

845

DOCT. No. 809/2010

Mr

896

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

*[Signature]*

W 713095

S.No. 4480  
 Sold to: Newtech  
 S/o. D/o. W/o. Ch. A. Rao  
 For whom: Modi Ventures

K. SATISH KUMAR  
 SVL.No.13/2000 R.No.16/2009  
 5-2-30, Premavathipet (V),  
 Rajendranagar (M), R.R. Dist.

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 20<sup>th</sup> day of March 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. MR M. SRINIVAS SON OF MR. M. N. V. S. BHASKARA RAO aged about 29 years, Occupation: Service
2. MR. M SATHYANARAYANA MURTHY SON OF MR. M. N. V. S. BHASKARA RAO aged about 28 years, Occupation: Service, both are residing at Flat No. 113, Block - A, Gulmohar Gardens, Shakthi Sai Nagar, Mallapur, Hyderabad - 500 076, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

29 03 2010  
 21900  
 10000  
 22,000

FOR MODI VENTURES

*[Signature]*  
Partner

M. Satyanarayana Murthy



1వ పుస్తకము 2010 వ సం పు 10 వ దస్తావేజులు

మొత్తము కాగితములు సంఖ్య.....

ఈ కాగితపు వరుస సంఖ్య.....

2010 వ సం. మూర్తి నెల. 20 వ తేది

1932 క్ర.శ. సంవత్సరము. 29 వ తేది

పగలు. 2 కురియం. 3 గంటల

మధ్య కాప్రా సబ్-రిజిస్ట్రారు కార్యాలయములో

శ్రీ K. Prabhakar Reddy

రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32. ఎను

అనుబంధించి సమర్పించబడిన ఫోటో గ్రాఫులు

వంటివి పేరకు బ్రాదర్ సహ దాఖలు చేసి

రూ. 1000 లు చెల్లించినా

ప్రాసె ఇచ్చినట్లు ఒప్పతొన్నది

ఎడమ బొటన ప్రేలు

ఎడమ బొటన ప్రేలు

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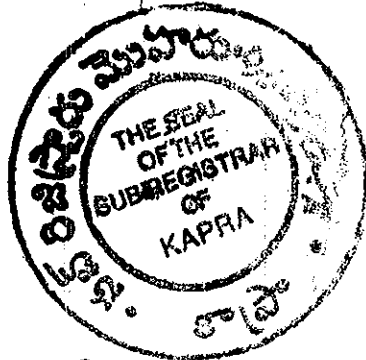
ఎడమ బొటన ప్రేలు

ఎడమ బొటన ప్రేలు

ఎడమ బొటన ప్రేలు

ఎడమ బొటన ప్రేలు

ఎడమ బొటన ప్రేలు



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service, (O), 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road, Secunderabad-03, through attested GPA/SPA for presentation of documents, Vide GPA/SPA No. 64/2010/09 dated 05.06.09 registerer at SRO, Kapra, Ranga Reddy District.

M. S. Zyandano Murthy

M. S. Zyandano Murthy S/o. M. N. V. S. Bhaskara Rao  
Oce: Seenie - R/o. flat no. 113, Block. A,  
Gulmohar Gardens, Shaktisar Nagar, Malhapur,  
Hyderabad.

Venkataraman Reddy S/o. Anji Reddy oce: Seenie  
11.187/2, Rd No. 2, Green Hills Colony, Hyderabad

B. RAG KUMAR S/o. MUKUNDA RAO  
oce: Seenie - R/o. Alwal, Secbad

2010 వ సం. మూర్తి నెల. 20 వ తేది  
1932 క్ర.శ. సంవత్సరము. 29 వ తేది



**WHEREAS:**

A. The Buyer under a Sale Deed dated 20.03.2010 has purchased a deluxe semi-finished, apartment bearing flat no. 112, on the first floor in block no. 'G', admeasuring 1525 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 61.00 sq. yds.
- b. A reserved parking space for single car on the stilt floor / basement admeasuring about 100 sft.

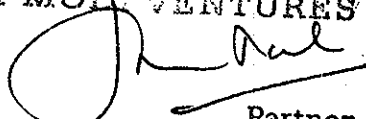
This Sale Deed is registered as document no. 608/10, in the office of the Sub-Registrar, Kapra, R. R. District. This Sale Deed was executed subject to the condition that the Buyer shall enter into a Agreement for Construction for completion of construction, of the semi-finished apartment as per the agreed 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 apartment bearing flat no. 112 on first 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 apartment bearing flat no. 112 on the first floor in block no. 'G' admeasuring 1525 sft. of super built up area and undivided share of land to the extent of 61.00 sq. yds., and a reserved parking space for single car on the stilt floor / basement admeasuring about 100 sft. as per the plans annexed hereto and the specifications given hereunder for an amount of Rs. 22,00,000/- (Rupees Twenty Two Lakhs Only).
2. The Buyer has already paid an amount of Rs. 15,15,000/-(Rupees Fifteen Lakhs Fifteen Thousand Only) before entering into this agreement, which is admitted and acknowledged by the Builder.

FOR MODI VENTURES

  
Partner

M. Salyanarayana Murthy

1వ పుస్తకము 20/0.....నా 809

మొత్తము కాగితముల సంఖ్య..... 15

ఈ కాగితపు వరుస సంఖ్య..... 2

MARKET VALUE Rs: 2200000/ -

ENDORSEMENT

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

For challan No. 525235 Dt. 20/3/10

నవ-రిజిస్ట్రారు

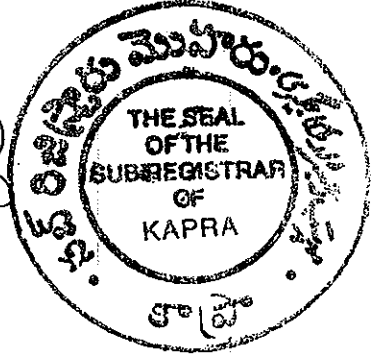
- I. Stamp duty:
  - 1. In the shape of stamp papers Rs. 100/ -
  - 2. In the shape of challan (Section 1237)
  - 3. In the shape of cash (Section 1237)
  - 4. In the shape of stamp duty (Section 1237, if any)
- Rs. 21900/ -
- Rs. -
- Rs. -
- II. Transfer duty:
  - 1. In the shape of challan
  - 2. In the shape of cash
- Rs. -
- Rs. -
- III. Registration Fees:
  - 1. In the shape of challan
  - 2. In the shape of cash
- Rs. 1000/ -
- Rs. -
- IV. User Charges
  - 1. In the shape of challan
  - 2. In the shape of cash
- Rs. 100/ -
- Rs. -

Total Rs. 23100/ -

SUB REGISTRAR KAPRA

2వ పుస్తకము 20/0 సం./ కా.న. 1937వ  
 పు..... 809 నెంబరుగా రిజిస్టరు చేయబడి  
 స్టాంపింగ్ విమిక్షం గుర్తింపు నెంబరు 1526  
 2 809 / 20/0 నా యివ్వబడినది  
 20/0 సం. మే. 1911 నా..... వ తది


నవ-రిజిస్ట్రారు



3. The Buyer shall pay to the Builder the balance amount of Rs. 6,85,000/- (Rupees Six Lakhs Eighty Five Thousand Only) in the following manner:

| S. No. | Amount     | Due date of payment   |
|--------|------------|---|
| I      | 4,85,000/- | On Completion of bathroom tiles, flooring, doors, windows & 1 <sup>st</sup> Coat of Paint |
| II     | 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 endeavour 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 apartment bearing flat no. 112 on the first 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

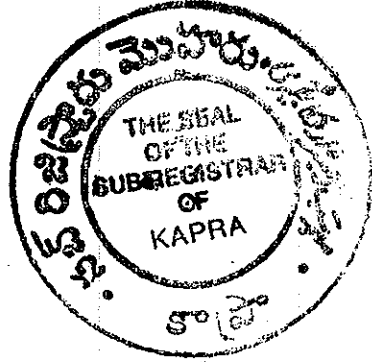
M. Sathyanarayana Murthy

1వ పుస్తకము 2010.....వ సం పు 809

మొత్తము కాగితముల సంఖ్య.....

ఈ కాగితపు వరుస సంఖ్య.....3

  
సబ్-రిజిస్ట్రారు



10. The Builder shall complete the construction of the Apartment and handover possession of the same by 1<sup>st</sup> July 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

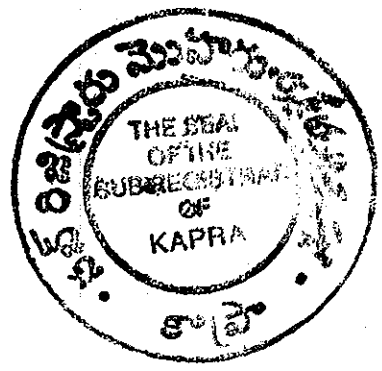
M. Sathyanarayana Murthy

1వ పుస్తకము నిం / డి.....ప సం పు... 809

మొత్తము కాగితముల సంఖ్య.....

ఈ కాగితపు వరుస సంఖ్య.....

సబ్-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.
24. Stamp duty and Registration amount of Rs. 23,000/- is paid by way of challan No. , dated 20.03.2010, drawn on Kushaiguda Branch, Hyderabad and VAT paid an amount of Rs. 22,000/- paid by way of pay order no. 154 888 dated 20.03.2010, drawn on HDFC Bank, S. D. Road, Secunderabad.

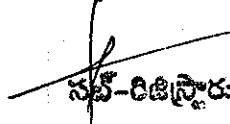
FOR MODI VENTURES  
  
Partner

M. Sathyamurthy

1వ పుస్తకము 20 గ...వ సంపు... రిం... వేళాలు

మొత్తము కాగితముల సంఖ్య.....

ఈ కాగితపు వరుస సంఖ్య.....

  
సబ్-డివిజన్



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 |


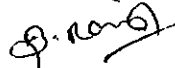
SCHEDULE 'B'

SCHEDULE OF APARTMENT

All that portion forming deluxe apartment bearing flat no. 112 on the first floor, in block no. 'G', admeasuring about 1525 sq. ft. of super built up area together with proportionate undivided share of land to the extent of 61.00 sq. yds. and a reserved parking space for Single car on the stilt floor / basement admeasuring about 100 sq. ft., in residential apartment named as "Gulmohar Gardens", forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District marked in red in the plan enclosed and bounded as under:

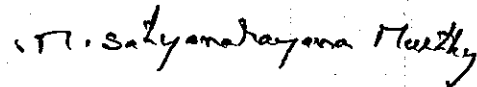
|          |                     |
|----------|---------------------|
| North By | Open to Sky         |
| South By | Open to Sky         |
| East By  | Open to Sky         |
| West By  | 6'-6" wide corridor |

WITNESSES:

1. 
2. 

FOR MODI VENTURES

  
BUILDER  
Partner



BUYER

1వ పుస్తకము 2010.....సం సం పు రింగ్.....

మొత్తము కారితముల సంఖ్య.....

ఈ కారితపు వరుస సంఖ్య.....

సబ్-రిజిస్ట్రారు



SCHEDULE 'C'

SPECIFICATION OF CONSTRUCTION


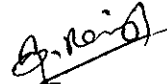
| Item              | Semi-deluxe Apartment                              | Deluxe Apartment                                   |
|-------------------|--|--|
| Structure         | RCC  | RCC  |
| Walls             | 4"/6" solid cement blocks                          | 4"/6" solid cement blocks                          |
| 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

M. S. Zyonarayana Murthy

BUYER

1వ పుస్తకము 20 (౧).....వ సం పు. 809

మొత్తము కాగితముల సంఖ్య..... 15

ఈ కాగితపు పుస్తక సంఖ్య..... 7

~~స. రిజిస్ట్రారు~~



**REGISTRATION PLAN SHOWING** FLAT NO. 112 IN BLOCK NO. 'G'

ON FIRST 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

**BUYER:** 1. MR M. SRINIVAS SON OF MR. M. N. V. S. BHASKARA RAO

2. MR. M SATHYANARAYANA MURTHY SON OF MR. M. N. V. S. BHASKARA RAO

**REFERENCE:**  
**AREA:** 61.00

**SCALE:**  
**SQ. YDS. OR**

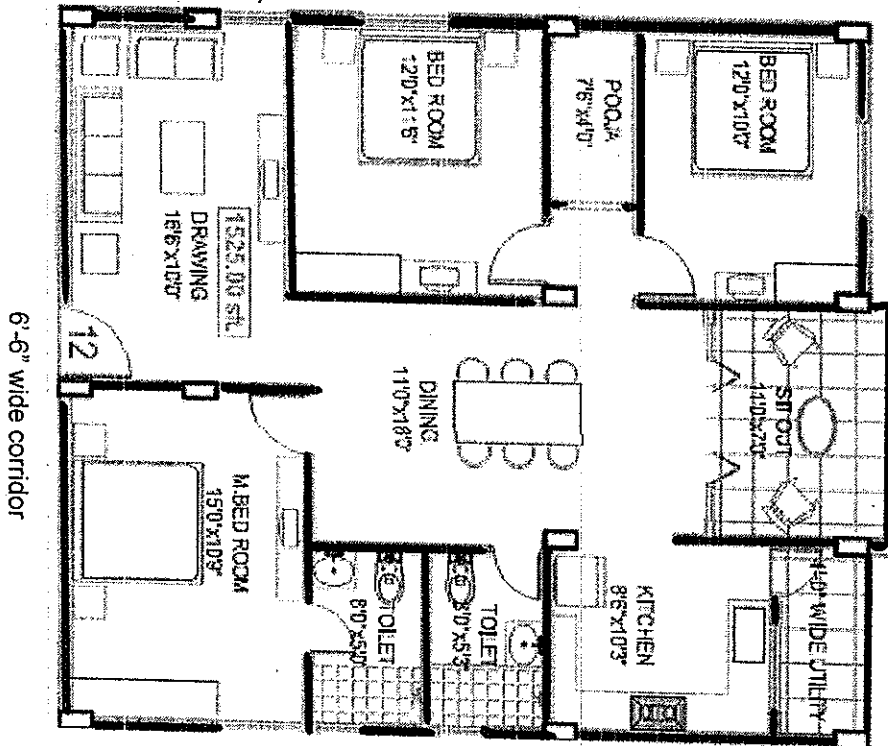
**INCL:**   
**SQ. MTRS.**

**EXCL:**

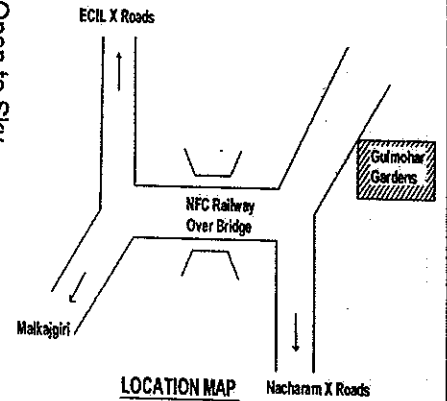
Total Built-up Area = 1525 Sft.  
Out of U/S of Land = Ac. 1-08 Gts.



Open to Sky



Open to Sky



LOCATION MAP

**WITNESSES:**

- 1.
- 2.

Open to Sky

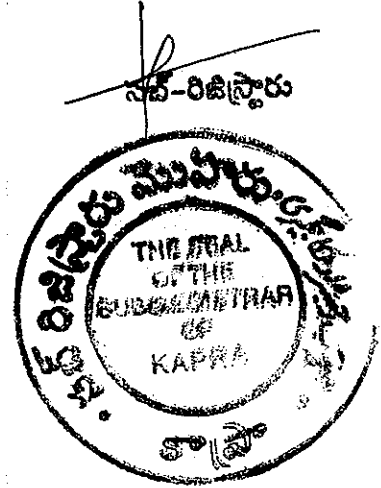
**For MODI VENTURES**

**Partner**

**SIG. OF THE BUILDER**

**SIG. OF THE BUYER**

వ పుస్తకము 2010.....వ సం పుర్ణి.....వేజాలు  
మొత్తము కాగితముల సంఖ్య.....  
ఈ కాగితపు పరుస సంఖ్య.....





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

| SL.NO. | FINGER PRINT<br>IN BLACK<br>(LEFT THUMB) |  | NAME & PERMANENT<br>POSTAL ADDRESS OF<br>PRESENTANT / SELLER / BUYER   |
|--------|--|--|--|
|        |  |  | <u>VENDOR:</u><br><br><b>M/S. MODI VENTURES</b><br>HAVING ITS OFFICE AT 5-4-187/3 & 4<br>II FLOOR, SOHAM MANSION<br>M. G. ROAD, SECUNDERABAD - 500 003.<br>REP. BY ITS MANAGING PARTNER<br>MR. SOHAM MODI<br>S/O. MR. SATISH MODI                    |
|        |  |  | <u>GPA FOR PRESENTING DOCUMENTS:</u><br><u>VIDE GPA NO. 64BK/IV/2009, Dt. 25.06.2009</u><br><br><b>SRI. K. PRABHAKAR REDDY</b><br>S/O. SRI. K. PADMA REDDY<br>(O). 5-4-187/3 & 4<br>II FLOOR, SOHAM MANSION<br>M. G. ROAD<br>SECUNDERABAD - 500 003. |
|        |  |  | <u>BUYERS:</u><br><br>1. <b>MR. MANDA SRINIVAS</b><br>S/O. MR. M. N. V. S. BHASKARA RAO,<br>R/O. A-113, GULMOHAR GARDENS,<br>SAKTHI SAI NAGAR,<br>MALLAPUR,<br>HYDERABAD - 500040.   |
|        |  |  | <u>BUYER CUM REPRESENTATIVE:</u><br><br>2. <b>MR. MANDA SATYANARAYANA MURTHY</b><br>S/O. MR. M. N. V. S. BHASKARA RAO,<br>R/O. A-113, GULMOHAR GARDENS,<br>SAKTHI SAI NAGAR,<br>MALLAPUR,<br>HYDERABAD - 500040.                                     |

SIGNATURE OF WITNESSES:

- 
- 



SIGNATURE OF THE REPRESENTATIVE

FOR MODI VENTURES

Partner  
SIGNATURE OF EXECUTANTS

x M. Srinivas

SIGNATURE(S) OF BUYER(S)

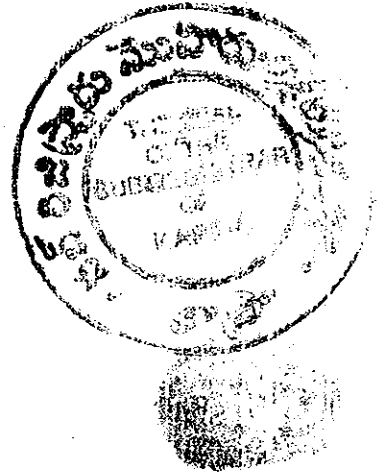
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my/our representative Mr. Manda Satyanarayana Murthy, as I/we cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances Kapra, Ranga Reddy District.

పేద పుస్తకము ఖరీదా/.....ప సంపుటం.....

మొదట్లము గాగిరిచేటల సంఖ్య..... 15

ఈ లాగిట్రు వివరణ సంఖ్య..... 9


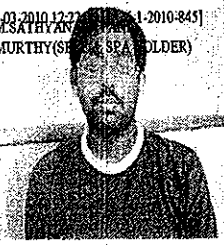

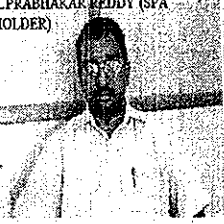
న. రిజిస్ట్రారు



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

C.S.No./Year: 000845/2010 of SRO: 1526(KAPRA)

20/03/2010 12:22:25

| SINo. | Thumb Impression  | Photo   | Name and Address of the Party  | Party Signature                 |
|-------|---|---|--|---------------------------------|
| 1     | Manual Enclosure  | Manual Enclosure  | (CL) M.SRINIVAS F.NO.113, GULMOHAR GARDENS,SHAKTHI SAI NAGAR, MALLAPUR, R.R.DIST.                                  |                                 |
| 2     |   | <br><small>20-03-2010 12:22:25 [1526-1-2010-845] M.SATHYANARAYANA MURTHY (SPA HOLDER)</small> | (CL) M.SATHYANARAYANA MURTHY (SELF & SPA HOLDER) F.NO.113, GULMOHAR GARDENS,SHAKTHI SAI NAGAR, MALLAPUR, R.R.DIST. | <i>M. Sathyanarayana Murthy</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, SECUNDERABAD.           |                                 |
| 4     |  | <br><small>20-03-2010 12:22:25 [1526-1-2010-845] K.PRABHAKAR REDDY (SPA HOLDER)</small>      | (EX) K.PRABHAKAR REDDY (SPA HOLDER) H.NO.5-4-187/3&4,II FLOOR,SOHAM MANSION, M.G.ROAD,SECUNDERABAD.                | <i>K. Prabhakar Reddy</i>       |

*[Signature]*  
*B. No. 2*

Witness Signatures

*[Signature]*  
Operator Signature

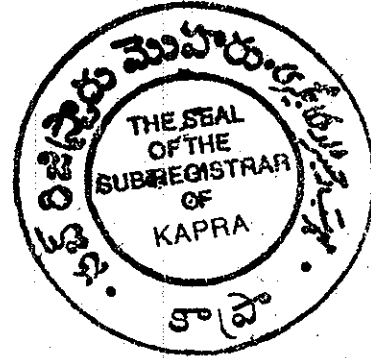
*[Signature]*  
Subregistrar Signature

1వ పుస్తకము 2010.....వ సం పురింక.....దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 15

ఈ కాగితపు పనుల సంఖ్య..... 0

~~సబ్-రిజిస్ట్రారు~~

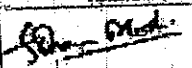


PERMANENT ACCOUNT NUMBER  
**ACMPN6725H**

नाम NAME  
**SOHAN SATISH MODI**

पिता का नाम FATHER'S NAME  
**SATISH MANLAL MODI**

जन्म तिथि DATE OF BIRTH  
**18-10-1989**

हस्ताक्षर SIGNATURE  



Chief Commissioner of Income Tax, Andhra Pradesh


*Sohan*

आयकर विभाग INCOME TAX DEPARTMENT  
 भारत सरकार GOVT OF INDIA

PRABHAKAR REDDY K  
 PADMA REDDY KANDI

15/01/1974  
 Permanent Account Number  
**AWSP8104E**

Signature  




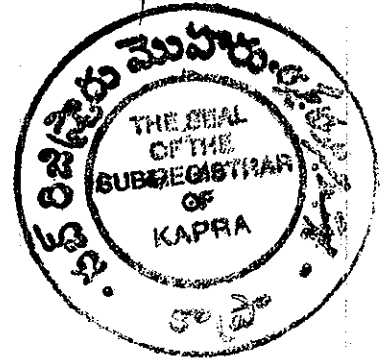
*Prabha*

సంవత్సరము 2010.....వ సంపు. 009

.....వ సంపు. 15

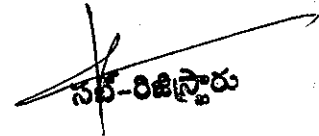
.....వ సంపు. 1

నవ-రిజిస్ట్రారు





వ పుస్తకము పేరు ..... సం పు..... రింక ..... పేజీలు  
మొత్తము కాగితముల సంఖ్య..... 15  
ఈ కాగితపు వరుస సంఖ్య..... 12

  
నర్-రిజిస్ట్రారు





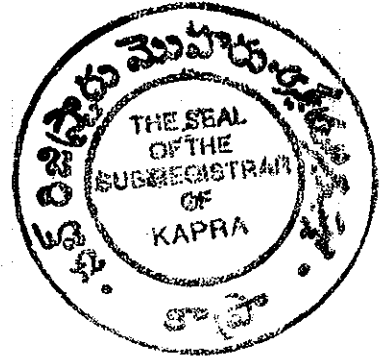


సంవత్సరము 2010.....వ సంవత్సరము 809.....వ రోజులు

మొత్తము కాగితముల సంఖ్య..... 15.....

ఈ కాగితపు వరుస సంఖ్య..... 13.....

  
సబ్-రిజిస్ట్రారు



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**REGISTRATION**

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**MANDA NAGA VENKATA SATYA BHASKAR RAO**

**MANDA NAGA VENKATA PADMA VISALAKSHI**

**154, VENKATESWARA NILAYAM**

**TIRUMALA NAGAR MOULALI**

**HYDERABAD AP 500040**

**HYDA02654803**

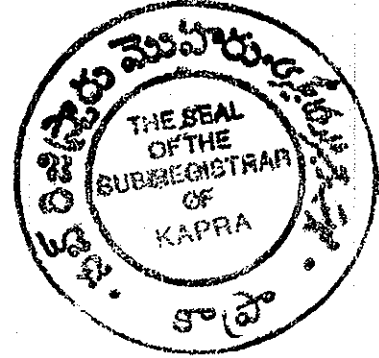
*M. Salyanarayana Murthy*

--- క్రమము 20/0.....చ సంపు. 809.....

మొత్తము కాగితముల సంఖ్య.....

ఈ కాగితపు వరుస సంఖ్య.....


14  
14  
న.ప. రిజిస్ట్రారు





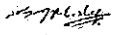


## WITNESSES NO. 1

Customer Relations Division

 **MODI**  
PROPERTIES &  
INVESTMENTS PVT. LTD.



Name : Ch.Venkata Ramana Reddy  
Designation : Customer Relations Executive  
Signature :   
Valid upto : 30 April 2009  
Issuing Authority :   
Blood Group : O +ve  
Address:  
5-4-187/3&4, IInd Floor,  
M.G Road, Secunderabad-500003.  
Ph:040-66335551, 040-27544058  
www.modiproperties.com

Resi.Add.:  
# 11-187/2, Road No.2,  
Green Hills Colony,  
Saroor Nagar,  
Hyderabad.  
Ph:9393381666, 9246165561

In case of Emergency Call

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


## WITNESSES NO. 2



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

B M RAJ KUMAR  
MUKUND RAO

03/01/1978  
Permanent Account Number  
AIOPR9833L

  
Signature



22022006

इस कार्ड के जो जाने पर / सोचा हुआ कार्ड मिलने पर  
कृपया सूचित करें / सूचित करें  
आयकर सेवा केंद्र, एन एस डी यू  
तीसरी मंजिल, ट्रेड वर्ल्ड, ए विंग, काफला मिल्स कंपाउंड,  
एस. बी. मार्ग, लोअर पैरल, मुंबई - 400 013.

(If this card is lost / someone's lost card is found,  
please inform / return to

Income Tax PAN Services Unit, NSDI,  
3rd Floor, Trade World, A Wing,  
Kafala Mills Compound,  
S. B. Marg, Lower Panel, Mumbai - 400 013

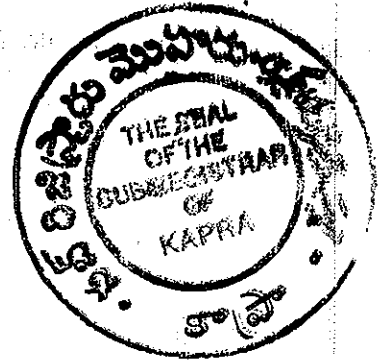
Tel: 91-22-2499 4650; Fax: 91-22-2495 0664  
email: [fminfo@nsdi.co.in](mailto:fminfo@nsdi.co.in)

1వ స్వల్పము 20/0.....వ సంపుటి.....

మొత్తము కాగితముల సంఖ్య.....

ఈ కాగితపు వరుస సంఖ్య.....

సహ-రిజిస్ట్రారు





ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

W 713094

S.No. 109/09/02/2010 Rs. 100/-

Sold to Venkatesh

By G. A. Rao

For Modi Ventures

K. SATISH KUMAR  
 SVL.No.13/2000 R.No.16/2009  
 5-2-30, Premavathipet (V),  
 Rajendranagar (M), R.R. Dist.

**SALE DEED**

This Sale Deed is made and executed on this the 20<sup>th</sup> day of March 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**

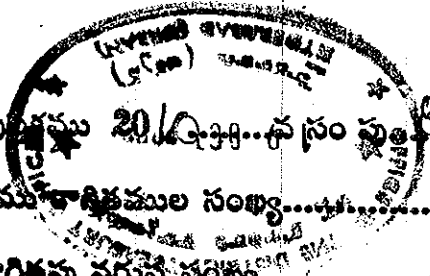
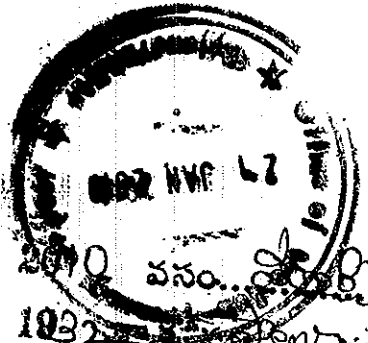
M/S. SRI SAI BUILDERS, a registered partnership firm having its office at 25, A & B Electronic Complex, Kushaiguda, Hyderabad - 500 062 represented by Mr. Soham Modi, S/o. Sri Satish Modi, aged about 39 years, Managing Partner of M/s. Modi Ventures who are the Agreement of Sale cum General Power of Attorney 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. MR M. SRINIVAS SON OF MR. M. N. V. S. BHASKARA RAO aged about 29 years, Occupation: Service
2. MR. M SATHYANARAYANA MURTHY SON OF MR. M. N. V. S. BHASKARA RAO aged about 28 years, Occupation: Service, both are residing at Flat No. 113, Block - A, Gulmohar Gardens, Shakthi Sai Nagar, Mallapur, Hyderabad - 500076, hereinafter referred to as the "Buyers" (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For MODI VENTURES

Partner



1వ పుస్తకము 20/10/09 నా సంపుటి 0001 దినపత్రము

మొత్తము కాగితముల సంఖ్య 18

ఈ కాగితపు పరిమాణ సంఖ్య 1

2010 వ సం. ఏప్రిల్ నెల 20 వ తేది

1932 కా.శ. నంద్యాల ము.సము. 29 వ తేది

పగలు 2 చుట్టలు 3 గంటల

మద్య కాశా సబ్-డివిజన్ కార్యాలయములో

శ్రీ K. Prabhakar Reddy

రిజిస్ట్రార్ కార్యాలయములో ఉన్న కి.ఎస్.ఎస్.అను

అనుగణించి గుర్తింపు పత్రమును పోలీస్ స్టాంపులు

మార్చియు పేజీలను 5000/

వాసి ఇచ్చినట్లు ఒప్పకొన్నది ఎడమ బొటన వేలు

Handwritten signature



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Handwritten signature



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service, (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road, Secunderabad-03, through attested GPA/SPA for presentation of documents, Vide GPA / SPA No. 64/AIC/09 dated 05.10.09 registerer at SRO, KAPPA, Ranga Reddy District.

రికార్డుపెంచినది

Handwritten signature

Venkat Ramana Reddy  
Occ: Senior  
Green Hills colony,

S/o. Raju Reddy  
R/o. 11-187/2, Rd no. 2  
Hyderabad

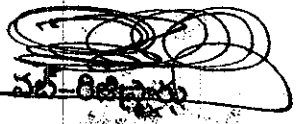
Handwritten signature

B. RAS KUMAR  
Occ: Senior R/o

S/o. MURUND RAO  
Alwal, secbad,

2010 వ సం. ఏప్రిల్ నెల 20 వ తేది

1932 కా.శ. నంద్యాల ము.సము. 29 వ తేది





**WHEREAS:**

- A. The Firm constituted by its partners (1) Sri Nareddy Kiran Kumar, (2) Smt. K. Jaya, (3) Sri K. V. Chalapathi Rao and (4) Sri B. Anand 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 10<sup>th</sup> July, 2003 bearing document no. 8184/03 and sale deed dated 5<sup>th</sup> 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 23<sup>rd</sup> March, 2007 bearing document no. 4000/07 (for purchase of Ac. 1-13 Gts.,) and sale deed dated 7<sup>th</sup> 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 20/10.....నం. పు. 8081.....

మొత్తము కారితముల సంఖ్య..... 78

ఈ కారితపు వరుస సంఖ్య..... 2

MARKET VALUE Rs; 10,00,000/ -

ENDORSEMENT

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

By challan No. 35234 Dt. 20/3/10

I. Stamp Duty:

- 1. in the shape of stamp papers Rs. 100/ -
- 2. in the shape of challan (u/s. 17 of the Act of 1959) Rs. 49900/ -
- 3. in the shape of cash (u/s. 17 of the Act of 1959) Rs. -
- 4. ad valorem stamp duty u/s. 24 of the Act of 1959, Wavy Rs. -

II. Transfer Tax:

- 1. in shape of challan Rs. 20000/ -
- 2. in the shape of cash Rs. -

III. Registration Tax:

- 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

~~సబ్ రిజిస్ట్రారు~~


1వ పుస్తకము 20/10 నం./ కా.శ. 1922వ

పు..... 8081.....నెంబరుగా రిజిస్టరు చేయబడి

స్టాంప్ విమిక్తం గుర్తింపు నెంబరు 156

1 8081 / 20/10 గా యివ్వబడ్డనది

20/10 నం. 20 వ తేది





- 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 MODI VENTURES



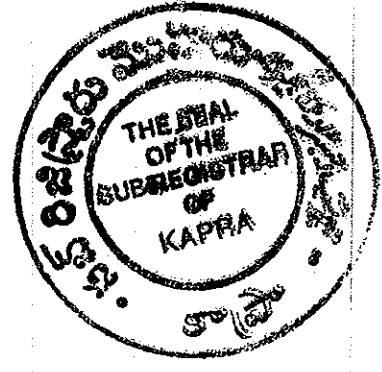
Partner

1వ పుస్తకము డి 10.....నంబు 808

మొత్తము కాగితముల సంఖ్య..... 18

ఈ కాగితపు పురుష సంఖ్య..... 3

~~సబ్-రెజిస్ట్రారు~~



- 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 a semi-finished, deluxe apartment bearing flat no. 112 on first floor, in block no. 'G' having a super built-up area of 1525 sft., together with undivided share in the schedule 'B' land to the extent of 61.00 sq. yds., and a reserved parking space for single car on the stilt floor / basement 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.
- 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.

For MODI VENTURES



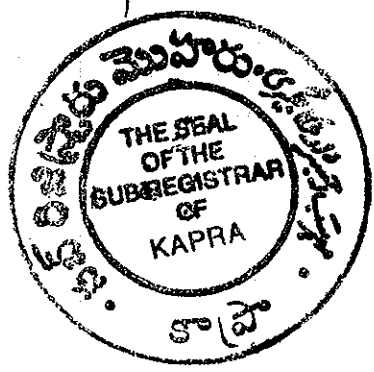
Partner

1వ పుస్తకము 20 10.....వ సం పు 808

మొత్తము కాగితముల సంఖ్య..... 18

ఈ కాగితపు వరుస సంఖ్య..... 4

*(Handwritten signature)*  
సహ-రిజిస్ట్రారు

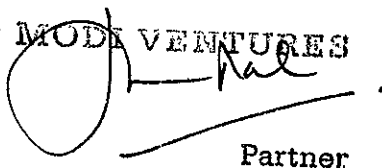


- T. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.
- U. The Firm at the request of the Vendor and Buyer is joining in execution of this agreement so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigation. The Firm has no share 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. 112 on first floor, in block no. 'G' having a super built-up area of 1525 sft., in building known as "Gulmohar Gardens" together with:
  - a. Undivided share in schedule B land to the extent of 61.00 sq. yds.
  - b. A reserved parking space for single car on the stilt floor / basement 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) issued by Corporation Bank, Malkajgiri Branch, Hyderabad. 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.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Apartment to the Buyer.
5. Henceforth the Vendor shall not have any right, title or interest in the scheduled apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Apartment unto and in favour of the Buyer in the concerned departments.

FOR MODI VENTURES



Partner

1వ పుస్తకము 20/0.....వ సం పు.కిండ్రి..... 1బలు

మొత్తము కాగితముల సంఖ్య..... 18

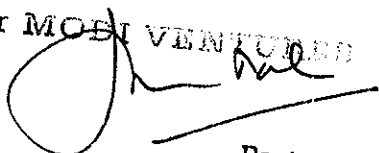
ఈ కాగితపు వరుస సంఖ్య..... 5





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. The Buyer shall pay a sum of Rs. 15,000/- & Rs. 20,000/- for two & three bedroom flats respectively, by way of deposit in favour of the Association / Society towards the corpus fund at the time of taking possession of the completed apartments.
  - d. 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 MOST VENTURES



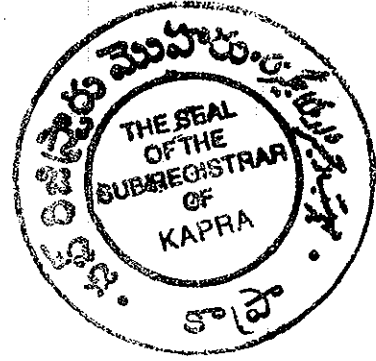
Partner

1వ పుస్తకము 2010.....వ.నం పు.రింగి.....లు

మొత్తము కాగితముల సంఖ్య..... 18

ఈ కాగితపు వరుస సంఖ్య..... 6

~~నం-నిజిస్ట్రారు~~



- e. 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.
- f. 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.
- g. 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.
- h. That the blocks of residential apartments shall always be called GULMOHAR GARDENS and the name thereof shall not be changed.
- i. 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.
- j. 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. , dated 20.03.2010, drawn on Kushaiguda Branch, Hyderabad and VAT paid an amount of Rs. 10,000/- paid by way of pay order no. ( 54 88 ) , dated 20.03.2010, drawn on HDFC Bank, S. D. Road, Secunderabad.

For MODI VENTURES

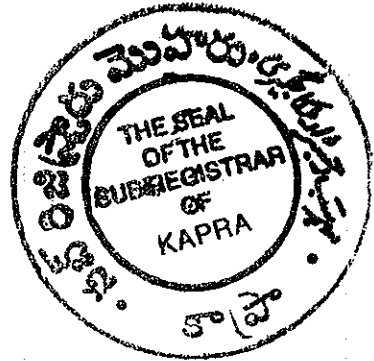
  
Partner

1వ పుస్తకము 20 10.....వ సం పు రింగి.....వేదాలు

మొత్తము కాగితముల సంఖ్య..... 18

ఈ కాగితపు వరుస సంఖ్య..... 7

~~నవ-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. 112 on the first floor, in block no. 'G', admeasuring 1525 sft., of super built up area together with proportionate undivided share of land to the extent of 61.00 sq. yds., and a reserved parking space for Single car on the stilt floor / basement 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:

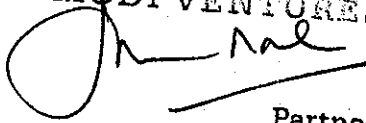
|          |                     |
|----------|---------------------|
| North By | Open to Sky         |
| South By | Open to Sky         |
| East By  | Open to Sky         |
| West By  | 6'-6" wide corridor |

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

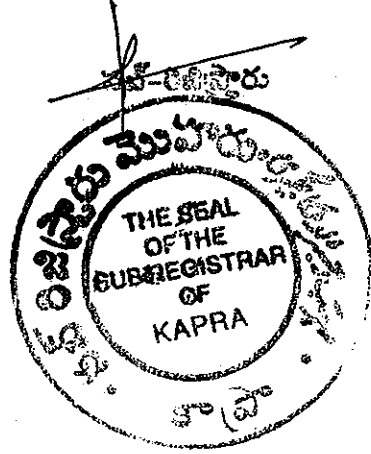
  
G.P.A. Holder

FIRM

1వ పుస్తకము 2010.....వ సం.పు.నిం.రి. పట్టికలు

మొత్తము కాగితముల సంఖ్య..... 18


ఈ కాగితపు వరుస సంఖ్య..... 8



**ANNEXURE-1-A**

1. Description of the Building : deluxe apartment bearing flat no. 112 on the first 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 : 61 sq. yds., U/S Out of Ac. 1-08 Gts.
4. **Built up area Particulars:**
- a) In the Stilt Floor / Basement : 100 Sft for car parking space
- b) In the First Floor : 1525 Sft
- c) In the Second Floor :
- 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/-

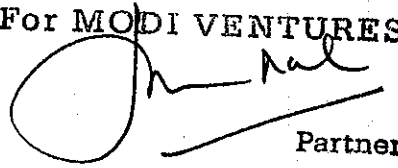
Date: 20.03.2009

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.

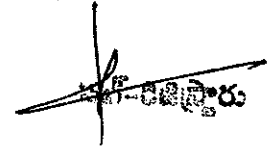
Date: 20.03.2009

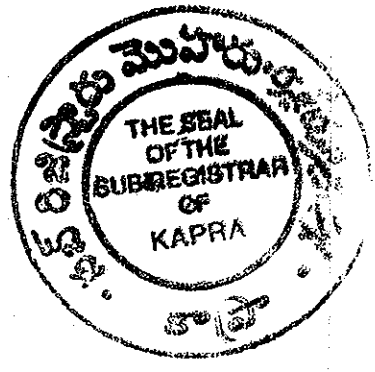
For MODI VENTURES  
  
Partner  
Signature of the Executants

1వ పుస్తకము 20 10.....వ సం పు 8088.....

మొత్తము కాగితముల సంఖ్య..... 18

ఈ కాగితపు పనుల సంఖ్య..... 9

  
.....





**REGISTRATION PLAN SHOWING**

FLAT NO. 112 IN BLOCK NO. 'G'

ON FIRST 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:** 1. MR M. SRINIVAS SON OF MR. M. N. V. S. BHASKARA RAO

2. MR. M SATHYANARAYANA MURTHY SON OF MR. M. N. V. S. BHASKARA RAO

**REFERENCE:**  
**AREA:**

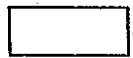
61.00

**SCALE:**  
**SQ. YDS. OR**

**INCL:**  
**SQ. MTRS.**



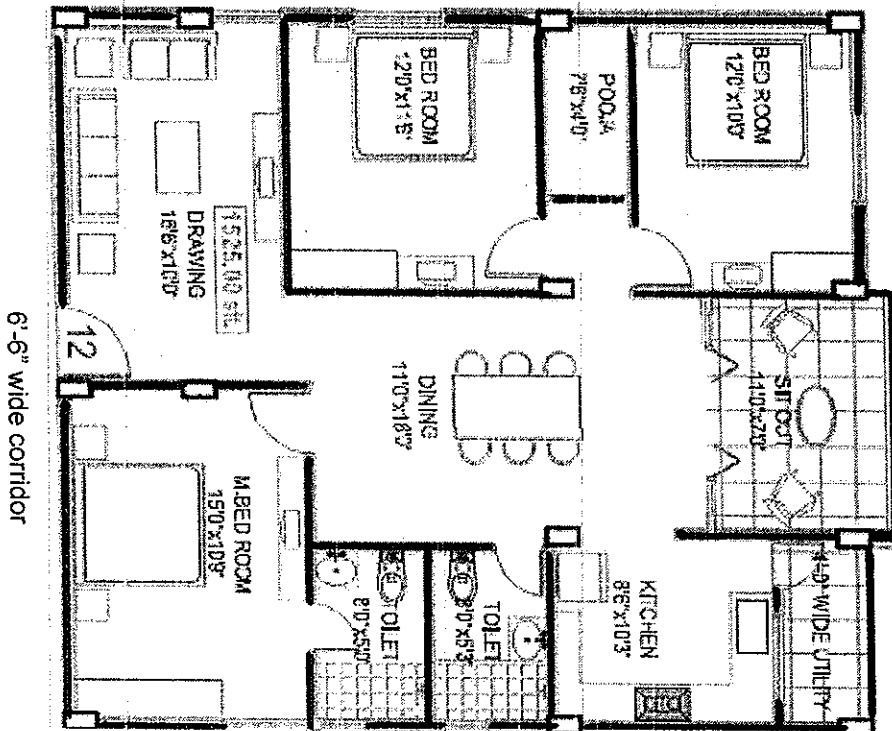
**EXCL:**



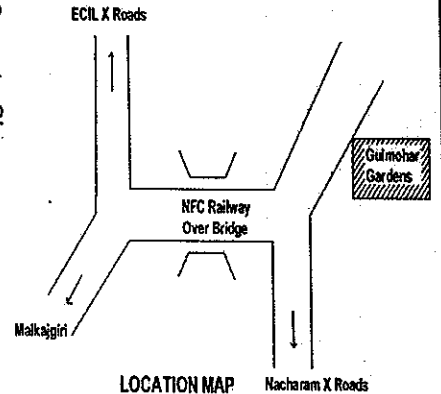
Total Built-up Area = 1525 Sft.  
Out of U/S of Land = Ac. 1-08 Gts.



Open to Sky



Open to Sky



LOCATION MAP

**WITNESSES:**

- 1.
- 2.

For MODI VENTURES

Partner  
SIG. OF THE VENDOR

SIG. OF THE BUYER

1వ పుస్తకము 2010.....వ సం పు 80081.....దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 18

ఈ కాగితపు వరుస సంఖ్య..... 10



~~సక-081స్థారు~~



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

C.S.No./Year: 000844/2010 of SRO: 1526(KAPRA)

20/03/2010 12:23:24

| SINo. | Thumb Impression  | Photo   | Name and Address of the Party   | Party Signature                  |
|-------|---|---|---|----------------------------------|
| 1     | Manual Enclosure  | Manual Enclosure  | (CL) M.SRINIVAS<br>F.NO.113, GULMOHAR<br>GARDENS,SHAKTHI SAI<br>NAGAR, MALLAPUR,<br>R.R.DIST.                                       |                                  |
| 2     |  | <br>20-03-2010 12:23:24 [SRO: 1526-1-2010-844]<br>M.SATHYANA<br>MURTHY(SELF & SPA HOLDER) | (CL) M.SATHYANARAYANA<br>MURTHY(SELF & SPA<br>HOLDER) F.NO.113,<br>GULMOHAR<br>GARDENS,SHAKTHI SAI<br>NAGAR, MALLAPUR,<br>R.R.DIST. | <i>M. Sathyanaarayana Murthy</i> |
| 3     | Manual Enclosure  | Manual Enclosure  | (EX) M/S MODI VENTURES<br>REP BY SOHAM MODI H.NO.5-<br>4-187/3&4,II FLOOR,SOHAM<br>MANSION,M.G.ROAD,<br>SECUNDERABAD.               |                                  |
| 4     | Manual Enclosure  | Manual Enclosure  | (EX) M/S SRI SAI BUILDERS<br>REP BY SOHAM MODI H.NO.5-<br>4-187/3&4,II FLOOR,SOHAM<br>MANSION,M.G.ROAD,<br>SECUNDERABAD.            |                                  |
| 5     | Manual Enclosure  | Manual Enclosure  | (EX) M/S MODI VENTURES<br>REP BY SOHAM MODI H.NO.5-<br>4-187/3&4,II FLOOR,SOHAM<br>MANSION,<br>M.G.ROAD,SECUNDERABAD.               |                                  |

*[Handwritten Signature]*  
*[Handwritten Signature]*  
Witness  
Signatures

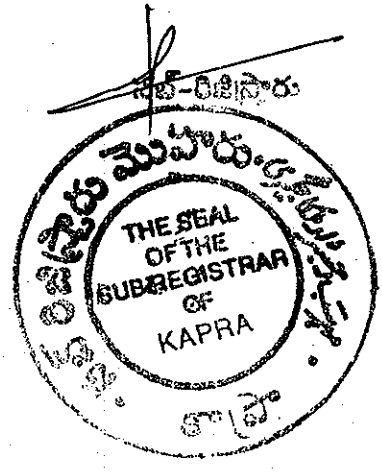
*[Handwritten Signature]*  
Operator  
Signature

*[Handwritten Signature]*  
Subregistrar  
Signature

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

మొత్తము కాగితముల సంఖ్య.....18.....

ఈ కాగితపు వరుస సంఖ్య.....12.....



**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:



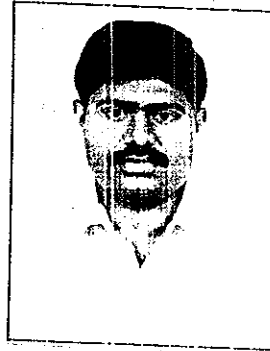
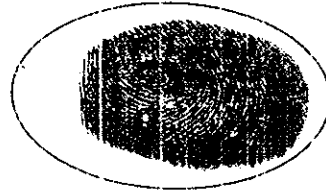
VENDOR:

**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. 05.06.2009

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. MR.MANDA SRINIVAS  
S/O. MR. M. N. V. S. BHASKARA RAO,  
R/O. A-113, GULMOHAR GARDENS,  
SAKTHI SAI NAGAR,  
MALLAPUR,  
HYDERABAD – 500040.



BUYER CUM REPRESENTATIVE:

2. MR.MANDA SATYANARAYANA MURTHY  
S/O. MR. M. N. V. S. BHASKARA RAO,  
R/O. A-113, GULMOHAR GARDENS,  
SAKTHI SAI NAGAR,  
MALLAPUR,  
HYDERABAD – 500040.

SIGNATURE OF WITNESSES:

- 1.
- 2.

For M/S. MODI VENTURES  
  
Partner  
SIGNATURE OF EXECUTANTS

I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my/our representative Mr. Manda Satyanarayana Murthy, as I/we cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances. Kapra, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

x M. Srinivas

SIGNATURE(S) OF BUYER(S)

1వ ప్రస్తావనము 2010.....వ సం.పు.2008

మొత్తము కాగితముల సంఖ్య..... 18

ఈ కాగితపు వరుస సంఖ్య..... 11



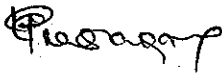
~~స.క. - రిజిస్ట్రారు~~



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

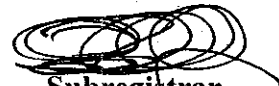
C.S.No./Year: 000844/2010 of SRO: 1526(KAPRA)

20/03/2010 12:23:24

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

  
Witness  
Signatures

  
Operator  
Signature

  
Subregistrar  
Signature

1వ పుస్తకము 2010.....వ సం. పు. 8081...చిన్నవేళలు


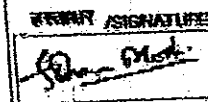
మొత్తము కాగితముల సంఖ్య..... 18.....

ఈ కాగితపు వరుస సంఖ్య..... 13.....



~~సబ్-రెజిస్ట్రారు~~





स्थायी लेखा संख्या **PERMANENT ACCOUNT NUMBER**   
**AEIMP16725H**  
 नाम / NAME  
**SONAM SATISH MODI**  
 पिता का नाम / FATHER'S NAME  
**SATISH MANILAL MODI**  
 जन्म तिथि / DATE OF BIRTH  
**18-10-1989**  
 हस्ताक्षर / SIGNATURE  
  
 मुख्य आयकर अधिकारी, अर्चना प्रदेश  
 Chief Commissioner of Income-tax, Archa Pradesh

*Sonam Modi*

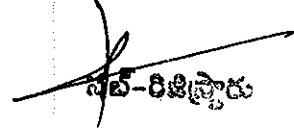
आयकर विभाग  भारत सरकार  
 INCOME TAX DEPARTMENT GOVT. OF INDIA  
 PRABHAKAR REDDY K  
 PADMA REDDY KANDI  
 15/01/1974  
 Permanent Account Number  
**AWSP8104E**  
 हस्ताक्षर  
 Signature  


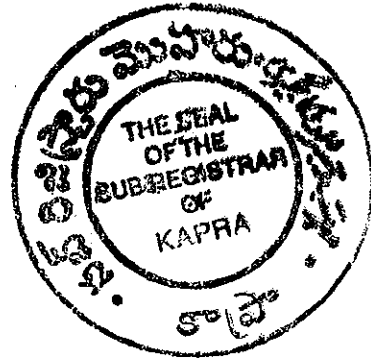
*Prabha Reddy*

1వ పుస్తకము 2010.....వ సం పు. 2008.....వేలము

మొత్తము కాగితముల సంఖ్య..... 18

ఈ కాగితపు వరుస సంఖ్య..... 14

  
నవ-రిజిస్ట్రారు



INCOME TAX


SRINIVAS MANDA



B N MANDA

23/07/1980

Permanent Account Number

ALGPM1577P

  
Signature

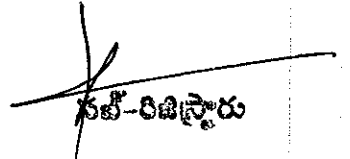
  


M. Srinivas

1వ పుస్తకము 2010.....వ సం పు. 8081.....వేజులు

మొత్తము కాగితపటల సంఖ్య..... 18

ఈ కాగితపు వరుస సంఖ్య..... 15

  
నట్-రిజిస్ట్రారు





1వ పుస్తకము 2010.....వ సం పు. 108.....

మొత్తము కాగితముల సంఖ్య..... 18


ఈ కాగితపు వరుస సంఖ్య..... 16

~~స. రజిస్ట్రారు~~





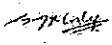
**WITNESSES NO. 1**

Customer Relations Division



**MODI**  
PROPERTIES &  
INVESTMENTS PVT. LTD.



Name : **Ch. Venkata Ramana Reddy**  
Designation : **Customer Relations Executive**  
Signature :   
Valid upto : **30 April 2009**  
Issuing Authority :   
Blood Group : **O +ve**  
Address:  
5-4-187/3&4, 11nd Floor,  
M.G Road, Secunderabad-500003.  
Ph:040-66335551, 040-27544058  
[www.modiproperties.com](http://www.modiproperties.com)

Resi. Add.:  
# 11-187/2, Road No.2,  
Green Hills Colony,  
Saroor Nagar,  
Hyderabad.  
Ph:9393381666, 9246165561

In case of Emergency Call


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

**WITNESSES NO. 2**


आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

**B M RAJ KUMAR**  
**MUKUND RAO**  
**03/01/1978**  
Permanent Account Number  
**AIOPR9883L**



Signature



22022006

इस कार्ड के खो जाने पर / कौनसा हुआ कार्ड मिलने पर  
कृपया सूचित करें / लौटावे  
आयकर विभाग, सेवा केंद्र, एन एन सी ब्लॉक,  
तीसरी मंजिल, ट्रेड वर्ल्ड, पी वी, कामला मिल्स कंपाउंड  
एस बी मार्ग, लोअर पैरेल, मुंबई - 400 018.

If this card is lost / someone's lost card is found  
Please inform / return to

Income Tax PAN Services Unit, NSDL,  
3rd Floor, Trade World, A Wing,  
Kamala Mills Compound,  
S. B. Marg, Lower Parel, Mumbai - 400 013

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664  
email: [tinfo@nsdl.co.in](mailto:tinfo@nsdl.co.in)

1వ పుస్తకము 20/0.....వ సం పు 0000.....వ సం పు 0000

మొత్తము కాగితముల సంఖ్య..... 18

ఈ కాగితపు వరుస సంఖ్య..... 17

నల్-రిజిస్ట్రారు





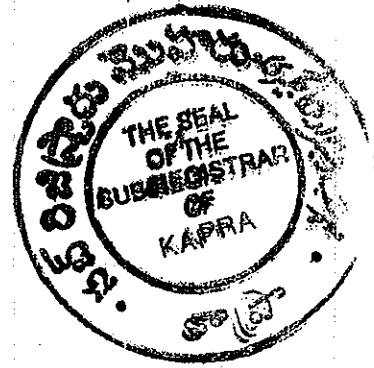


1వ పుస్తకము 201౭.....వ సం పు..... 808

మొత్తము కాగితముల సంఖ్య..... 18

ఈ కాగితపు వరుస సంఖ్య..... 18

సహ-రిజిస్ట్రారు





1వ పుస్తకము 2010.....వ సం. పు.ది.08.....

మొత్తము కాగితముల సంఖ్య.....

ఈ కాగితపు వరుస సంఖ్య.....

  
నర-రిజిస్ట్రారు



**संकेतकरण**

दिए गए हैं। इसे जारी करने के लिए, यह आवश्यक है कि यह निम्नलिखित मांगों को पूरा करता है।

यह पासपोर्ट भारत सरकार की सम्पत्ति है। इस पासपोर्ट के बारे में किसी भी प्रकार की जानकारी से इससे भारत को यह कोई सूचना मिलनी है, जिसमें पासपोर्ट लौटाने की बात भी शामिल है।

यह पासपोर्ट एकमात्र व्यक्ति को देना है। यह पासपोर्ट धारक या उसके द्वारा प्राप्त किया गया है। इसमें किसी भी प्रकार की खराब या संशयपूर्ण या भ्रष्टाचारपूर्ण जानकारी शामिल है।

यह पासपोर्ट एकमात्र व्यक्ति को देना है। यह पासपोर्ट धारक या उसके द्वारा प्राप्त किया गया है। इसमें किसी भी प्रकार की खराब या संशयपूर्ण या भ्रष्टाचारपूर्ण जानकारी शामिल है।

**REGISTRATION**

INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGISTER THEMSELVES AT THE NEAREST INDIAN MISSION/POST.

**CAUTION**

THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA. ANY COMMUNICATION RECEIVED BY THE HOLDER FROM A PASSPORT AUTHORITY REGARDING THIS PASSPORT, INCLUDING DEMAND FOR ITS SURRENDER, SHOULD BE COMPLETED WITH IMMEDIATE EFFECT.

THIS PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST. THIS SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF A PERSON AUTHORIZED BY THE HOLDER. IT MUST NOT BE ALTERED OR MUTILATED IN ANY WAY.

LOSS, THEFT OR DESTRUCTION OF THIS PASSPORT SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY IN INDIA OR IF THE HOLDER IS ABROAD, TO THE NEAREST INDIAN MISSION/POST AND TO THE LOCAL POLICE. ONLY AFTER EXHAUSTIVE ENQUIRIES SHALL A DUPLICATE PASSPORT BE ISSUED.

Hand / Name of Father / Legal Guardian  
 HANDBA NAGA VENKATA SATYA BHASKARA RAO

Hand / Name of Holder  
 HANDBA NAGA VENKATA PADMA VISALAKSHI

Hand / Name of Spouse

Address  
 SAKTHI SAI NAGAR, MALLAPUR

HYDERABAD, A.P., INDIA 500 040

81279030 18/12/1999 VISAKHAPATNAM

USANG 1819809



1వ పుస్తకము 20 | ౧.....వ సం పు. ౧౦...౧౧...వ సం

మొత్తము కాగితముల సంఖ్య.....

ఈ కాగితపు వరుస సంఖ్య..... 16

  
స. పి. పాఠశాల

