

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE HUNDRED RUPEES

भारत INDIA INDIA NON JUDICIAL

SCANNED

ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

AH 064103

14245 21/04/2010 LWR
Anil
P.N. Kew
Modi Ventures

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the ^{7th} day of **JUNE** 2010 at SRO, Kapra, Ranga Reddy District by and between:

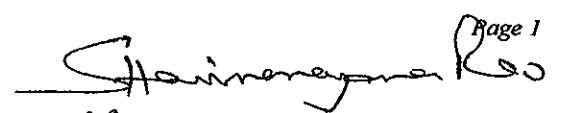
M/s. MODI VENTURES, a registered partnership firm having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad 500 003, represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 39 years, Occupation: Business, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

1. DR. S. HARINARAYANA RAO, SON OF LATE S. SATYANARAYANA RAO, aged about 55 years
2. MRS. M. SWARNALATHA, WIFE OF DR. S. HARINARAYANA RAO, aged about 55 years, both residing at F-702, Neel Sidhi Residency, Sector - XI, Plot No.20, Koperkairne, Navi Mumbai - 400709, 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

 ^{Page 1}
M. Swarnalatha

1వ పుస్తకము 2010.....వ సం పుస్తకము దర్శనము

మొత్తము కాగితముల సంఖ్య..... 14

ఈ కాగితపు వరుస సంఖ్య.....

2010 వ సం..... వ తేది

1937 శా.స. సం..... వ తేది

పగలు..... 2 మరుగు..... 4.....

మద్య కార్య నిర్వహణ కార్యాలయములో

శ్రీ...Prabhakar Reddy.....

జన్మ తేదీ 1908 లోని సెప్టెంబరు 26 వనూ

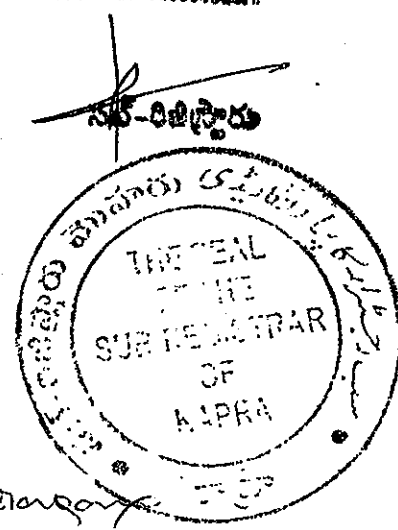
అనునది సమర్పించిన బహుళ భాగస్వామిలు

మంతులకు తెలియజేయుటకు నాకు దాఖలు చేసి

రూ..... 1000/-.....

ప్రాసి ఇచ్చినట్లు ఒప్పకొన్నది

ఎడమ బొటన వ్రేలు



Handwritten signature



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service (O). 5-4-18713 & 4, 2nd Floor, Soham Mansion, M.G. Road, Secunderabad-03, through affected GPN/SPA for presentation of documents, Vide GPA / SPA No. 64/22/109 dated 05.06.09, registered at SRO, Rang Reddy District.

పూరించినది

1 శ్రీ. (Signature)

B. RAJ KUMAR S/o. RAJEND RAO
OCC: SERVICE No. AIWAL, SEC RAO

2 A. Lakshmi Kant

A. Lakshmi Kant S/o. A. Satharanga
OCC: Business No. 21-9, Lalapet,
Hyderabad.

2010 వ సం..... వ తేది

1937 శా.స. సం..... వ తేది

Handwritten signature and stamp

WHEREAS:

A. The Buyer under a Sale Deed dated 25.06.10 has purchased a deluxe semi-finished, apartment bearing no. 219, on the second floor in block no. 'G', admeasuring 1400 sft. of super built up area in residential apartments styled as 'Gulmohar Gardens', forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District, together with:

- a. Proportionate undivided share of land to the extent of 56.00 sq. yds.
- b. A reserved parking space for single car on the basement / stilt floor admeasuring about 100 sft.

This Sale Deed is registered as document no. 1797/10 in the office of the Sub-Registrar, Kapra, Ranga Reddy District. This Sale Deed was executed subject to the condition that the Buyer shall enter into a Agreement for Construction for completion of construction of the semi-finished apartment as per the agreed specifications.

B. The Buyer is desirous of getting the construction completed with respect to the scheduled apartment by the Builder.

C. The Buyer as stated above had already purchased the semi-finished deluxe apartment bearing no. 219 on second floor in block no. 'G' and the parties hereto have specifically agreed that this construction agreement and the Sale Deed referred herein above are and shall be interdependent and co-existing agreements.

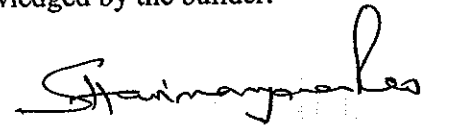
D. The parties hereto after discussions and negotiations have reached certain understandings, terms and conditions etc., for the completion of construction of the scheduled apartment and are desirous of recording the same into writing.

NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:

1. The Builder shall complete the construction for the Buyer a deluxe semi-finished apartment bearing flat no. 219 on the second floor in block no. 'G' admeasuring 1400 sft. of super built up area and undivided share of land to the extent of 56.00 sq. yds., and a reserved parking space for single car on the basement / stilt floor admeasuring about 100 sft. as per the plans annexed hereto and the specifications given hereunder for an amount of Rs. 20,38,000/- (Rupees Twenty Lakhs Thirty Eight Thousand Only).
2. The Buyer has already paid an amount of Rs. 2,25,000/- (Rupees Two Lakhs Twenty Five Thousand Only) before entering this agreement which is acknowledged by the builder.

FOR MODI VENTURES


Partner


M. Swamyalana

పాప పుస్తకము 20/0 సం. పు.వి.సి. దస్తావేజులు

మొత్తము కొనుగోలు సంఖ్య 14

ఈ కాగితపు వయస్ సంఖ్య 2

MARKET VALUE Rs: 2038000/

ENDORSEMENT

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

by challan No. 165/18 Dt. 5/6/10

~~నర-రిజిస్ట్రారు~~

I. Stamp Duty:

1. in the shape of stamp papers

Rs. 100/

2. in the shape of challan

Rs. 20280/

(u/s. 41 of I.S. Act. 1899)

3. in the shape of cash

Rs. —

(u/s. 41 of I.S. Act. 1899)

4. remission of stamp duty

Rs. —

(u/s. 16 - I.S. Act. 1899, if any)

II. Transfer duty:

1. in shape of challan

Rs. —

2. in the shape of cash

Rs. —

III. Registration fees:

1. in the shape of challan

Rs. 1000/

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. 21480/


SUB REGISTRAR
KAPRA


పాప పుస్తకము 20/0 సం./ కా.శ. 1892 వ

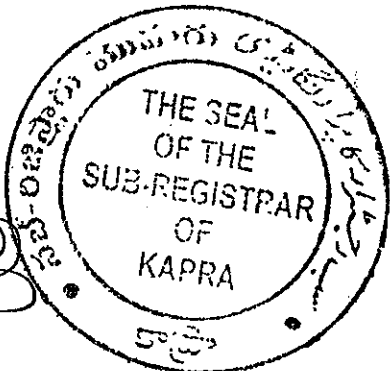
పు. 1298 నెంబరుగా రిజిస్టరు చేయబడి

స్టాంపింగ్ నిమిత్తం కుత్తింపు నెంబరు 1506

పు. 1298 / 2010 గా యివ్వబడ్డెనది

2010 సం. 9/20/10 26 వ తేది



F. గజినాన్

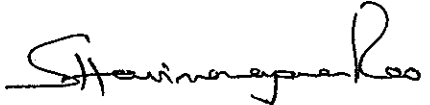


3. The Buyer shall pay the balance amount of Rs. 18,13,000/- (Rupees Eighteen Lakhs Thirteen Thousand Only) in the following manner:

S. No.	Amount	Due date of payment
1	6,33,000/-	28.06.2010
2	3,68,000/-	28.07.2010
3	6,12,000/-	On completion of flooring, doors, windows, bathroom tiles & 1 st coat of paint
4	2,00,000/-	On Completion

4. In case the Scheduled Apartment is completed before the scheduled date of completion / delivery mentioned in clause 10 below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned in clause 3 above. The buyer shall be liable to pay the balance outstanding within 15 days of receiving an intimation from the Vendor as to completion of the Scheduled Apartment, notwithstanding the installments and due dates mentioned above.
5. The Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 1 month from the due date.
6. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavor to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan to the Buyer for whatsoever reason. The payment of installments to the Builder by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.
7. The Buyer has handed over the vacant and peaceful possession of the semi-finished deluxe apartment bearing no. 219 on the second floor in block no. 'G' to the Builder for the purposes of completion of construction of the apartment.
8. The Builder shall construct the Apartment in accordance with the plans and designs and as per specifications annexed hereto. Cost of any additions and alterations made over and above the specifications at the request of the Buyer shall be charged extra.
9. The Builder shall be liable to pay all such amounts for and on behalf of the Buyer as may be required by concerned government / quasi government departments for water & electricity connections and for any other amenities. Such payments shall solely be borne by the Builder.

For MODI VENTURES

Partner

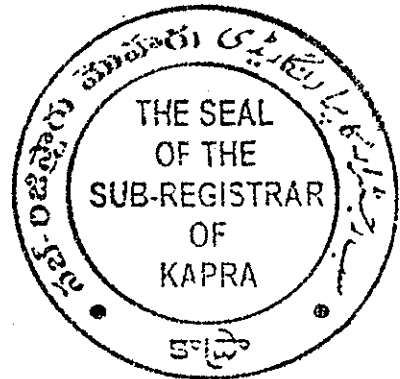

M. Swamyalingam

1వ పుస్తకము 20/0.....వ సం వు 1798...పన్నెండవది

మొత్తము కాగితముల సంఖ్య.....14.....

ఈ కాగితపు వరుస సంఖ్య.....3.....

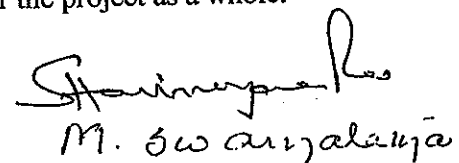

నవ-రిజిస్ట్రారు



10. The Builder shall complete the construction of the Apartment and handover possession of the same by 1st October 2011 with a further grace period of 6 months provided the Buyer fulfils all his obligations under this agreement. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said Apartment within the stipulated period if the construction is delayed or stopped by the reason of non-availability of essential inputs like steel, cement etc. or on account of prevention, obstruction, prohibition, ordinance, legislation and/or notification by any governmental / quasi governmental authorities and agencies on account of any other reasons which are beyond the control of the Builder like war, civil commotion etc. The Buyer shall not have any right to claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.
11. The Builder upon completion of construction of the Apartment shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the Apartment provided however, that the Buyer shall not be entitled to take possession if he / she has not fulfilled the obligations under this agreement. After such intimation, the Builder shall not be liable or responsible for any loss, theft, breakages, damages, trespass and the like.
12. The Buyer upon taking possession of the apartment shall own and possess the same absolutely and shall have no claims against the Builder on any account, including any defect in the construction.
13. The Buyer upon receipt of the completion intimation from the Builder as provided above, shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said Apartment.
14. The Builder shall deliver the possession of the completed Apartment to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.
15. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions, alterations to the structures etc., that may be necessary for execution of the Gulmohar Gardens project.
16. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall not seek or cause the stoppage or stay of construction or related activity in the Gulmohar Gardens project or cause any inconvenience or obstructions whatsoever. However, the claim of the Buyer against the Builder shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Builder. This understanding is specifically reached amongst the parties for the overall interest of the other Buyers in the project and for the smooth uninterrupted execution of the works for the project as a whole.

For MODI VENTURES



Partner

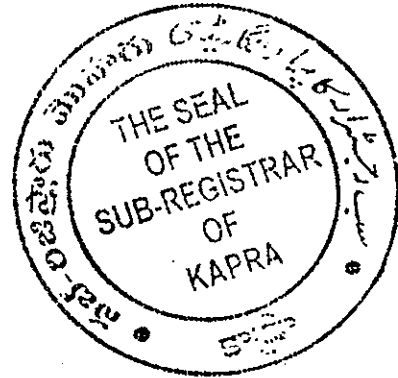

M. Swamyalinga

1వ పుస్తకము 2010.....వ సం పు 17.98. చస్తావీజాలు

మొత్తము కాగితముల సంఖ్య..... 14

ఈ కాగితపు వరుస సంఖ్య..... 4

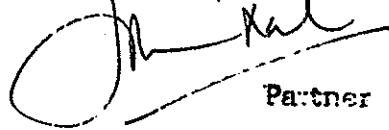

న. రిజిస్ట్రారు

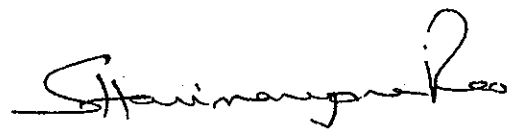


.....

17. It is hereby agreed and understood explicitly between the parties hereto that the Buyer shall be solely responsible for payment of any, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the Apartment under this agreement, or the sale deed.
18. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.
19. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement, the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to forfeit a sum equivalent to 50% of the total agreed consideration as liquidated damages from the amounts paid by the Buyer to the Builder. The Builder shall further be entitled to allot, convey, transfer and assign the said Apartment to any other person of their choice and only thereafter, the Builder will refund the amounts paid by the Buyer after deducting liquidated damages provided herein.
20. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form as amended from time to time shall be deemed to be the part of this agreement unless otherwise specifically waived and/or differently agreed upon in writing.
21. In case of any dispute between the parties, the matter shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Secunderabad and the proceedings shall be in English. The place of legal jurisdiction shall be at Secunderabad.
22. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
23. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.

FOR MODI VENTURES


Partner

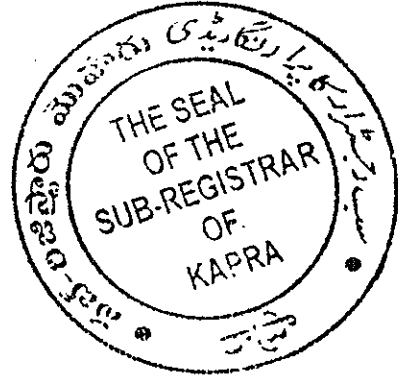

M. Swarnalatha

1: పుస్తకము 20/0.....వ సం పు 1798.....పస్తావీజాలు

మొత్తము కాగితముల సంఖ్య.....14.....

ఈ కాగితపు వచన సంఖ్య.....5.....

~~హక్-రిజిస్టారు~~



SCHEDULE 'A'
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

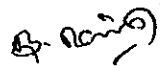
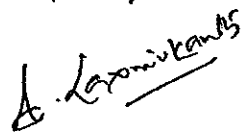
SCHEDULE 'C'

SCHEDULE OF APARTMENT

All that portion forming deluxe apartment bearing flat no. 219 on the second floor, in block no. 'G', admeasuring 1400 sft. of super built up area together with proportionate undivided share of land to the extent of 56.00 sq. yds. and a reserved parking space for Single car on the basement / 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:

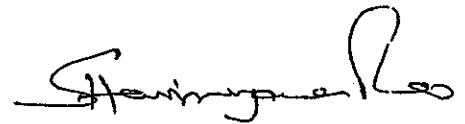
North By	Open to sky
South By	Open to sky
East By	Open to sky
West By	6'-6" wide corridor

WITNESSES:

1. 
2. 

For MODI VENTURES


BUYER



BUYER

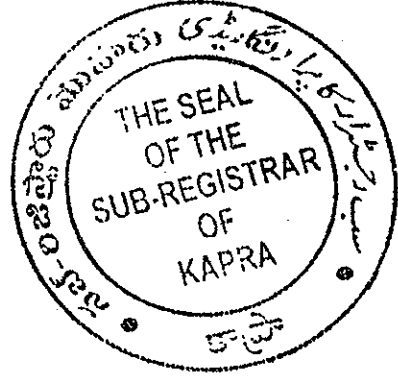
M. Swarnalaxmi

1వ పుస్తకము 2010.....వ సం పు. 798. దస్తావీజులు

మొత్తము కాగితముల సంఖ్య..... 14.....

ఈ కాగితపు వదున సంఖ్య..... 6.....

~~సహ-రిజిస్ట్రారు~~



SPECIFICATION OF CONSTRUCTION

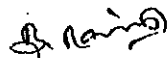
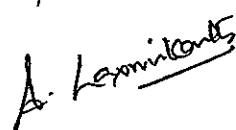
Item	Semi-deluxe Apartment	Deluxe Apartment
Structure	RCC	RCC
Walls	4"/6" solid cement blocks	4"/6" solid cement blocks
External painting	Exterior emulsion	Exterior emulsion
Internal painting	Smooth finish with OBD	Smooth finish with OBD
Flooring	Ceramic Tiles	Vitrified Tiles
Door frames	Wood (non-teak)	Wood (non-teak)
Doors	Moulded main door, others flush doors	All doors – moulded
Electrical	Copper wiring with modular switches	Copper wiring with modular switches
Windows	Powder coated aluminum sliding windows with grills	Powder coated aluminum sliding windows with grills
Bathroom	Designer ceramic tiles with 7' dado	Designer ceramic tiles with 7' dado
Sanitary	Raasi or similar make	Raasi or similar make
C P fittings	Branded CP Fittings	Branded CP Fittings
Kitchen platform	Granite Slab, 2 ft ceramic tiles dado, SS sink.	Granite slab, 2 ft ceramic tiles dado, SS sink.
Plumbing	GI & PVC pipes	GI & PVC pipes

Note:

1. Choice of 2 colours for interiors, western / Anglo-Indian WC, 2 or 3 combinations of bathroom tiles & sanitary fittings shall be provided.
2. Changes to external appearance and colour shall not be permitted.
3. Fixing of grills to the main door or balconies shall not be permitted.
4. Change of doors or door frames shall not be permitted.
5. Changes in walls, door positions or other structural changes shall not be permitted.
6. Only select alterations shall be permitted at extra cost.
7. RCC lofts and shelves shall not be provided.
8. Specifications / plans subject to change without prior notice.

IN WITNESS WHEREOF the parties hereto have signed this agreement in token of their acceptance after understanding the contents with free will and without any influence or coercion in presence of the witness:

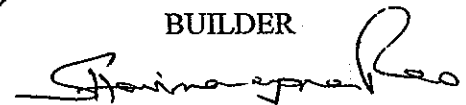
WITNESSES:

1. 
2. 

FOR MODI VENTURES



Partner
BUILDER



BUYER

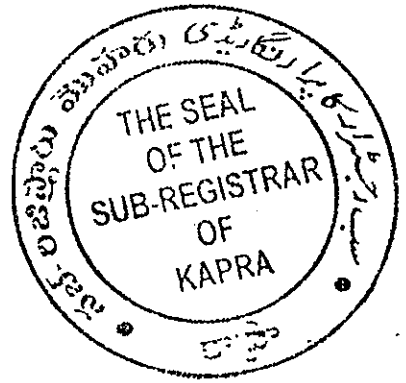
M. Swamyalingam
Page 7

1వ పుస్తకము 2010.....వ సం పు 1298 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....14.....

ఈ కాగితపు వరుస సంఖ్య.....7.....

~~సబ్-రిజిస్ట్రారు~~



REGISTRATION PLAN SHOWING FLAT NO. 219 IN BLOCK NO. 'G'

ON SECOND FLOOR IN PROJECT KNOWN AS "GULMOHAR GARDENS"

IN SURVEY NOS.

93, 94 & 95

SITUATED AT

MALLAPUR VILLAGE, UPPAL

MANDAL, R.R. DIST.

BUILDER:

M/S. MODI VENTURES REPRESENTED BY ITS MANAGING PARTNER

SRI SOHAM MODI SON OF SRI SATISH MODI

BUYERS:

1. DR. S. HARINARAYANA RAO SON OF LATE. SHRI. S. SATYANARAYANA RAO

2. MRS. M. SWARNALATHA WIFE OF DR. S. HARINARAYANA RAO

REFERENCE:

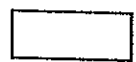
AREA: 56.00

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.

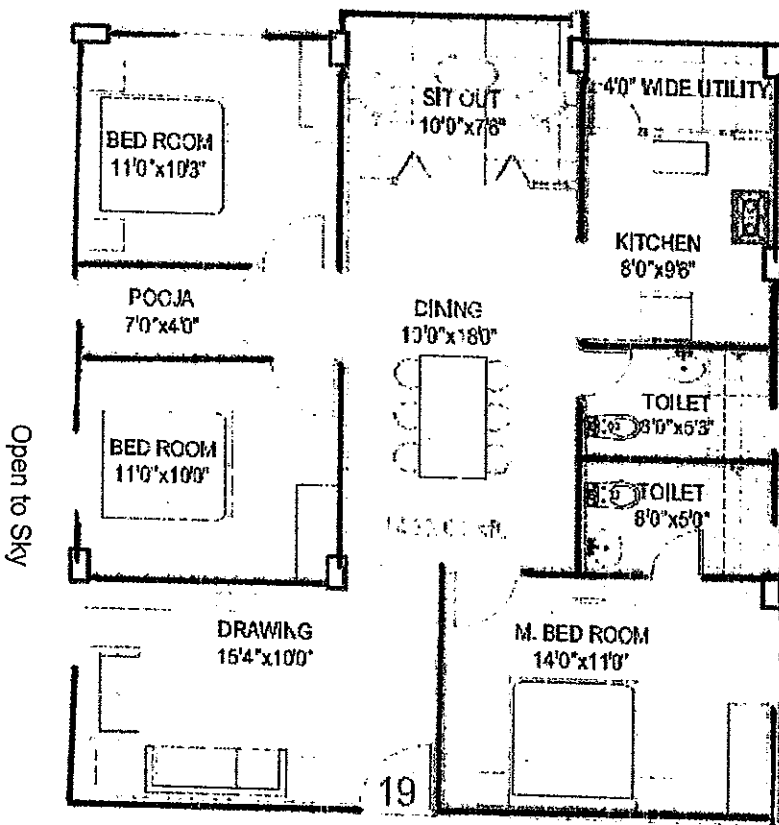


EXCL:

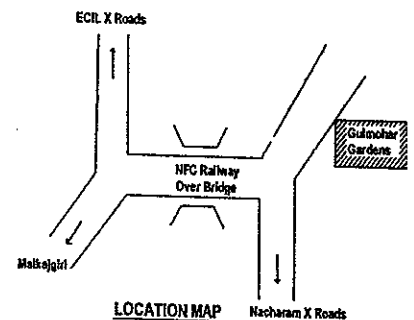


Total Built-up Area = 1400 sft.
Out of U/S of Land = Ac. 1-08 Gts.

Open to Sky



Open to Sky



WITNESSES:

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

FOR MODI VENTURES

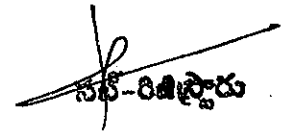
[Signature]
SIG. OF THE BUILDER

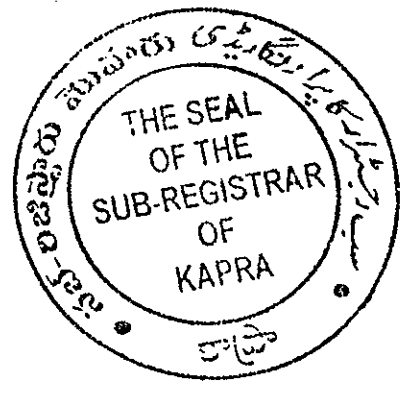
[Signature]
M. Swarnalatha
SIG. OF THE BUYER

1వ పుస్తకము 20/0.....వ సం పు. 1730. దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 14

ఈ కాగితపు వరుస సంఖ్య..... 8

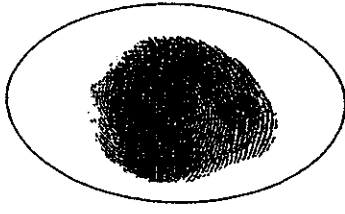
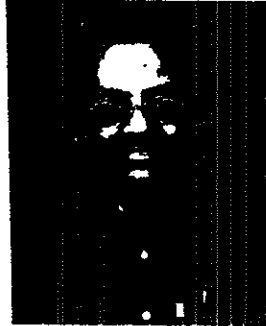
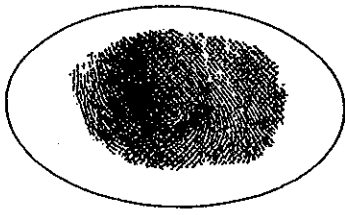
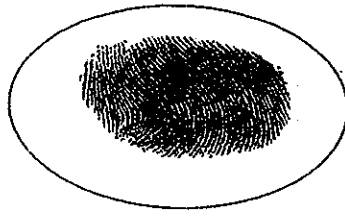
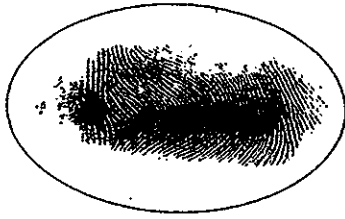

నల్-రిజిస్ట్రారు



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

SL.NO. FINGER PRINT
IN BLACK
(LEFT THUMB)

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



BUILDER

M/S. MODI VENTURES
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/BK/IV/2009, Dt. 05.06.09

SRI. K. PRABHAKAR REDDY
S/O. SRI. K. PADMA REDDY
(O). 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD
SECUNDERABAD – 500 003.

BUYERS:

1. DR. S. HARINARAYANA RAO
S/O LATE S. SATYANARAYANA RAO
R/O. F-702, NEEL SIDHI RESIDENCY,
SECTOR - XI,
PLOT NO.20,
KOPERKAIRNE,
NAVI MUMBAI - 400709
2. MRS. M. SWARNALATHA
W/O DR. S. HARINARAYANA RAO
F-702, NEEL SIDHI RESIDENCY
SECTOR - XI,
PLOT NO.20,
KOPERKAIRNE,
NAVI MUMBAI - 400709

REPRESENTATIVE

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

SIGNATURE OF WITNESSES:

- 1.
- 2.

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

SIGNATURE OF THE REPRESENTATIVE

M. Swarnalatha

FOR MODI VENTURES

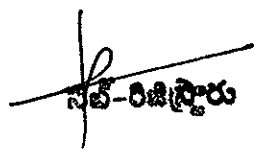
SIGNATURE OF EXECUTANTS
Partner

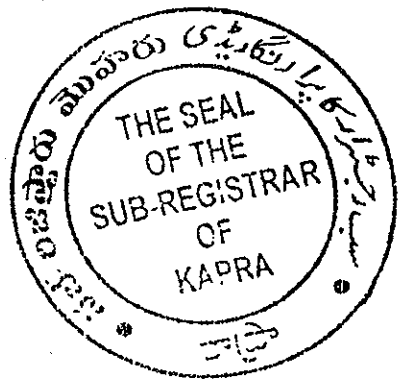
SIGNATURE(S) OF BUYER(S)

పుస్తకము 20/0.....న సంపుటి 1998 చివరివరకు

మొత్తము కాగితముల సంఖ్య..... 14

ఈ కాగితపు వరుస సంఖ్య..... 9


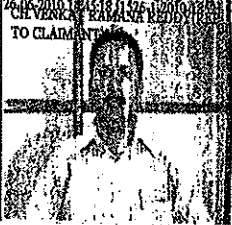
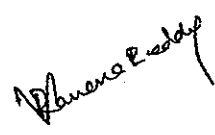

నల్-రిజిస్ట్రారు

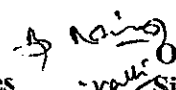



**Photographs and FingerPrints As per Section 32A of Registration Act
1908**

C.S.No./Year: 001852/2010 of SRO: 1526(KAPRA)

26/06/2010 14:45:21

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1	Manual Enclosure	Manual Enclosure	(CL) DR. S.HARINARAYANA RAO F-702,NEEL SIDHI RESIDENCY,SECTOR -XI, KOPERKAIRE,NAVI MUMBAI.	
2	Manual Enclosure	Manual Enclosure	(CL) M.SWARNALATHA F-702,NEEL SIDHI RESIDENCY,SECTOR - XI,KOPERKAIRE,NAVI MUMBAI.	
3			(CL) CH.VENKAT RAMANA REDDY(REP TO CLAIMANT) 11-187/2,GREEN HILLS CLY,SAROOR NAGAR,HYD.	
4	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.	
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  Operator Signature 

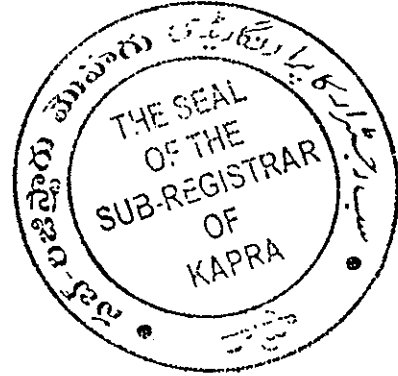

Subregistrar
Signature

1వ పుస్తకము 20/0.....న సంపు 1798 చివరివేజులు

మొత్తము కాగితముల సంఖ్య..... 14

ఈ కాగితపు వరుస సంఖ్య..... 10



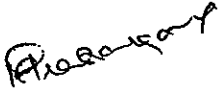
~~నకరజిస్ట్రారు~~




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

C.S.No./Year: 001852/2010 of SRO: 1526(KAPRA)

26/06/2010 14:45:21

S.No.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
6			(EX) K.PRABHAKAR REDDY(PRESENTING DOCT) H.NO.5-4-187/3&4,II FLOOR,SOHAM MANSION, M.G.ROAD,SECUNDERABAD.	

Witness Signatures *A. Lakshminarayana* Operator Signature 

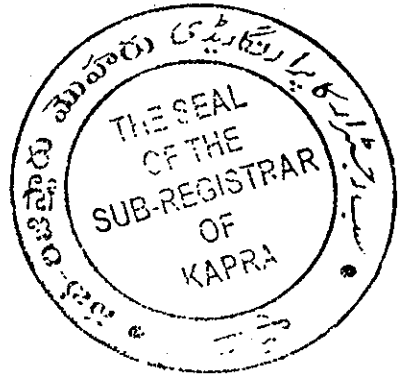

Subregistrar Signature


1వ పుస్తకము 20/0.....వ నం పు 1298 పుస్తకములు

మొత్తము కాగితముల సంఖ్య..... 14

ఈ కాగితపు వరుస సంఖ్య..... 11

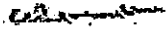
~~సబ్-రిజిస్ట్రారు~~

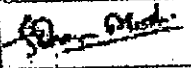


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AEEMP16725H


स्वामी का नाम / OWNER NAME
SONAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANLAL MODI

जन्म तिथि / DATE OF BIRTH
19-10-1989


स्वामी की हस्ताक्षर / OWNER SIGNATURE


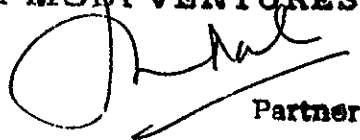
प्रमुख आयकर अधिकारी, अहमदाबाद
 Chief Commissioner of Income-tax, Ahmedabad

आयकर विभाग / INCOME TAX DEPARTMENT
 प्रहल्लाद सरकार / GOVERNMENT OF INDIA
PRABHAKAR REDDY K
PADMA REDDY KANDI
 15/01/1989
 AWSP/2012E



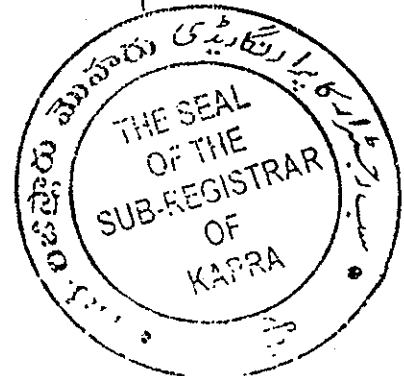
Prabougar

For MODI VENTURES


 Partner

ప పుస్తకము 2010.....వ సం పు 1798.....వేజులు
మొత్తము కాగితముల సంఖ్య..... 14.....
ఈ కాగితపు పరుస సంఖ్య..... 12.....

~~సర్-రిజిస్ట్రారు~~



रथाई लेखा संख्या

/PERMANENT ACCOUNT NUMBER



ACQPM1743C
नाम /NAME
SWARNALATHA MUTHARAJU

पिता का नाम /FATHER'S NAME
RAMA RAO MUTHARAJU

जन्म तिथि /DATE OF BIRTH
13-12-1954

हस्ताक्षर /SIGNATURE

N Swarnalatha

Erddy

मुख्य आयकर आयुक्त, आंध्र प्रदेश

Chief Commissioner of Income-tax, Andhra Pradesh

N. Swarnalatha

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.

रथाई लेखा संख्या

/PERMANENT ACCOUNT NUMBER



ANTPS4588B
नाम /NAME
HARINARAYANA RAO SITHAMRAJU

पिता का नाम /FATHER'S NAME
SATYANARAYANA RAO
SITHAMRAJU

जन्म तिथि /DATE OF BIRTH
28-06-1954

हस्ताक्षर /SIGNATURE

Harinarayana Rao

Erddy

मुख्य आयकर आयुक्त, आंध्र प्रदेश

Chief Commissioner of Income-tax, Andhra Pradesh

Harinarayana 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.

REPRESENTATIVE:

Customer Relations Division



Name : Ch.Venkata Raghava Reddy
Designation : Customer Relations Executive

Signature : *[Handwritten Signature]*

Valid upto : 30 April 2009

Granting Authority : *[Handwritten Signature]*

Blood Group : O +ve

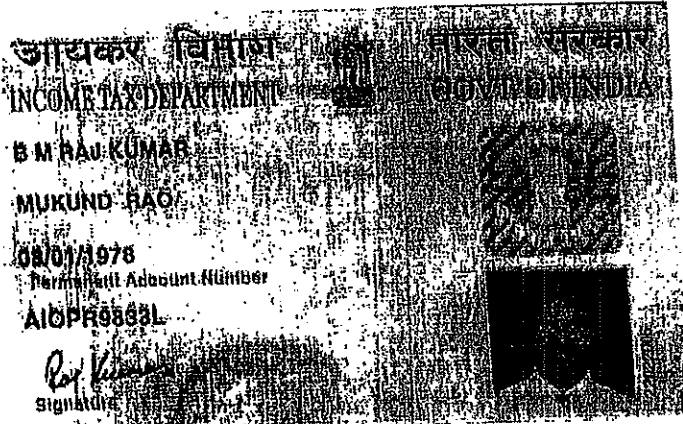
Address:
5-4-187/864, 11th Floor,
M (1) Road, Secunderabad-500003.
Ph:040-88888881, 040-27544059
www.modiproperties.com

Resi.Add.:
11-187/2, Road No.2,
Green Hills Colony,
Saroor Nagar,
Hyderabad.
Ph:8893381866, 9246166561


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



सत्यमेव जयते
Election Commission Of India
ఆంధ్ర ప్రదేశ్ విద్యుత్ సంఘము
IDENTITY CARD
గుర్తింపుకార్డు

CVG2736122



Electors Name : A LAXMI KANTH
 ఆంధ్ర ప్రదేశ్ : ఎ లక్ష్మీ కంఠ
 Father's Name : A SATHARMA
 తండ్రి పేరు : ఎ సతర్మ
 Sex : M Age as on 1-1-2003
 లింగము : పు 1-1-2003 క-25 వయస్సు

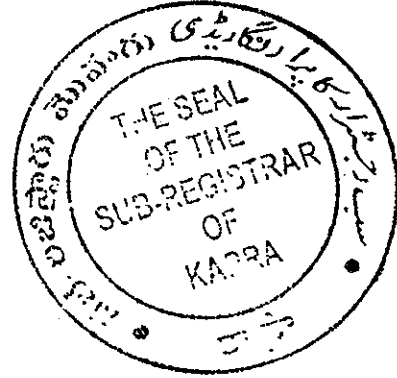
24

1వ పుస్తకము 2010.....వ సం పు 1798 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....14.....

ఈ కాగితపు వరుస సంఖ్య.....14.....

~~నవ-రిజిస్ట్రారు~~



भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

SCANNED

ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

14246 21/06/2010 102

Anil
P.N. Reddy
Modi Ventures

AH 064104
S.V.
Marrs

SALE DEED

This Sale Deed is made and executed on this the 21th day of JUNE 2010 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

1. DR. S. HARINARAYANA RAO, SON OF LATE S. SATYANARAYANA RAO, aged about 55 years
2. MRS. M. SWARNALATHA, WIFE OF DR. S. HARINARAYANA RAO, aged about 55 years, both residing at F-702, Neel Sidhi Residency, Sector - XI, Plot No.20, Koperkairne, Navi Mumbai - 400709, 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

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 2010 వ సం పు 1792 దస్తావేజులు

మొత్తము కొరతముల సంఖ్య 17

ఈ కొరతపు వరుస సంఖ్య 2

MARKET VALUE Rs: 1000000/

ENDORSEMENT

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

By challan No. 465119 Dt. 26-6-10

సబ్-రెజిస్ట్రారు

I. Stamp Duty:

1. in the shape of stamp papers Rs. 100/

2. in the shape of challan (u/s.41 of I.A.Act.1899) Rs. 49900

3. in the shape of cash (u/s.41 of I.S.Act.1999) Rs. ---

4. adjustment of ... Rs. ---

II. Transfer Duty:

1. in shape of challan Rs. 20000/

2. in the shape of cash Rs. ---

III. Registration fees:

1. in the shape of challan Rs. 5000/

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. 75100/

SUB-REGISTRAR KAPRA

1వ పుస్తకము 2010 సం./ కా.శ. 1932వ

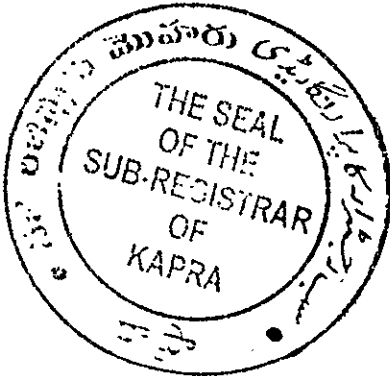
పు 1792 నెంబరుగా రిజిస్టరు చేయబడి

స్టాంప్ నిమిత్తం గుర్తింపు నెంబరు 1526

1792/2010 నా యివ్వబడ్డనది

2010 సం. 9200 నెంబరు 26 వ తేది

సబ్-రెజిస్ట్రారు



- 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.

For MOD VENTURE




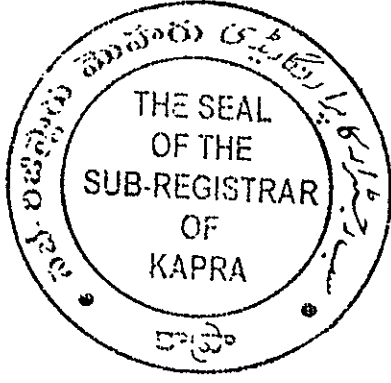
Partner

1వ పుస్తకము 2010.....వ సం వు 1797.....దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 17

ఈ కాగితపు పరుస సంఖ్య..... 3


శా. రవిశ్రావు



- 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.
- 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 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 deluxe apartment bearing flat no. 219 on second floor, in block no. 'G' having a super built-up area of 1400 sft. together with undivided share in the schedule B land to the extent of 56.00 sq. yds., and a reserved parking space for single car on the basement / 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 B 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.

For MOD VENTURES

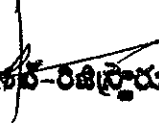


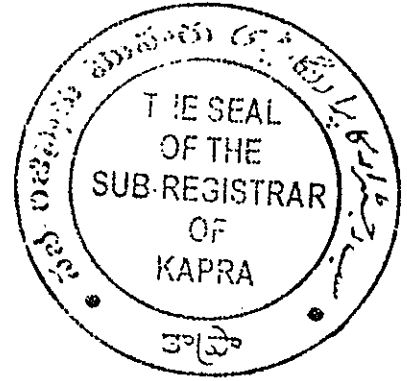
Partner

1వ పుస్తకము 2010.....వ సం పు 1797.....వేల

మొత్తము కాగితముల సంఖ్య..... 17.....

ఈ కాగితపు వరుస సంఖ్య..... 4.....


శర్-రిజిస్ట్రారు



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. 10,00,000/- (Rupees Ten Lakhs 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.

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. 219 on second floor, in block no. 'G' having a super built-up area of 1400 sft in building known as Gulmohar Gardens together with:

a. Undivided share in schedule B land to the extent of 56.00 sq. yds.

b. A reserved parking space for single car on the basement / 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. 10,00,000/- (Rupees Ten Lakhs Only) paid by way of cheque no. 261976, dated 25.06.2010, drawn on SBI, St Mary's Road Branch, Secunderabad for being Housing Loan issued by RACPC, SBI Zonal Office, Secunderabad. The Vendor hereby admit and acknowledge the receipt for said consideration.

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

FOR MODI VENTURES


Partner

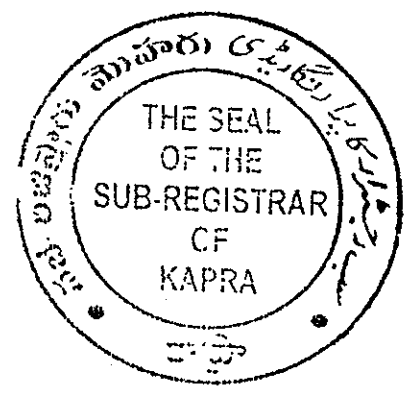
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Apartment to the Buyer.
5. Henceforth the Vendor shall not have any right, title or interest in the scheduled apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming 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.
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 B Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Buyer ever fails to pay maintenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity, etc.

For MODI VENTURES


Partner

1వ పుస్తకము నెంబ్రో 10..... సం పు 1792
మొత్తము కాగితముల సంఖ్య..... 12
ఈ కాగితపు వదుల సంఖ్య..... 6

~~సబ్-రిజిస్ట్రారు~~



- 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.
- 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. 75,000/- is paid by way of challan No. 465/19, dated 26.6.10, drawn on SBH, Kushaiguda Branch, Hyderabad and VAT an amount of Rs. 10,000/- paid by way Pay order No. 156630 dated 25.06.10 drawn on HDFC Bank, S. D. Road, Secunderabad.

For MODI VENTURES

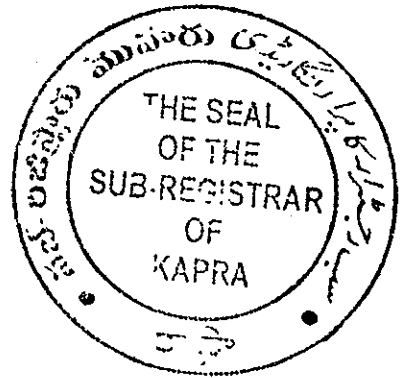

Partner

1వ పుస్తకము 2010.....వ సం పు 1797.....

మొత్తము కాగితముల సంఖ్య..... 17.....

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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. 219 on the second floor, in block no. 'G', admeasuring 1400 sft. of super built up area together with proportionate undivided share of land to the extent of 56.00 sq. yds. and a reserved parking space for single car on the basement / 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
West By	6'-6" wide corridor

WITNESSES:

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

FOR MODI VENTURES

[Signature]
VENDOR

For Sri Sai Builders

[Signature]
FIRM

BUYER

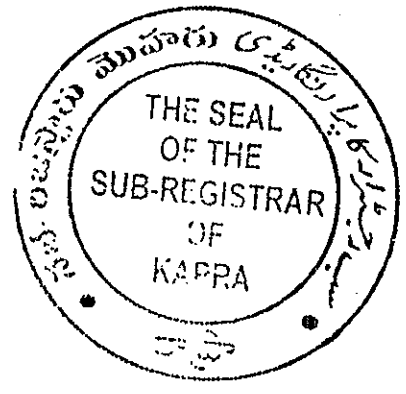
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Page 8

1వ పుస్తకము 2010.....వ సం పు 1797 వేల

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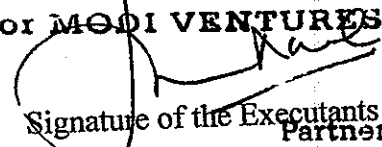
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ANNEXURE-1-A

1. Description of the Building : deluxe apartment bearing flat no. 219 on the second floor, in block no. 'G' 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 : 56.00 sq. yds., U/S Out of Ac. 1-08 Gts.
4. Built up area Particulars:
- a) In the Basement / Stilt Floor : 100 Sft for car parking space
- b) In the First Floor :
- c) In the Second Floor : 1400 sft
- d) In the Third Floor :
- e) In the Fourth Floor :
- 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. 10,00,000/-


Date: 25.06.2010

FOR MODI VENTURES

Signature of the Executants
Partner

CERTIFICATE

I do hereby declare that what is stated above is true to the best of my knowledge and belief.

Date: 25.06.2010

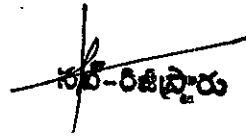
FOR MODI VENTURES

Partner
Signature of the Executants

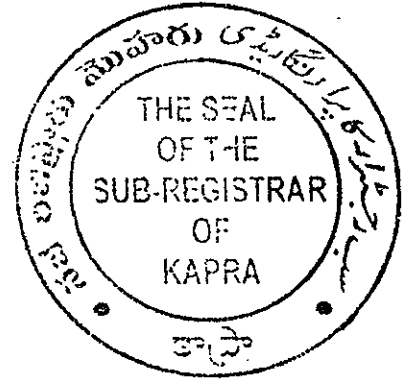
M. Swanjalaya

1వ పుస్తకము 2010.....వ సంపు. 12572 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 12

ఈ కాగితపు వరుస సంఖ్య..... 9


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REGISTRATION PLAN SHOWING FLAT NO. 219 IN BLOCK NO. 'G'

ON SECOND 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

BUYERS: 1. DR. S. HARINARAYANA RAO SON OF LATE. SHRI. S. SATYANARAYANA RAO

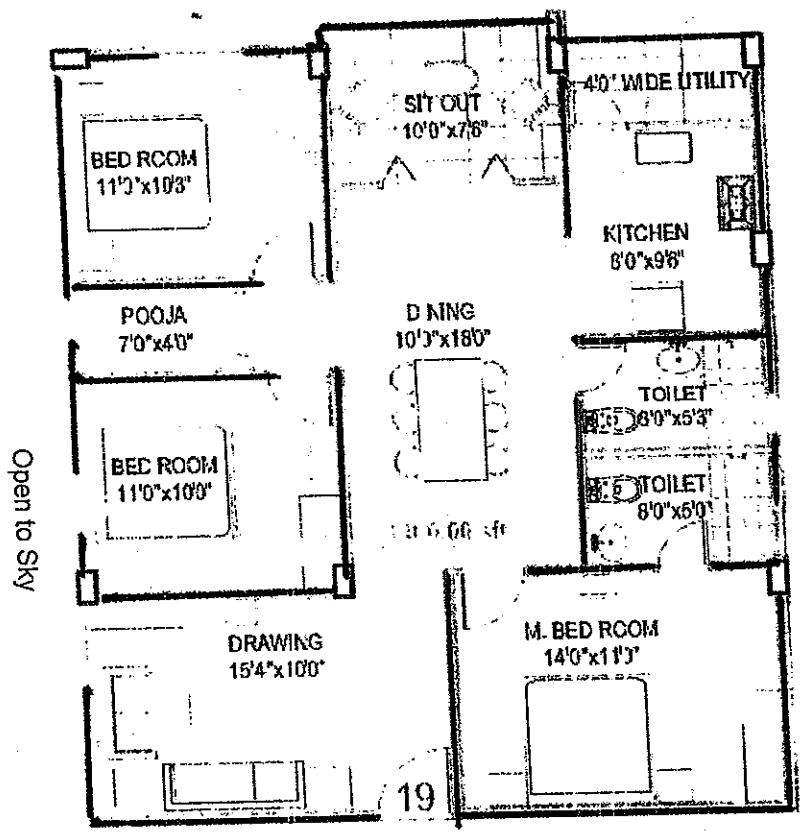
2. MRS. M. SWARNALATHA WIFE OF DR. S. HARINARAYANA RAO

REFERENCE: **SCALE:** **INCL:** **EXCL:**
AREA: 56.00 **SQ. YDS. OR** **SQ. MTRS.**

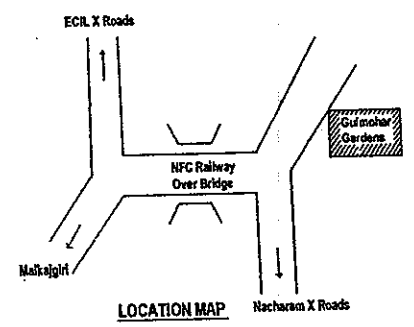
Total Built-up Area = 1400 sft.
 Out of U/S of Land = Ac. 1-08 Gts.



Open to Sky



Open to Sky



LOCATION MAP

WITNESSES:

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

For MODI VENTURES

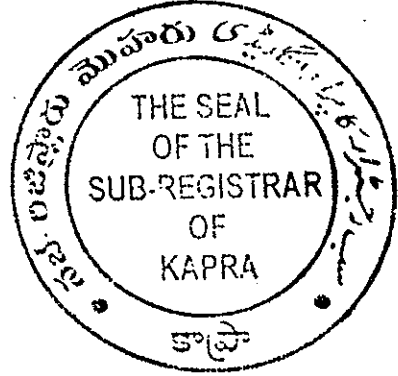
[Signature]
 PARTNER
 SIG. OF THE VENDOR
[Signature]
 M. Swarnalatham
 SIG. OF THE BUYER

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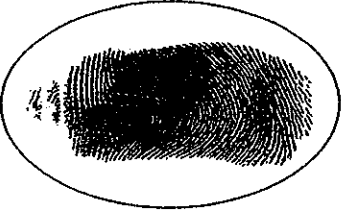

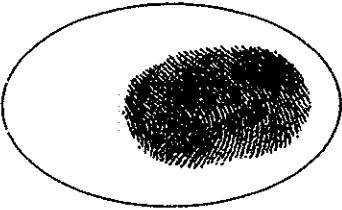

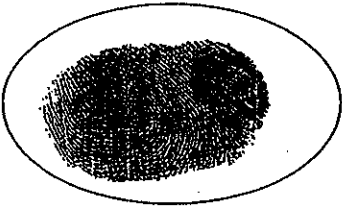

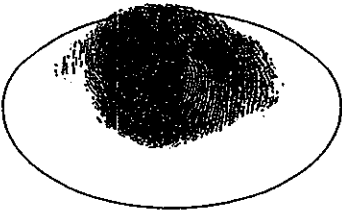

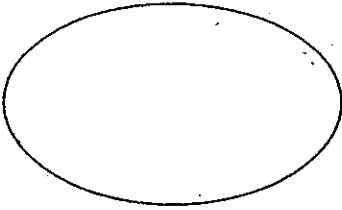

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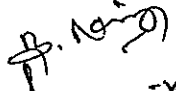
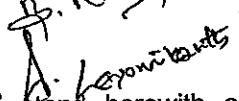
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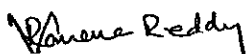
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

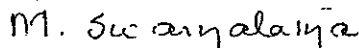
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)		NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>VENDOR</u></p> <p>M/S. MODI VENTURES HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD – 500 003. REP. BY ITS MANAGING PARTNER MR. SOHAM MODI S/O. MR. SATISH MODI</p>
			<p><u>GPA FOR PRESENTING DOCUMENTS:</u> <u>VIDE GPA NO. 64/BK/IV/2009, Dt. 05.06.09.</u></p> <p>SRI. K. PRABHAKAR REDDY S/O. SRI. K. PADMA REDDY (O). 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD – 500 003.</p>
			<p><u>BUYERS:</u></p> <p>1. DR. S. HARINARAYANA RAO S/O LATE S. SATYANARAYANA RAO R/O. F-702, NEEL SIDHI RESIDENCY, SECTOR - XI, PLOT NO.20, KOPERKAIRNE, NAVI MUMBAI - 400709</p>
			<p>2. MRS. M. SWARNALATHA W/O DR. S. HARINARAYANA RAO F-702, NEEL SIDHI RESIDENCY SECTOR - XI, PLOT NO.20, KOPERKAIRNE, NAVI MUMBAI - 400709</p>
			<p><u>REPRESENTATIVE</u></p> <p>MR. CH. VENKAT RAMANA REDDY S/O. LATE ANJI REDDY R/O. 11-187/2, ROAD NO. 2 GREENHILLS COLONY SAROORNAGAR HYDERABAD</p>

SIGNATURE OF WITNESSES:

1. 
2. 

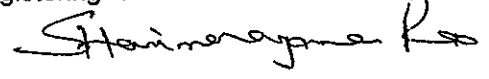
We stand herewith our photograph(s) and finger prints in the form prescribed, through our representative, Ch. Venkat Ramana Reddy as we cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances Kapra, Ranga Reddy District.





For MODI VENTURES

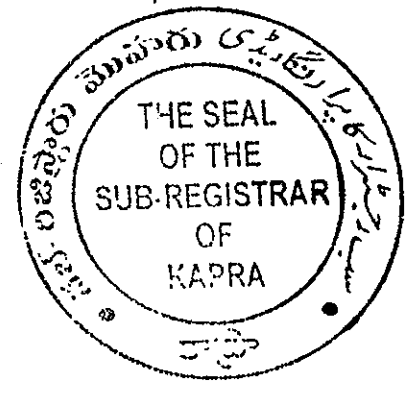
 SIGNATURE OF EXECUTANTS
 Partner



SIGNATURE(S) OF BUYER(S)

సంవత్సరము 2010.....వ సం పు.17.9.2010 నెల
మొత్తము కాగితముల సంఖ్య.....17.....
ఈ కాగితపు వయస్ సంఖ్య.....11.....



~~వకీల రిజిస్ట్రారు~~



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

C.S.No./Year: 001851/2010 of SRO: 1526(KAPRA)

26/06/2010 14:46:38

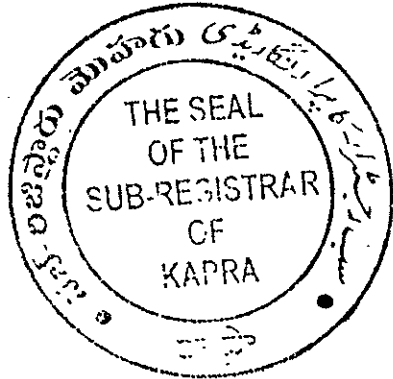
SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1	Manual Enclosure	Manual Enclosure	(CL) DR. S.HARINARAYANA RAO F-702,NEEL SIDHI RESIDENCY,SECTOR -XI, KOPERKAIRE,NAVI.MUMBAI.	
2	Manual Enclosure	Manual Enclosure	(CL) M.SWARNALATHA F-702,NEEL SIDHI RESIDENCY,SECTOR - XI,KOPERKAIRE,NAVI MUMBAI.	
3			(CL) CH.VENKAT RAMANA REDDY(REP TO CLAIMANT) 11-187/2,GREEN HILLS CLY,SAROOR NAGAR,HYD.	<i>Ch. Venkat Ramana Reddy</i>
4	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.	
5	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.	

Witness Signatures *A. Venkatesh* Operator Signature *Ch*

[Signature]
Subregistrar
Signature

1వ పుస్తకము 20/0.....వ సం పు. 1797.....వేలము
మొత్తము కొగితముల సంఖ్య..... 12.....
ఈ కొగితపు వరుస సంఖ్య..... 12.....



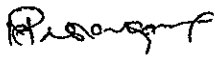
~~నల్ల/రిజిస్ట్రారు~~



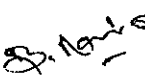
**Photographs and FingerPrints As per Section 32A of Registration Act
1908**

C.S.No./Year: 001851/2010 of SRO: 1526(KAPRA)

26/06/2010 14:46:38

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
6	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.	
7			(EX) K.PRABHAKAR REDDY(PRESENTING DOCT) H.NO.5-4-187/3&4,II FLOOR,SOHAM MANSION, M.G.ROAD,SECUNDERABAD.	

Witness
Signatures


Operator
Signature

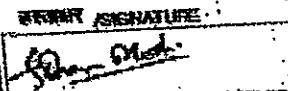

Subregistrar
Signature

PERMANENT ACCOUNT NUMBER
AEMPM5725H

NAME
SOHAN SATISH MODI

FATHER'S NAME
SATISH MANLAL MODI

DATE OF BIRTH
18-10-1988

SIGNATURE


Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT OF INDIA

PRABHAKAR REDDY K
 PADMA REDDY KANDE

150749740
 AWSPPR301E




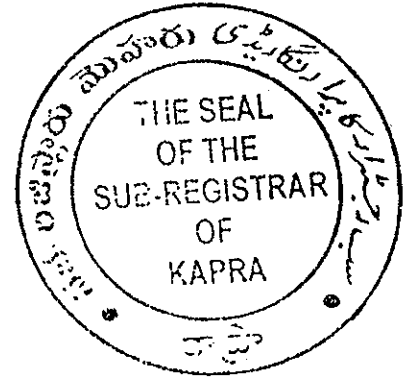
Prabha

FOX MODI VENTURES


 Partner

.....కము 2010.....చ సం పు 1797.....విజిటలు
మొత్తము కాగితము: సంఖ్య..... 17
ఈ కాగితపు వరుస సంఖ్య..... 14

 శ్రీ కె. రవిద్రాంతు



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ACQPM1743C



नाम /NAME
SWARNALATHA MUTHARAJU

पिता का नाम /FATHER'S NAME
RAMA RAO MUTHARAJU

जन्म तिथि /DATE OF BIRTH
13-12-1954

हस्ताक्षर /SIGNATURE
N Swarnalatha


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

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.

A. Swarnalatha

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ANTPS4588B



नाम /NAME
HARINARAYANA RAO SITHAMRAJU

पिता का नाम /FATHER'S NAME
SATYANARAYANA RAO SITHAMRAJU

जन्म तिथि /DATE OF BIRTH
28-06-1954

हस्ताक्षर /SIGNATURE
Harinarayana

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

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.

Harinarayana

పుస్తకము 2010.....వ సం పు. 12.9.12 వేదాలు

మొత్తము కాగితముల సంఖ్య..... 12

ఈ కాగితపు పరుస సంఖ్య..... 15

~~స.క. రవిశ్రావు~~



REPRESENTATIVE:

Customer Relations Division



Name : Ch.Venkata Raghava Reddy

Duplication : Customer Relations Executive

Signature : *[Handwritten Signature]*

Valid upto : 30 April 2009

Issuing Authority : *[Handwritten Signature]*

Blood Group : O +ve

Address:

6-1-187/3&4, IInd Floor,
M G Road, Secunderabad-500003.

Ph:040-88005691, 040-27544050

www.modiproperties.com

Resi.Add.:
11-187/2, Road No.2,
Green Hills Colony,
Saroor Nagar,
Hyderabad.
Ph:9893381866, 9246168561

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

आयकर विभाग
INCOME TAX DEPARTMENT

B M RAJ KUMAR

MUKUND RAO

08/01/1978

Permanent Account Number

AIOPR883L

[Handwritten Signature]
Signature

भारत सरकार
GOVERNMENT OF INDIA



WITNESSES NO.2

भारत सरकार
Election Commission Of India

IDENTITY CARD
राष्ट्रीय चयन

CVG2736122



Elector's Name : A LAXMI KANTH

चयनकर्ता : ए लक्ष्मी कान्ठ

Father's Name : A SADHARMA

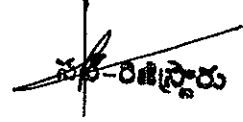
पिता का नाम : ए सधर्म

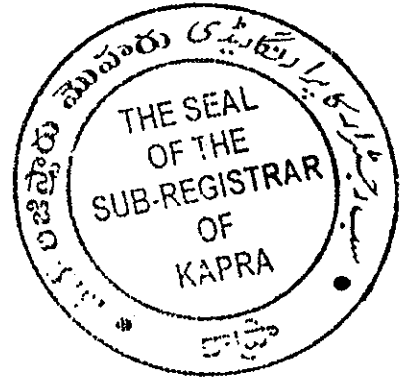
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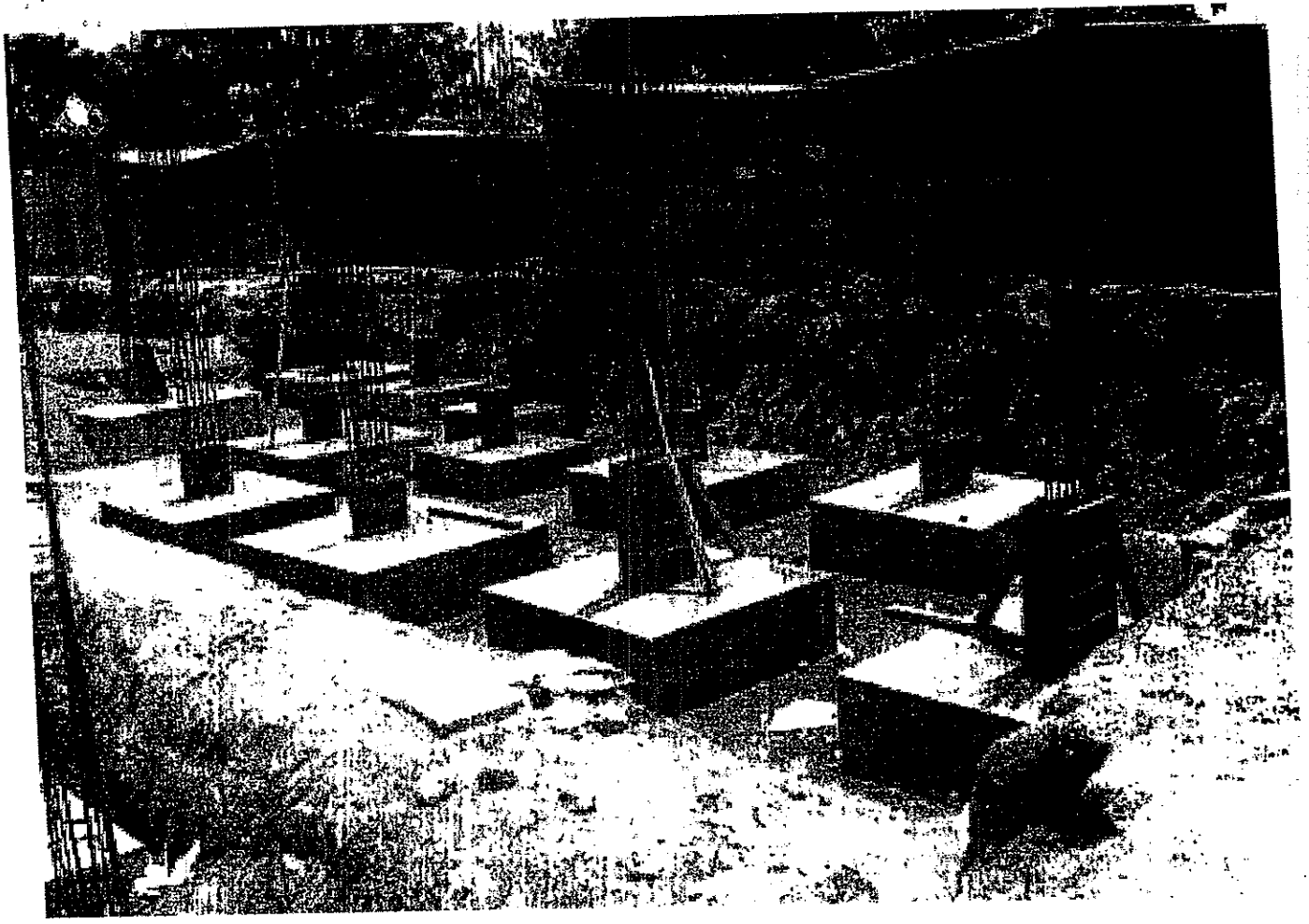
लिंग : पुरु 1-1-2003 के दिन उमर

24

1వ అక్షరము 20/0.....వ సం పు 1297.....వేలలు
మొత్తము కాగితముల సంఖ్య.....17.....
ఈ కాగితపు వరుస సంఖ్య.....16.....


సబ్-రెజిస్ట్రారు





1వ పుస్తకము 2010.....వ సం పు 1797.....వేటలు

మొత్తము కాగితముల సంఖ్య..... 17.....

ఈ కాగితపు వరుస సంఖ్య..... 17.....

~~నవ-రిజిస్ట్రారు~~

