

CS 3530

DOCT. No. 3346/09

A-3826

SCANNED



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AE 355330

No. 2690 Date 18/11/2009
 Sold to Ramesh
 B/o. D/o. W/o. C.V. Rao
 For Whom Modi Ventures

Clear
K. SRINIVAS
 V.L.No.26/98, R.No.11/2007
 CITY CIVIL COURT
 SECUNDERABAD

SALE DEED

This Sale Deed is made and executed on this the 18th day of November 2009 at SRO, Kapra Ranga Reddy District 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, S/o. Sri Satish Modi, aged about 39 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

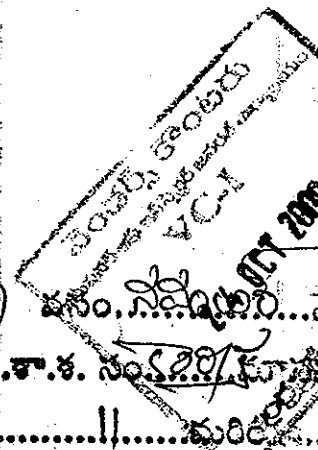
M/S. SRI SAI BUILDERS, a registered partnership firm having its office at 25, A & B Electronic Complex, Kushaiguda, Hyderabad - 500 062 represented by Mr. Soham Modi, S/o. Sri Satish Modi, aged about 39 years, Managing Partner of M/s. Modi Ventures who are the Agreement of Sale cum General Power of Attorney 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. GANGANAL RAMESH DESAI, SON OF MR. G. PRAHLAD RAO, aged about 35 years, Occupation: Service, residing at 3-10-79/1, Gokhale Nagar, Ramanthapur, Hyderabad - 500 013, 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 2009 వ సం. పు. 3366 వ పేజీలలో

మొత్తము కాగితముల సంఖ్య.....

ఈ కాగితపు వరుస సంఖ్య.....

2009 వ సం. నవంబరు 20 వ తేది

1931 శా.శ. సం. 2009 వ సం. 29 వ తేది

పగలు..... గంటల

మద్య కాప్రా సబ్-రిజిస్ట్రారు కార్యాలయములో

శ్రీ. K. Prabhakar Reddy

రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎను

అనుసరించి సమర్పించబడిన ఫోటో గ్రాఫులు

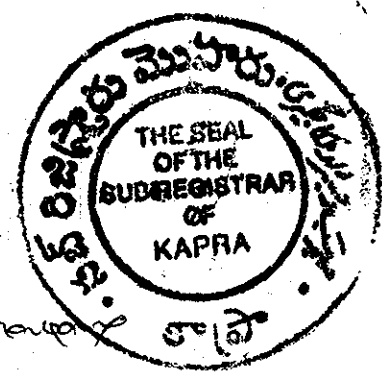
మరియు వేలిముద్రలతో సహా దాఖలు చేసి

రుసుముద్రా..... ఈ చెల్లించినారు

వాసి ఇచ్చినట్లు ఒప్పకొన్నది

ఎడమ బొటన వ్రేలు

నంద-రిజిస్ట్రారు



Prabhakar Reddy

Prabhakar Reddy



నిరూపించినది

K. Prabhakar Reddy s/o K. S. Reddy O.C. Service

1) 5-5-187/1 & 4, 2nd floor, Soham Nagar,

M. G. Road, Sec'bad through G/A by

Presentation of documents. vide G/A No. 64/2009/0

dt. 5-06-09 at SRO, KAPRA, R.R Dist.

1) K. Prabhakar Reddy

B. RAJ KUMAR s/o MURUND RAO
O.C. BUSINESS R/o. Alwal, Sec'bad

2) K. Prabhakar Reddy

A. Lakshmi Kents s/o. A. Satharanga
O.C. Service R/o. Lalapur, Sec'bad

2009 వ సం. నవంబరు 20 వ తేది

1931 శా.శ. సం. 2009 వ సం. 29 వ తేది నంద-రిజిస్ట్రారు

Prabhakar Reddy

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 became 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. 4-00 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 hereinafter the said land is referred to as The Schedule A Land, more fully described in Schedule 'A' annexed to this Agreement.
- B. The Vendor became 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. 1-08 Gts. by way of registered sale deed dated 23rd March, 2007 bearing document no. 4000/07 (for purchase of Ac. 1-13 Gts.,) and sale deed dated 7th April 2004 bearing document no. 4464/07 (for sale of Ac. 0-05 Gts.,) which are both registered at the office of the Sub-Registrar, Uppal, R. R. District hereinafter the said land is referred to as the Schedule B Land, more fully described in Schedule 'B' annexed to this Agreement.
- C. The Firm and the Vendor had purchased the Scheduled A Land and Scheduled B 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).
- D. 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, R. R. 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			

- E. The Firm invited the Vendor to develop the Schedule A Land into residential apartments in a group housing scheme named and styled as 'GULMOHAR GARDENS' and both of them had agreed to do so jointly.

For MODI VENTURES



Partner

1వ పుస్తకము 200 గా. నం. 3346
 మొత్తము కాగితముల సంఖ్య 1
 ఈ కాగితపు వరుస సంఖ్య 2

MARKET VALUE Rs: 1470000 / —

ENDORSEMENT

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

By challan No. 26533 Dt. 16.11.09

సబ్-రిజిస్ట్రారు

I. Stamp Duty:

- 1. in the shape of stamp papers Rs. 100 / —
- 2. in the shape of challan (U/s. 42 of Act No. 1879) Rs. —
- 3. in the shape of cash (U/s. 42 of Act No. 1879) Rs. —
- 4. Adjustment of stamp duty U/s. 16 of Act No. 1879, if any Rs. —

II. Transfer Tax:

- 1. in shape of challan Rs. 29000 / —
- 2. in the shape of cash Rs. —

III. Registration Tax:

- 1. in the shape of challan Rs. 7350 / —
- 2. in the shape of cash Rs. —

IV. User Charges

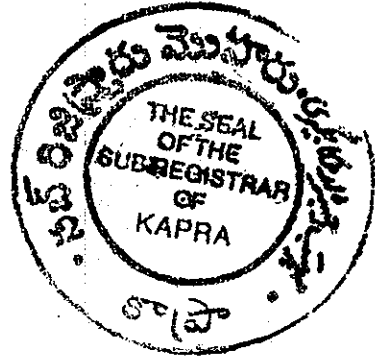
- 1. in the shape of challan Rs. 100 / —
- 2. in the shape of cash Rs. —

Total Rs. 36950 / —

[Signature]
 SUB REGISTRAR
 KAPRA

1వ పుస్తకము 200 గా. నం. / కా. నం. 192 / వ
 పు. 3346 నెంబరుగా రిజిస్టరు చేయబడి
 స్టాంప్ విమిక్తం గుర్తింపు నెంబరు 1526
 3346 / 200 గా. యివ్వబడ్డవది
 2009 నం. 1526 నెం. 20 వ తేది

[Signature]
 సబ్-రిజిస్ట్రారు



- F. The Firm and the Vendor hereto had applied to the Urban Development Authority and Local Municipality for obtaining necessary building construction and other permissions at the cost of the Vendor for the Schedule A Land. The permissions were 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 (A to E) aggregating to about 2,83,825 sft., along with parking on the stilt floor and other amenities were constructed on the Schedule A Land.
- G. The Firm and the Vendor for the purposes of joint development of the Schedule A Land had 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 had 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.
- H. By virtue of above two referred documents, the Firm and the Vendor hereto had 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' forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District, together with their respective proportionate undivided share in the Scheduled A Land.
- I. After the purchase of Schedule B Land, the Vendor applied for obtaining the necessary building construction and other permissions to HUDA & GHMC for the Schedule A Land and Schedule B Land put together as a single project with common amenities and facilities. The permissions for an additional 155 flats in 2 blocks aggregating to about 1,91,650 sft. has been obtained as per proceedings in file no. 0514/CSC/TP1/2008 of GHMC.
- J. In the permission for construction of the first 350 flats (in 5 blocks marked as Block A to E) obtained in the year 2005 and area about 1,623 sq yds was effected in a proposed 100 ft. wide road. The said proposed road was deleted in the new master plan which was notified in April 2008. Accordingly in the permission for construction obtained in 2008 an additional block F consisting of 40 flats on 5 floors having an area of 50,600 sft along with parking on the stilt floor is proposed to be constructed in the area which was earlier effected in the 100 ft wide proposed road. Block F entirely falls within the Schedule A Land. As per the sanction obtained in 2008, Block G which falls entirely in the Schedule B Land, consisting of 115 flats on 5 floors having an area of about 1,41,050 sft along with parking on the stilt and basement floor is proposed to be constructed.
- K. The Firm and Vendor have agreed to jointly develop the flats in Block F falling in the Schedule A Land as per the terms and conditions mentioned in the Supplementary Agreement dated 22.12.2008. As per the terms of the said Supplementary Agreement, the Vendor shall become exclusive owners of 28 flats in Block F having an area of about 35,080 sft along with proportionate parking and the Firm shall become absolute owners of 12 flats in Block F having an area of about 15,520 sft along with proportionate parking. The Vendor has agreed to develop Block F including the flats belonging to the Firm and the Firm has agreed to reimburse the cost of construction of its share of flats to the Vendor.

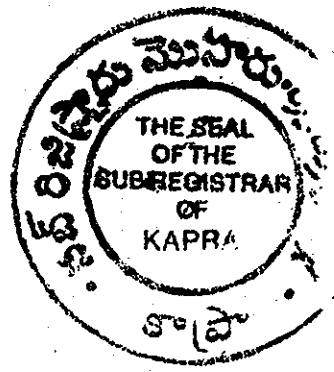
For MODI VENTURES



Partner

1వ పుస్తకము పేరు..... 3366
మొత్తము కాగితముల సంఖ్య..... 12
ఈ కాగితపు వరుస సంఖ్య..... 3

వకీల-రజిస్ట్రారు



- L. The Vendor and the Firm have further agreed that Block G consisting of 115 flats on 5 floors having an area of about 1,41,050 sft along with parking on the stilt and basement floor is falling within Schedule B Land which belongs to the Vendor and the Vendor shall be absolute owner of all the flats along with proportionate parking without any let or hindrance from the Firm. The Vendor shall develop Block G at its own cost.
- M. The Vendor and Firm have agreed to share all the amenities and facilities provided in the Schedule A Land and Schedule B Land. The said facilities and amenities shall be for the common use and enjoyment of the owners of flats in all the blocks (A to G) of Gulmohar Gardens.
- N. The respective share / ownership of each flat in Gulmohar Gardens together with proportional share in parking space etc., belonging to the Firm and the Vendor is detailed in the Schedules/ Annexures / Appendix attached to the Joint Development Agreement referred above.
- O. By virtue of the above referred Joint Development Agreement and Agreement of Sale cum General Power of Attorney and Supplementary Agreement the Vendor is absolutely entitled to develop and sell its share of flats to any intending buyer.
- P. The Buyer is desirous of purchasing an semi-finished deluxe apartment bearing flat no. 408 on fourth floor, in block no. 'F' having a super built-up area of 1040 sft. together with undivided share in the Schedule A Land to the extent of 33.36 sq. yds., and a reserved parking space for single car on the stilt floor admeasuring about 100 sft., in the building known as 'Gulmohar Gardens' and has approached the Vendor, such apartment is hereinafter referred to as Scheduled Apartment.
- Q. 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 agreements.
- R. The Buyer has inspected all the documents of the title of the Vendor in respect of the Schedule A 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.
- S. 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. 14,70,000 (Rupees Fourteen Lakhs Seventy Thousand Only) and the Buyer has agreed to purchase the same.
- T. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.
- U. 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.

For MODI VENTURES




Partner

1వ పుస్తకము 200 గ్.....వ సం పు..... 334 ప్రస్తావనలు

మొత్తము కాగితముల సంఖ్య..... 12

ఈ కాగితపు పనుల సంఖ్య..... 4


నవ-రిజిస్ట్రారు



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 deluxe apartment bearing flat no. 408 on fourth floor, in block no. 'F' having a super built-up area of 1040 sft in building known as Gulmohar Gardens together with:

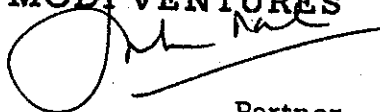
- a. Undivided share in Schedule A Land to the extent of 33.36 sq. yds.
- b. A reserved parking space for single car on the stilt floor admeasuring about 100 sft.

Situated at Sy. Nos. 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. 14,70,000/- (Rupees Fourteen Lakhs Seventy Thousand Only) in the following manner:

- i. Rs. 7,40,000/- (Rupees Seven Lakhs Forty Thousand Only) paid by way of cheque no. 867706, dated 12.11.2009, drawn on HDFC Bank, Lakdikapul Branch, Hyderabad for being Housing Loan issued by LIC Housing Finance Ltd.,
- ii. Rs. 5,05,000/- (Rupees Five Lakhs Five Thousand Only) paid by way of cheque no. 402923, dated 19.11.09 drawn on Axis Bank, Begumpet Br., Hyderabad.
- iii. Rs. 1,40,000/- (Rupees One Lakh Forty Thousand Only) paid by way of cheque no. 204230, dated 16.10.2009, drawn on Union Bank of India, Ramanthapur Branch, Hyderabad.
- iv. Rs. 60,000/- (Rupees Sixty Thousand Only) paid by way of cheque no. 069978, dated 10.10.2009, drawn on Axis Bank, Begumpet Branch, Hyderabad.
- v. 25,000/- (Rupees Twenty Five Thousand Only) paid by way of cheque no. 069977 dated 10.10.2009, drawn on Axis Bank, Begumpet Branch, Hyderabad.

2. The Vendor hereby covenant that the undivided share in Schedule A 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.

For MODI VENTURES




Partner

For MODI VENTURES
Partner

1వ పుస్తకము ఖరీదు.....వ సంపు 3346 1జాబు

మొత్తము కాగితముల సంఖ్య.....12

ఈ కాగితపు వరుస సంఖ్య.....5


నవ-రిజిస్ట్రారు



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 Lands. 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. ఫిబ్రవరి 2009 నాటి

మొత్తము కాగితముల సంఖ్య..... 12

ఈ కాగితపు పనుల సంఖ్య..... 6

సబ్-రెజిస్ట్రారు



- e. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor to the Buyer.
- f. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- g. That the blocks of residential apartments shall always be called GULMOHAR GARDENS and the name thereof shall not be changed.
- h. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled Apartment nor shall he/she/they make any additions alterations in the Scheduled Apartment without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.
- i. That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or voidable any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose. (g) install grills or shutters in the balconies, main door, etc. (h) change the external appearance of the building.
10. Stamp duty and Registration amount of Rs. 36,850/- is paid by way of challan no. 536535 dated 16.11.2009, drawn on State Bank of Hyderabad, Kushaiguda Branch, Hyderabad and VAT paid an amount of Rs.14,700/- Paid by way of D. D. No. 152451, dated 16.11.2009 drawn on HDFC Bank Ltd., S. D. Road Branch, Secunderabad.

FOR MODI VENTURES




Partner

1వ పుస్తకము 2009.....వ సం పు 2346..... జిల్లా

మొత్తము కాగితముల సంఖ్య..... 17.....

ఈ కాగితపు వరుస సంఖ్య..... 2.....


సబ్-రిజిస్ట్రారు



SCHEDULE 'A'
SCHEDULE OF LAND

ALL THAT PIECE OF LAND admeasuring Ac. 4-00 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	Land belong to Vendor – Schedule B Land
West By	Sy. No. 92

SCHEDULE 'B'
SCHEDULE OF LAND

ALL THAT PIECE OF LAND admeasuring Ac. 1-08 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	Neighbors land
East By	Shakti Sai Nagar Colony
West By	Land belonging to Firm and Vendor – Schedule A Land


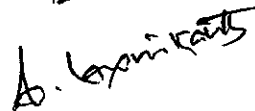
SCHEDULE 'C'
SCHEDULE OF APARTMENT


All that portion forming semi-finished deluxe apartment bearing flat no. 408 on the fourth floor, in block no. 'F', admeasuring 1040 sft. of super built up area together with proportionate undivided share of land to the extent of 33.36 sq. yds. and a reserved parking space for single car on the stilt floor admeasuring about 100 sft., in residential apartment named as "Gulmohar Gardens", forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District marked in red in the plan enclosed and bounded as under:

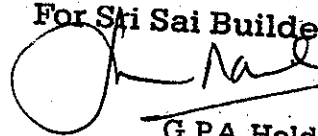
North By	Open to sky
South By	Open to sky
East By	Open to sky & 6'-6" wide corridor
West By	Open to sky & 6'-6" wide corridor

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:

WITNESSES:

1. 
2. 

For MODI VENTURES

Partner
VENDOR

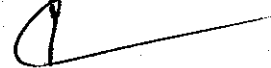
For Sri Sai Builders

FIRM
G.P.A. Holder

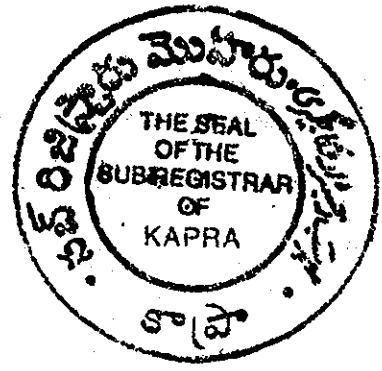

BUYER
Page 8

1వ పుస్తకము 2009.....వ సం పు 3346.....

మొత్తము కాగితముల సంఖ్య..... 12

ఈ కాగితపు పటాన సంఖ్య..... 8

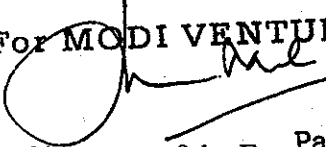

సబ్-రిజిస్ట్రారు



ANNEXURE-1-A

1. Description of the Building : deluxe apartment bearing flat no. 408 on the fourth floor, in block no. 'F' 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 : Under Construction
3. Total Extent of Site : 33.36 sq. yds., U/S Out of 1,623 Sq.yds.,
4. Built up area Particulars:
- a) In the Ground Floor : 100 sft for single car parking
- b) In the First Floor :
- c) In the Second Floor :
- d) In the Third Floor :
- e) In the Fourth Floor : 1040 Sft
- f) In the Fifth Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 14,70,000/-


Date: 18.11.2009

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: 18.11.2009

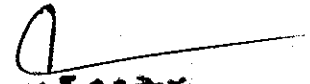
FOR MODI VENTURES

Partner
Signature of the Executants

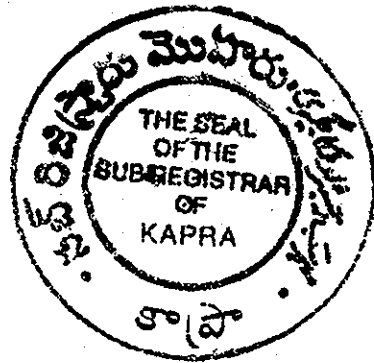


1వ పుస్తకము 2009.....వ సం పుక్కిరియింపబడినది

మొత్తము కాగితముల సంఖ్య.....12.....

ఈ కాగితపు పుస్తక సంఖ్య.....9.....


సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

FLAT NO. 408 BLOCK NO. 'F'

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 MANAGING PARTNER

SRI SOHAM MODI SON OF SRI SATISH MODI

BUYER:

MR. GANGANAL RAMESH DESAI, SON OF MR. G. PRAHLAD RAO

REFERENCE:
AREA:

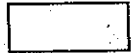
33.36

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.

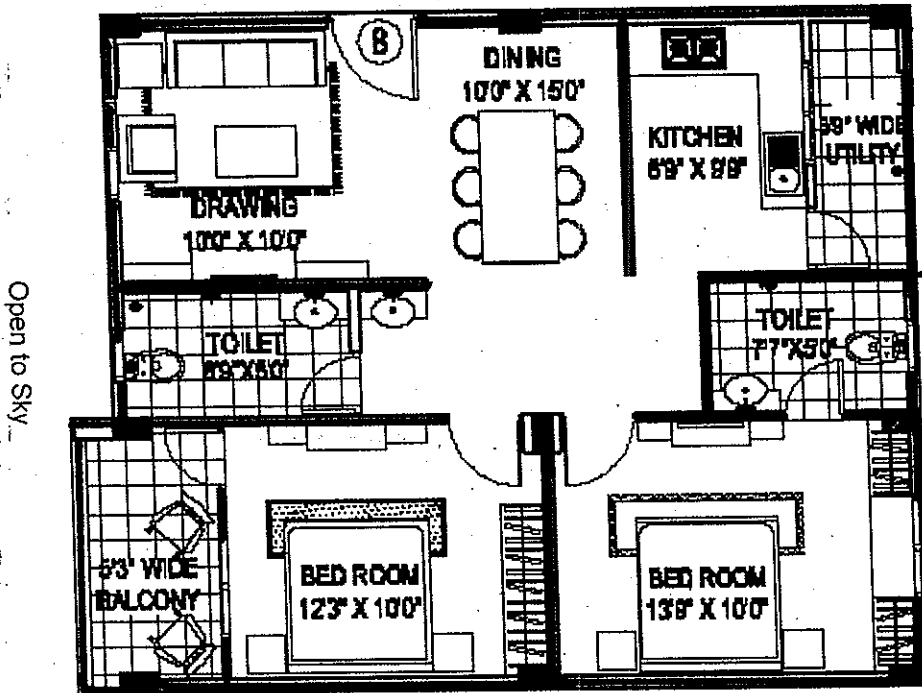


EXCL:

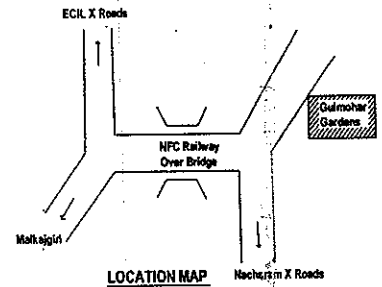


Total Built-up Area = 1040 Sft.
Out of U/S of Land = Ac. 1623 Sq.yds.

6'-6" wide corridor & Open to Sky



Open to Sky



6'-6" wide corridor & Open to Sky

WITNESSES:

1. *[Signature]*
2. *[Signature]*

FOR MODI VENTURES

[Signature]

Partner

SIG. OF THE VENDOR


[Signature]

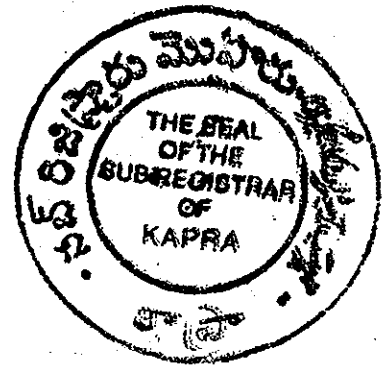
SIGNATURE OF BUYER

1. పుస్తకము 200 రూ.....వ సం పు 3366.....వ భాగము

మొత్తము కాగితముల సంఖ్య..... 12.....

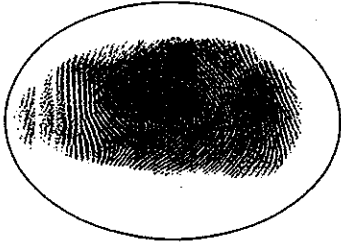
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సబ్-రిజిస్ట్రారు



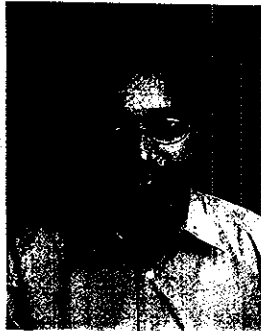
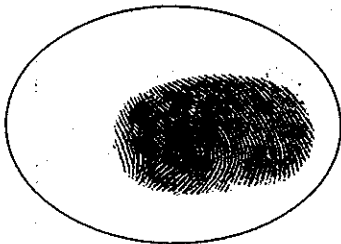
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
--------	--	--	--



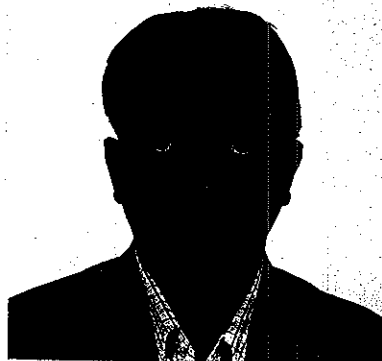
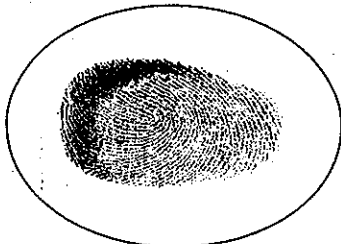
VENDOR:

**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.
REP. BY ITS MANAGING PARTNER
MR. SOHAM MODI
S/O. MR. SATISH MODI



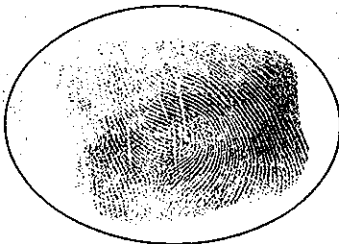
**GPA FOR PRESENTING DOCUMENTS
VIDE GPA NO. 64/IV/2009, Dt.05.06.2009:**

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. GANGANAL RAMESH DESAI
S/O. MR. G. PRAHLAD RAO
R/O. 3-10-79/1
GOKHALE NAGAR
RAMANTHAPUR
HYDERABAD - 500 013



REPRESENTATIVE:

MR. CH. VENKATA RAMANA REDDY
S/O. MR. CH. ANJI REDDY
11-187/2, ROAD NO.2,
GREENHILLS COLONY,
SAROORNAGAR
HYDERABAD.

SIGNATURE OF WITNESSES:

-
-

FOR MODI VENTURES

Partner

SIGNATURE OF EXECUTANTS

I stand herewith my photograph(s) and finger prints in the form prescribed, through my representative, Mr. Ch. Venkat Ramana Reddy, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Ranga Reddy District.

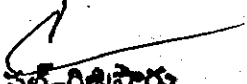
SIGNATURE OF REPRESENTATIVE:

SIGNATURE OF BUYER

1వ పుస్తకము 2009.....వ సం పు 3346 వ్యవేజలు

మొత్తము కాగితముల సంఖ్య.....17

ఈ కాగితపు వరుస సంఖ్య.....11


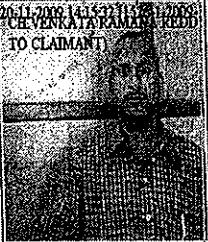

నవ-రిజిస్ట్రారు



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

C.S.No./Year: 003530/2009 of SRO: 1526(KAPRA)

20/11/2009 14:15:59

SIN o.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1	Manual Enclosure	Manual Enclosure	(CL) GANGANAL RAMESH DESAI 3-10-79/1, GOKHALE NAGAR, RAMANTHAPUR, HYD.	
2			(CL) CH. VENKATA RAMANA REDDY (REP TO CLAIMANT) 11-187/2, GREEN HILLS, SAROOR NAGAR, HYD.	<i>Ch. Venkata Ramana Reddy</i>
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, SECUNDE RABAD.	
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, SECUNDE RABAD.	
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
S. Gowda

Operator Signature
[Signature]

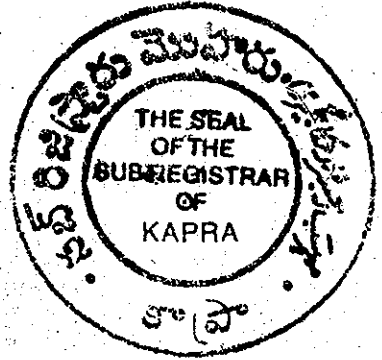
Subregistrar Signature
[Signature]

1వ పుస్తకము 200 గ్ర.....వ సం పు 3346 పట్టణము

మొత్తము కాగితముల సంఖ్య.....12

ఈ కాగితపు వరుస సంఖ్య.....12



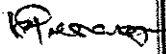
సబ్-రిజిస్ట్రారు



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

C.S.No./Year: 003530/2009 of SRO: 1526(KAPRA)

20/11/2009 14:15:59

SIN o.	Thumb Impression	Photo	Name and Address of the Party	Party Signat ure
6			(EX) K.PRABHAKAR REDDY (SPA FOR PRESENTING DOCT.) H.NO.5-4-187/3&4,II FLOOR,SOHAM MANSION,M.G.ROAD,SECUNDE RABAD.	

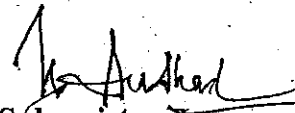
Witness
Signatures

A. Venkatesh

Operator
Signature

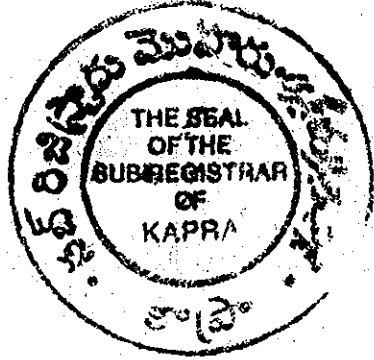



Subregistrar
Signature






1వ పుస్తకము 200 గ్ర.....వ సం పు 3346
మొత్తము కాగితముల సంఖ్య..... 12
ఈ కాగితపు పకున సంఖ్య..... 13

సబ్ రిజిస్ట్రారు



<p>PERMANENT ACCOUNT NUMBER</p> <p>ABSP716725H</p>		
<p>नाम / NAME</p> <p>SOHAN SATISH MODI</p>	<p>पिता का नाम / FATHER'S NAME</p> <p>SATISH MANLAL MODI</p>	
<p>जन्म तिथि / DATE OF BIRTH</p> <p>18-10-1989</p>		<p><i>Sohan Modi</i></p>
<p>हस्ताक्षर / SIGNATURE</p> <p><i>Sohan Modi</i></p>		<p>मुख्य आयकर अधिकारी, आंध्र प्रदेश</p> <p>Chief Commissioner of Income-tax, Andhra Pradesh</p>

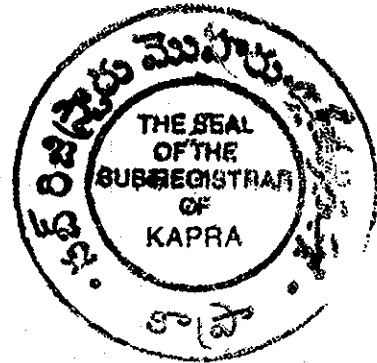
<p>आयकर विभाग</p> <p>INCOME TAX DEPARTMENT</p>		<p>भारत सरकार</p> <p>GOVT OF INDIA</p>
<p>PRABHAKAR/REDDY K</p> <p>PADMA REDDY/KANDI</p> <p>15/01/1974</p> <p>Permanent Account Number</p> <p>AWSP8104E</p>		
<p>Signature</p>		

1వ పుస్తకము 2009 వ సం పు 3346 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 12

ఈ కాగితపు వరుస సంఖ్య..... 14

నవ-రజిస్ట్రారు

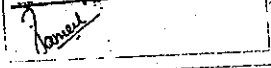


स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AGKPG1954D

नाम /NAME
RAMESH DESAI GANGANAL

पिता का नाम /FATHER'S NAME
PRAHALAD RAO GANGANAL

जन्म तिथि /DATE OF BIRTH
17-07-1974

हस्ताक्षर /SIGNATURE


मुख्य आयकर आयुक्त, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

श्री 2118

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
मुख्य आयकर आयुक्त,
आयकर भवन,
बरीर 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.

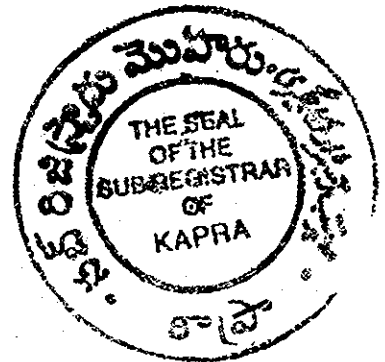
Ramesh

1వ పుస్తకము 2009 వ సం పు 3246 వేలాలు

మొత్తము కాగితముల సంఖ్య 12

ఈ కాగితపు పరిమాణ సంఖ్య 15


సబ్-రిజిస్ట్రారు



REPRESENTATIVE:

Customer Relations Division



MODI
PROPERTIES &
INVESTMENTS PVT. LTD.



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

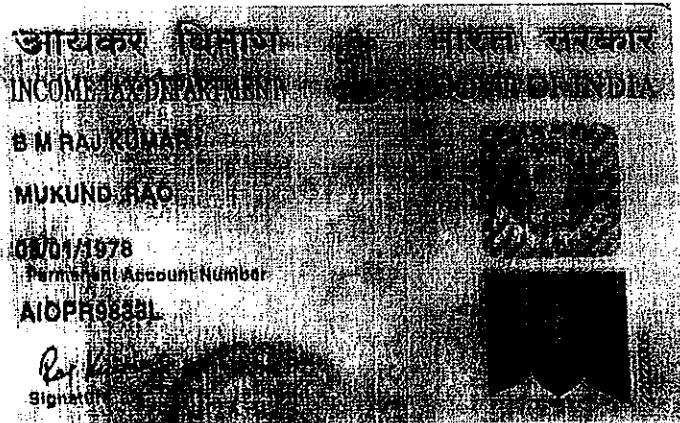
Address:
5-4-187/3&4, 11nd Floor,
M O Road, Secunderabad-500003.
Ph:040-88036661, 040-27544058
www.modiproperties.com

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. 1




WITNESSES NO.2

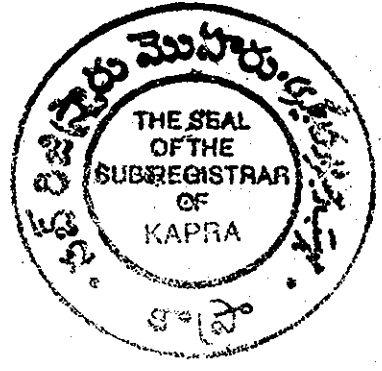
 Election Commission Of India भारतीय निर्वाचन आयोग IDENTITY CARD గుర్తింపుకార్డు	
	
CVG2736122	
Elector's Name : A LAXMI KANTH	
అభ్యర్థి పేరు : ఎ లక్ష్మీ కంఠ	
Father's Name : A SADHARMA	
తండ్రి పేరు: ఎ సద్దర్	
Sex : M	Age as on 1-1-2003
లింగము : పు	1-1-2003 వారితో వయస్సు 24

1వ పుస్తకము 200 గ్ర.....వ సం పు. 2346 పేజీలు

మొత్తము కాగితముల సంఖ్య..... 12

ఈ కాగితపు వరుస సంఖ్య..... 16


నల్ రిజిస్ట్రారు

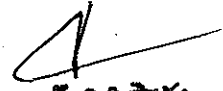




1వ పుస్తకము 200 శ్రీ.....వ సం పు. 2246

మొత్తము కాగితముల సంఖ్య.....12

ఈ కాగితపు వరుస సంఖ్య.....12


సబ్-రిజిస్ట్రారు

