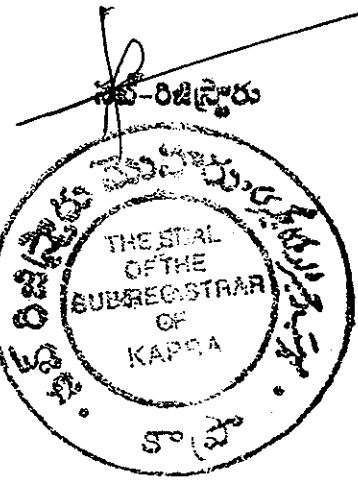
Subregistrar
Signature



1వ ద్వైతము పేరిట..... సం 2614

మొత్తము కాగితముల సంఖ్య..... 18



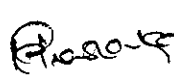
ఈ కాగితపు వరుస సంఖ్య..... 12



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

C.S.No./Year: 2701/2008 of SRO: 1526(KAPRA)

18/09/2008 11:42:54

SIN o.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
6			(EX) K.PRABHAKAR REDDY(GPA FOR PRESENTING DOCS) H.NO.5-4-187/3&4,II FLOOR,SOHAM MANSION,M.G.ROAD,SECUNDER ABAD.	

Witness
Signatures



U. Kirhore
Operator
Signature



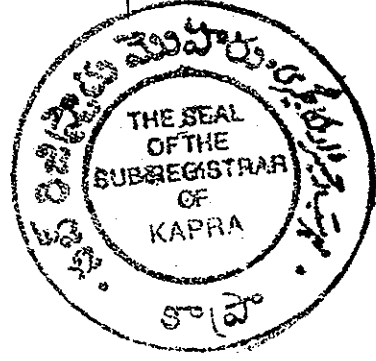
Subregistrar
Signature

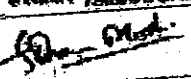
1. కర్ణాటక నియమిత... వ సం పు 2614... దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 18

ఈ కాగితపు తరుస సంఖ్య..... 13

సబ్-రెజిస్ట్రారు



PERMANENT ACCOUNT NUMBER
 ADMINISTRATION
 NAME
 SOHAN SATESH MODI
 FATHER'S NAME
 SATESH MANLAL MODI
 DATE OF BIRTH
 18-10-1989
 SIGNATURE

 Chief Commissioner of Income-tax, Andhra Pradesh

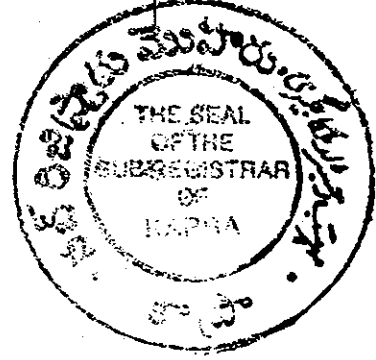
ANDHRA PRADESH
 DRIVING LICENCE
 DLDAPO11193622002
 K PRASAD REDDY K
 2-3-456789
 HYDERABAD
 30-07-2002
 DUPLICATE
 LICENSING AUTHORITY
 STA. HYDERABAD-2

1వ పుస్తకము 2009...వ సం 2614...వేటలు

మొత్తము కాగితముల సంఖ్య.....19.....

ఈ కాగితపు వరుస సంఖ్య.....14.....

నవ-రిజిస్ట్రారు





Election Commission of India

భారత ఎన్నికల సంఘము

IDENTITY CARD

సర్దింపు కార్డు

AP/14/91/303252



Elector's Name : Sivarama Puligadda
ఓటరు పేరు : శివరామారావు పులిగడ్డ

Father's/Mother's/
Husband's name : Venkateswara Rao
తండ్రి/తల్లి/భర్త పేరు : వెంకటేశ్వరరావు

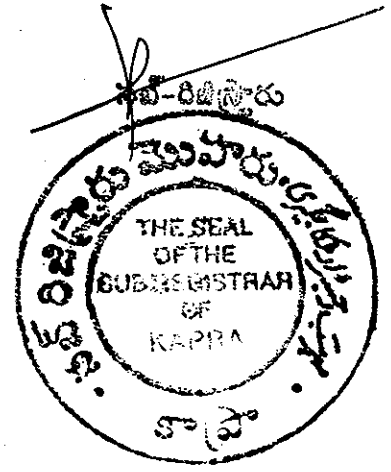
Sex / (స్త్రీ/పు) : M/పు

Age as on 01.01.95 : 19
01.01.95 నాటికి వయస్సు

1వ పుస్తకము విడిది డి.....వ సం వు 2614 వేలలు


మొత్తము కాగితముల సంఖ్య.....18.....

ఈ కాగితపు వరుస సంఖ్య.....15.....



आयकर विभाग
 INCOME TAX DEPARTMENT
 नई दिल्ली
 NEW DELHI

YALAVARTHI ANUP KUMAR
NAGESWARRA RAO YALAVARTHI
 10/02/1966
 Permanent Account Number
AARPY4263A


 Signature

PAN Card (Is lost / Found / Invalid / Form cancelled)
 Report to PAN Services Unit, I/T/ISD
 Plot No. 3, Sector 11, CBD Belapur
 Navi Mumbai - 400 614.

यह कार्ड खो जाते हैं/कथं सही है/रद्द है
 आयकर सेवा इकाई - I/T/ISD
 प्लॉट नं. 3, सेक्टर 11, CBD बेलपुर
 नवी मुंबई - 400 614

దస్తవేజులు నింపిరి.....న నంబు 2614.....దస్తవేజులు

మొత్తము కాగితముల సంఖ్య.....18.....

ఈ కాగితపు వరుస సంఖ్య.....16.....

నవ-రిజిస్ట్రారు



WITNESSES NO. 1

Customer Relations Division



MODI
PROPERTIES &
INVESTMENTS PVT. LTD.



Name : Ch.Venkata Ramana Reddy

Designation : Customer Relations Executive

Signature :

Valid upto : 30 April 2009

Issuing Authority :

Blood Group : O +ve

Address:

5-4-187/3&4, 11nd Floor,
M.G Road, Secunderabad-500003.
Ph:040-66335551, 040-27544058

www.modiproperties.com

Resi.Add.:

11-187/2, Road No.2,

Green Hills Colony,

Saroor Nagar,

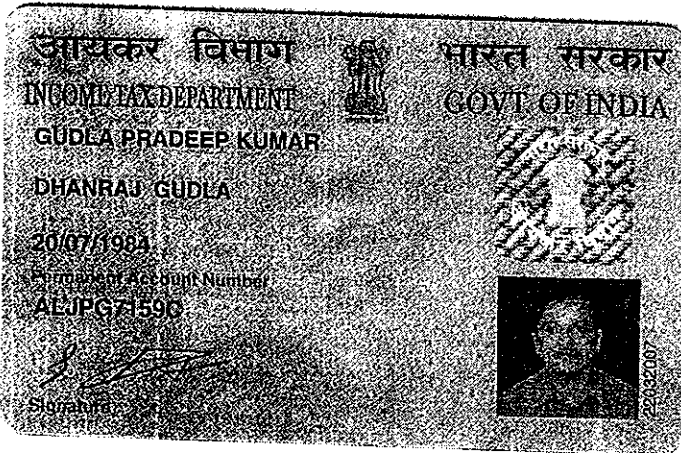
Hyderabad.

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 : कोटेशन :
आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कंपाउंड,
एल. 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, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.
Tel: 91-22-2499 4650; Fax: 91-22-2495 0664;
e-mail: tuninfo@nsdl.co.in

1వ పుస్తకము 2108.....వ సం పు.2614..దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 18

ఈ కాగితపు వచన సంఖ్య..... 17

