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दि. 04 50 2013

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 11 242 D.L. 81 7/12 Rs. 100/-

Sold to Ramesh S. Narasing Rao, Hyderabad

For Whom Modi Ventures Hyderabad

ST 883576
K. GIRIBABU
 LICENCED STAMP VENDOR
 LIC.No.16-02-30/1998
 REN.No.16-02-08/2010
 Sub-Bapunagar, Amberpet, Hyd-13.
 Cell.No.9989259839

SALE DEED

This Sale Deed is made and executed on this the 4th day of January 2013 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 43 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

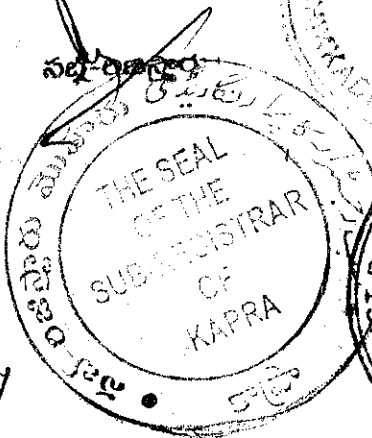
M/s. SRI SAI BUILDERS, a registered partnership firm having its office at 25, A & B Electronic Complex, Kushaiguda, Hyderabad - 500 062 represented by Mr. Soham Modi, S/o. Sri Satish Modi, aged about 43 years, Managing Partner of M/s. Modi Ventures who are the Agreement of Sale cum General Power of Attorney Holders by virtue of document no.10302/05 registered at S.R.O. Uppal, hereinafter called the "Firm" (which expression where the context so permits shall mean and include its successors in interest, nominee, assignee).

IN FAVOUR OF

Mr. MODUKURI VENKAT RAMAN PRASHANT, SON OF Mr. M. ANAND MOHAN, aged about 29 years, Occupation: Service, residing at # Flat No. G-04, Shubam Classic, Lane -1, Street No. 6, Karthikeya Nagar, Nacharam, Hyderabad., hereinafter referred to as the "Buyer" (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For MODI VENTURES

1వ పుస్తకము 2013వ సం॥ వా 50
 దస్తావేజు తెలుజ్జము కాగితముల సంఖ్య 19
 ఈ కాగితము వరుస సంఖ్య 1



2013 వ సం॥ అనంత నెల 4 వ తేది
 1924 శా.శ. సంఖ్య 14 మాసము 14 వ తేది
 పగలు 2 మరియు 3 గంటల
 మద్య కాప్రా సబ్ రిజిస్ట్రారు కార్యాలయములో
 శ్రీ K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎనల
 అనుసరించి సమర్పించబడిన ఫోటో గ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి
 ఈ గుర్తు 5075 లు చేర్చినా

Prabhakar

వాసి ఇచ్చినట్లు ఒప్పకొన్నది
 ఎడమ బొటన వ్రేలు

Prabhakar



K. Prabhakar Reddy s/o. K.P. Reddy, occ. Service
 o/p: # S-4-18/394, 2nd floor, Sobhan mansion, M.G.
 Road, Secbad, through GRA for presentation of documents
 vide GRA no. 64/GRS/09, dt. 05-08-09 at SRO, Kapra
 R.R. Dist.

నిరూపించినది

① *Chamant* CHAMANT SATYANARAYANA MURTHY C/o Ch.V. Subbarao
 G-2, SHUBHAM CLASSIC, Rd. No. 6, Lane-1, KARTHIKEYANAGAR
 NACHARAY, Hyd-76.

② *M. Charan Babu* M. CHARAN BABU (C/o M-SUBBARAO) Flat: 102 Rajawade Towers, Manikempet
 Secunderabad - 50002 (AP)

2012 వ సం॥ అనంత నెల 4 వ తేది
 1924 శా.శ. సంఖ్య 14 మాసము 14 వ తేది

Prabhakar సబ్-రిజిస్ట్రారు
 (స.పా.శ. లోకాక కుమారి)

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 2007 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 2013 సం. వు 50
 దస్తావేజు మొత్తము కాగితముల సంఖ్య 19
 ఈ కాగితము వరుస సంఖ్య 2
1015000/-

[Signature]

ENDORSEMENT

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

By challan No. 794824 Dt.

I. Stamp Duty:

- 1. in the shape of stamp papers Rs 100/-
- 2. in the shape of challan (u/s.41 of I.S.Act.1899) Rs. 50650/-
- 3. in the shape of cash (u/s.41 of I.S.Act.1899) Rs. -
- 4. adjustment of stamp duty u/s.16 of I.S. Act.1899, if any Rs. -

II. Transfer Duty:

- 1. in shape of challan Rs. 20300/-
- 2. in the shape of cash Rs. -

III. Registration fees:

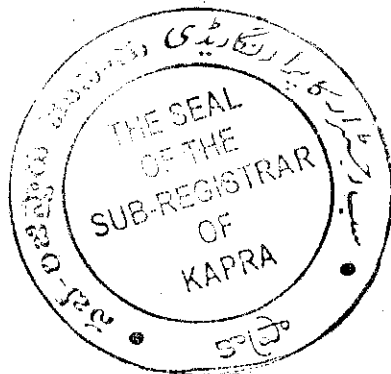
- 1. in the shape of challan Rs. 5075/-
- 2. in the shape of cash Rs. -

IV. User Charges

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

Total Rs 76225/-

SUB REGISTRAR
KAPRA



1వ పుస్తకము 2013 సం. / కా.స. 1926వ
 పు. 50 నెంబరుగా రిజిస్టరు చేయబడి
 స్టాంపింగ్ నిమిత్తం గుర్తింపు నెంబరు 1526
150 / 2013 గా యివ్వబడినది
 2013 సం. జనవరి నెం. 4 వ తేది

[Signature]
 సబ్-రిజిస్ట్రార్

- 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. 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.

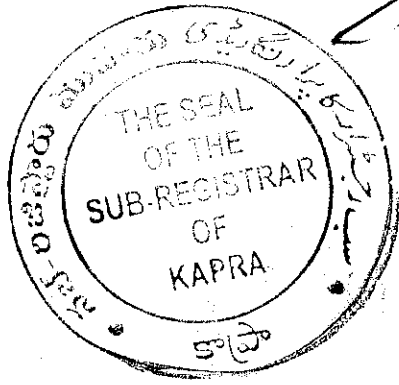
FOR MODI VENTURES



Partner

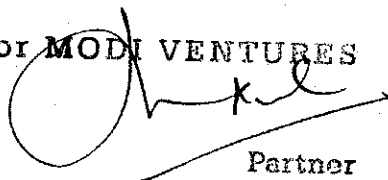
1వ పుస్తకము 20 13 వ సం॥ పు. 50
దస్తావేజు తెలుజ్జము కారితముల సంఖ్య 19
ఈ కారితము పఠన సంఖ్య 3

సహాయక



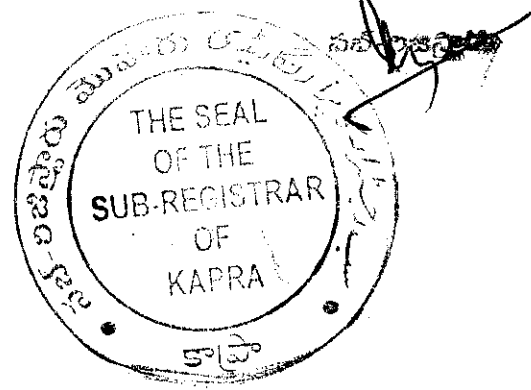
- K. The Firm and Vendor have agreed to jointly develop the flats in Block F falling in the Schedule A Land as per the terms and conditions mentioned in the Supplementary Agreement dated 22.12.2008. As per the terms of the said Supplementary Agreement the Vendor shall become exclusive owners of 28 flats 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 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.
- N. 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.
- O. The Buyer is desirous of purchasing an deluxe apartment bearing flat no. 502 on the fifth floor, in block no. 'G' having a super built-up area of 975 sft., together with undivided share in the schedule B land to the extent of 39.00 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.
- P. 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.
- Q. 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 project of Gulmohar Gardens. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.
- R. 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.10,15,000/- (Rupees Ten Lakhs Fifteen Thousand Only) and the Buyer has agreed to purchase the same.

For MODI VENTURES



Partner

1వ పుస్తకము 20 13వ సం॥ వు 50
దస్తావేజు డియోక్షము కారితమున సంఖ్య 19
ఈ కారితము వరుస సంఖ్య 4



- S. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.
- T. 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.502 on the fifth floor, in block no. 'G' having a super built-up area of 975 sft., in building known as Gulmohar Gardens together with:

- a. Undivided share in schedule B land to the extent of 39.00 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.10,15,000/- (Rupees Ten Lakhs Fifteen Thousand Only) issued by IDBI Bank Ltd., Chapel Road, Hyderabad. The Vendor hereby admit and acknowledge the receipt for said consideration.

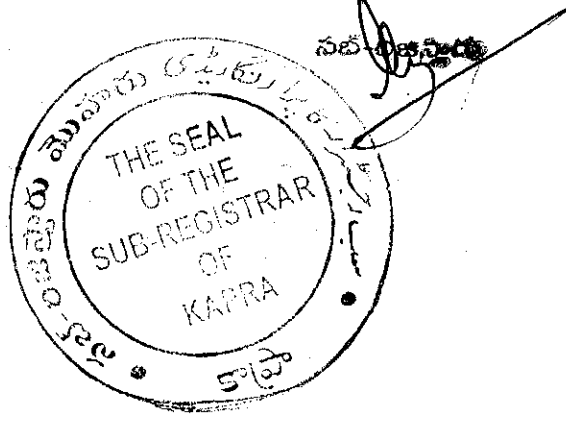
2. The Vendor hereby covenant that the undivided share in Schedule B Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
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.

For MODI VENTURES



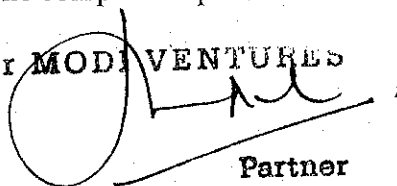
Partner

1వ పుస్తకము 2013వ సం॥ పు 50
దస్తావేజు మొత్తము కారీతముల సంఖ్య 19
ఈ కారీతము పరుస సంఖ్య 5



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. 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.

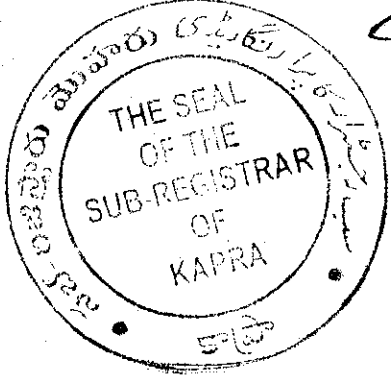
FOR MOD. VENTURES



Partner

1వ వుస్తకము 2013వ సం॥ వు 50
దస్తావేజు మొత్తము కార్గితముల సంఖ్య 19
ఈ కార్గితము పరుస సంఖ్య 6

నది [Signature]



SCHEDULE 'A'
SCHEDULE OF LAND

ALL THAT PIECE OF LAND admeasuring Ac. 4-00 Gts., forming part of Sy 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 Sy 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 baring flat no. 502 on the fifth floor, in block no. 'G', admeasuring 975 sft., of super built up area together with proportionate undivided share of land to the extent of 39.00 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 & Open to sky

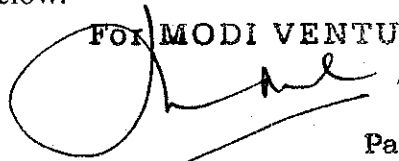
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1. 

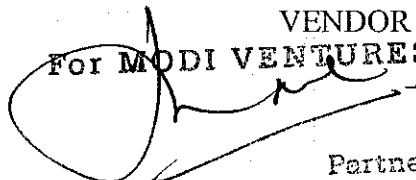
2. 

FOR MODI VENTURES



Partner

VENDOR
FOR MODI VENTURES

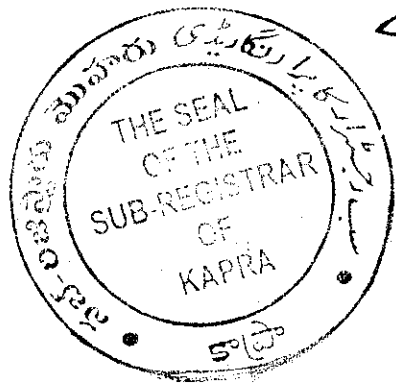


Partner

FIRM

1వ పుస్తకము 2013వ సం॥ పు. 50
దస్తావేజు మొత్తము లాగితముల సంఖ్య 19
ఈ లాగితము వరుస సంఖ్య 8

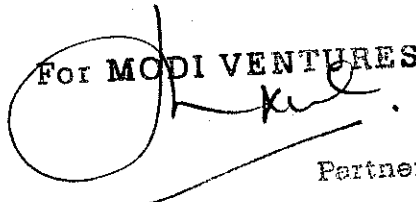
సహాయక



ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no. 502 on the fifth 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 : 39.00 sq. yds., U/S Out of Ac. 1-08 Gts.
- 4. Built up area Particulars:**
- a) In the basement / stilt floor : 100 Sft parking space for single car
- b) In the First Floor : -
- c) In the Second Floor : -
- d) In the Third Floor : -
- e) In the Fourth Floor : -
- f) In the Fifth Floor : 975 Sft
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 10,15,000/-

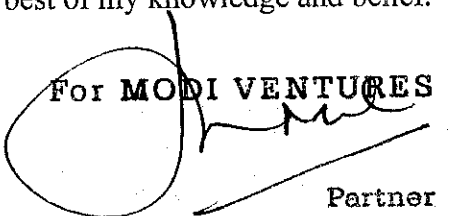
Date: 04.01.2013

FOR MODI VENTURES

Partner
Signature of the Executants

C E R T I F I C A T E

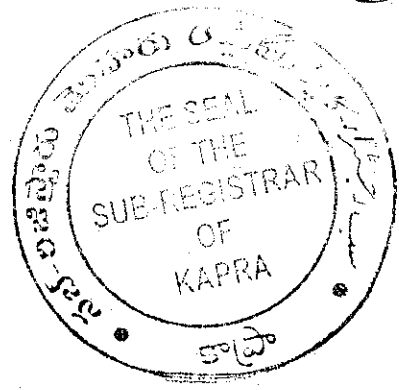
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

Date: 04.01.2013

FOR MODI VENTURES

Partner
Signature of the Executants

1వ పుస్తకము 2013వ సం॥ పు 50
దస్తవేజు మొత్తము కారితముల సంఖ్య 19
ఈ కారితము చరమ సంఖ్య 9

సబ్-రెజిస్ట్రార్



REGISTRATION PLAN SHOWING FLAT NO. 502 IN BLOCK NO. 'G'

ON FIFTH FLOOR IN PROJECT KNOWN AS "GULMOHAR GARDENS"

IN SURVEY NOS. 93, 94 & 95

SITUATED AT

MALLAPUR VILLAGE, UPPAL

MANDAL, R.R. DIST.

VENDOR: M/S. MODI VENTURES REPRESENTED BY ITS MANAGING PARTNER

SRI SOHAM MODI SON OF SRI SATISH MODI

BUYER: MR. MODUKURI VENKAT RAMAN PRASHANT, SON OF MR. M. ANAND MOHAN

REFERENCE:
AREA: 39.00

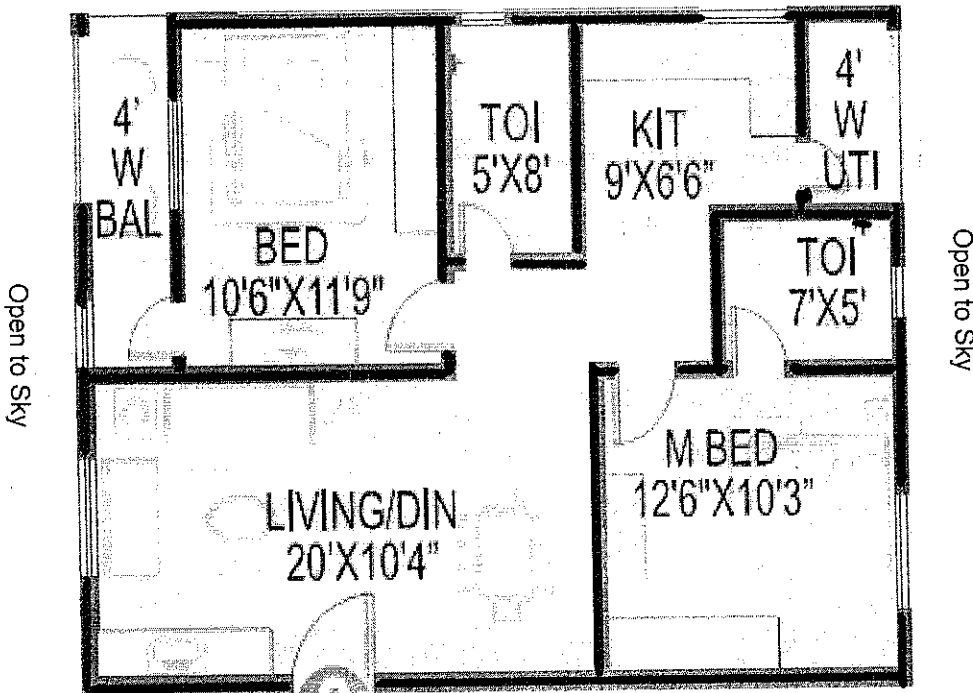
SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.

EXCL:

Total Built-up Area = 975 sft.
Out of U/S of Land = Ac. 1-08 Gts.

Open to Sky



Open to Sky & 6'-6' wide corridor

WITNESSES:

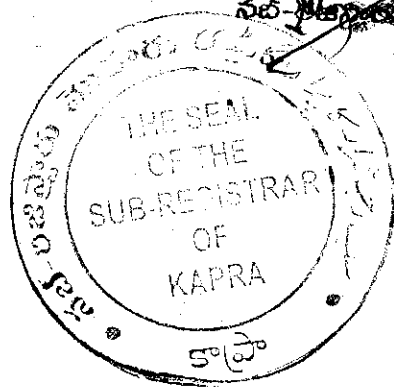
- 1.
- 2.

For MODI VENTURES

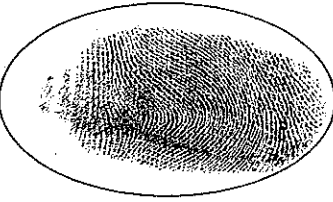

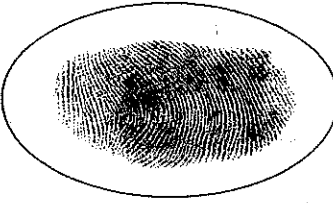

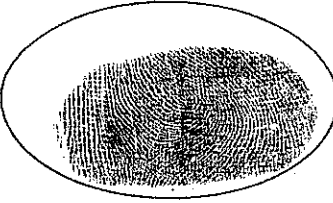
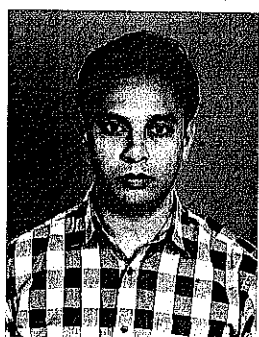
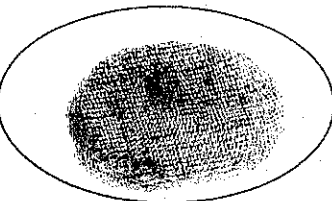
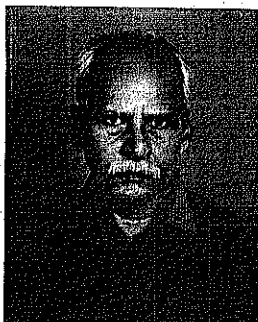
Partner

SIG. OF THE VENDOR

1వ పుస్తకము 2013వ సం॥ వు. 50
దస్తావేజు మొత్తము కాగితముల సంఖ్య 19
ఈ కాగితము వరుస సంఖ్య 10



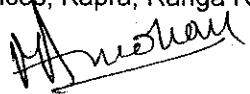
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	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 DOC. 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.
			BUYER: MR. MODUKURI VENKAT RAMAN PRASHANT S/O: MR. M. ANAND MOHAN R/O. FLAT NO G-04, SHUBAM CLASSIC, LANE -1, STREET NO 6, KARTHIKEYA NAGAR, NACHARAM, HYDERABAD - 500076.
			REPRESENTATIVE: MR. M. ANAND MOHAN S/O. M. SUBBA RAO, R/O. FLAT NO G-04, SHUBAM CLASSIC, LANE -1, STREET NO 6, KARTHIKEYA NAGAR, NACHARAM, HYDERABAD - 500076..


SIGNATURE OF WITNESSES:

- 
- 

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

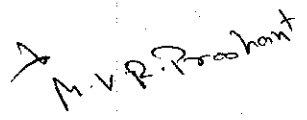
x 

SIGNATURE OF THE REPRESENTATIVE

For **MODI VENTURES**


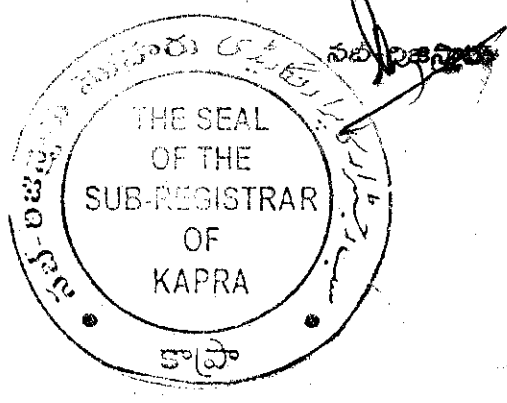
Partner

SIGNATURE OF EXECUTANTS



SIGNATURE(S) OF BUYER(S)

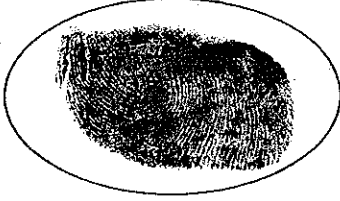
1వ పుస్తకము 2013వ సం॥ పు 50
దస్తావేజు మొత్తము కారితముల సంఖ్య 19
ఈ కారితము వరుస సంఖ్య 11



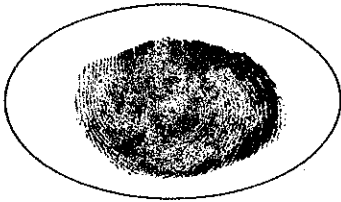
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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



1. MR. CH. SATYANARAYANA MURTHY
S/O. MR. CH. V. SUBBA RAO
R/O. # G-2, SHUBHAM CLASSIC
ROAD NO. 6, LANE. 1
KARTHKEYA NAGAR
NACHARAM, HYD - 076.



2. MR. M. CHARAN BABU
S/O. MR. M. SUBBA RAO
R/O. # FLAT NO. 102,
RAJESHWARI TOWERS
MAREDPALLY EAST
SEC-BAD - 026.

SIGNATURE OF WITNESSES:

1.

2.

FOI MODI VENTURES

Partner

SIGNATURE OF THE EXECUTANT

1వ పుస్తకము 2013వ సం॥ వు. 50
దస్తావేజు మొత్తము ఆగీతముల సంఖ్య 19
ఈ ఆగీతము పఠన సంఖ్య 12

సబ్ రిజిస్ట్రార్





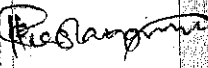



Photographs and FingerPrints As per Section 32A of Registration Act 1908

RegNo/Year: 53 /2013 of SRO:1526 Report Date: 04-JAN-13 03:36 PM

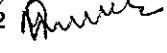
This report prints Photos and FPs of all parties


Execution admitted by (Details of all executants/Claimants of sec 32a):

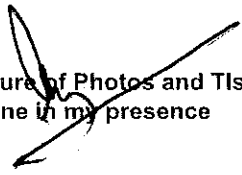
Sl No	Code	Thumb Impression	Signature	Photo	Address
1	CL			 [1526-1-2013-53]SPA TC	SPA TO CLAIMANT M.ANAND MOHAN FLATNO.G-04 SHUBAM CLASSIC, LANE I STNO.6 NACHARAM HYD
2	EX			 [1526-1-2013-53]K.PRA8	K.PRABHAKAR REDDY(GPA HOLDER FOR EXECUTANTS) H.NO.5-4-187/3&4,II FLOOR,SOHAM MANSION,, M.G.ROAD,SECUNDERAB AD.

Identified by

Witness 1 

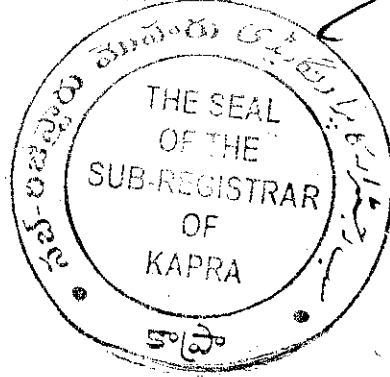
Witness 2 


Photos and TIs
captured by me


Capture of Photos and TIs
done in my presence

1వ పుస్తకము 2013వ సం. పు. 50
దస్తావేజు మొత్తము కారితముల పంపు 19
ఈ కారితము వరుస నంబు 13



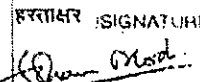
నవీ రజ్వల్







VENDOR:

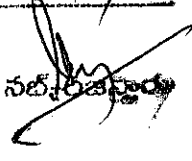
For MODI VENTURES

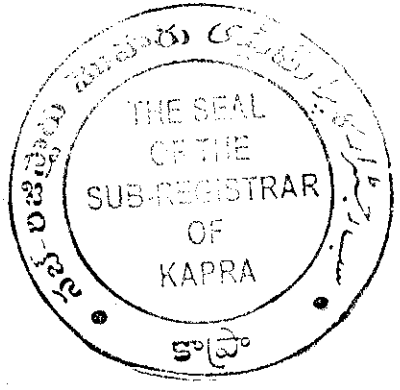
Partner

व्याज संख्या संख्या /PERMANENT ACCOUNT NUMBER	ABMPM6725H	
नाम /NAME	SOHAM SATISH MODI	
पिता का नाम /FATHER'S NAME	SATISH MANILAL MODI	
जन्म तिथि /DATE OF BIRTH	18-10-1969	
हस्ताक्षर /SIGNATURE		
		Chief Commissioner of Income-tax, Andhra Pradesh

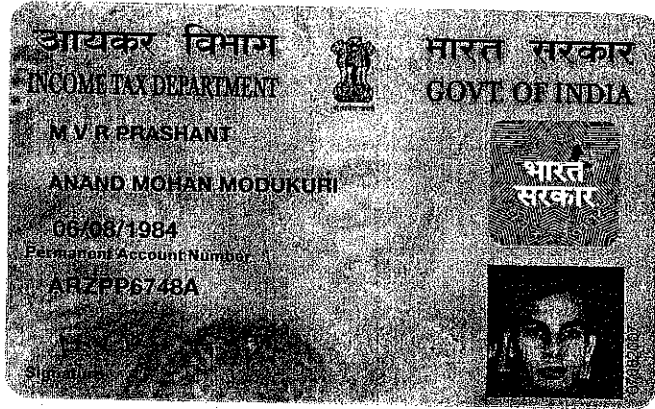
आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
PRABHAKAR REDDY K		
PADMA REDDY KANDI		
15/01/1974		
Permanent Account Number AWSPP8104E		
 Signature		10062005

1వ పుస్తకము 20/3 నంబర్ పై 50
దస్తావేజు మొత్తము అంకం 19
ఈ కార్యము పరుస నిలవ్వ 14


సబ్ రిజిస్ట్రార్

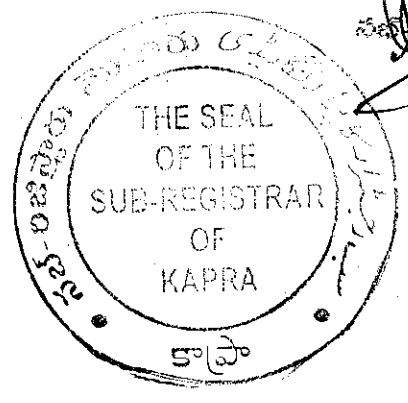


BUYER :



M.V.R. Prashant.

1వ పుస్తకము 20/3వ సం॥ పు 50
దస్తావేజు మొత్తము కాగితముల సంఖ్య 19
ఈ కాగితము వరుస నంబరు 15



R E P R E S E N T A T I V E :


आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

M ANANDA MOHAN
SUBBA RAO MODUKURI

28/04/1950

Permanent Account Number
ASBPM7154L


Signature



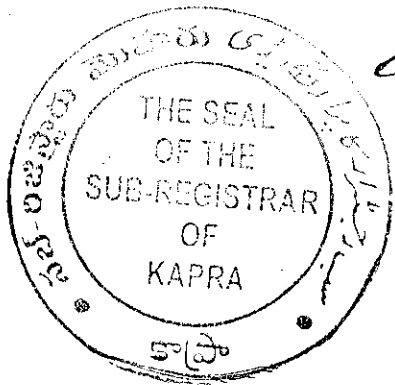
M Ananda Mohan

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSA
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं।
आयकर पैन सेवाएँ इकाई, ए.टी.टी.एस.यू.
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई - 400 614.

1వ పుస్తకము 2013 సం॥ పు 50
దస్తావేజు మొత్తము అగ్రశయ్యల సంఖ్య 19
ఈ కారితము ఖర్చు సంఖ్య 16

సబ్ రిజిస్ట్రార్





W 0168

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
 భారత ప్రభుత్వం
 Unique Identification Authority of India
 Government of India

నమోదు క్రమసంఖ్య/Enrolment No.: 1027/00089/00400

To: Chaganty Satyanarayana Murthy
 (చాగంటి సత్యనారాయణ మూర్తి)
 Chaganty Venkata Subba Rao
 G-2 4-1-216/192
 Shubham Classic Street No-6 Lane -1
 Karthikaya Nagar Nacharam
 Secunderabad
 Hyderabad
 Andhra Pradesh - 500017

Date: 15/12/2010



EY 00275163 4 IN Ref. No : 15122010-00098

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

6558 7824 1982

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
 GOVERNMENT OF INDIA



చాగంటి సత్యనారాయణ మూర్తి
 Chaganty Satyanarayana Murthy

పుట్టిన సంవత్సరం / Year of Birth : 1944
 పురుషుడు / Male

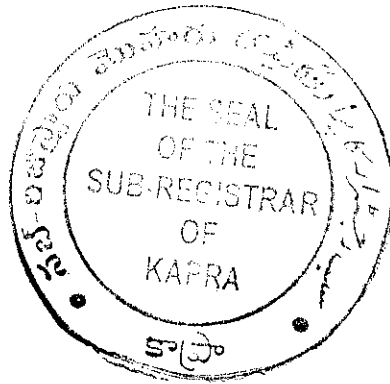


6558 7824 1982

ఆధార్ - సామాన్యని హక్కు

1వ పుస్తకము 20 12 సం॥ ఫి 50
దస్తావేజు మొత్తము కాగితముల సంఖ్య 19
ఈ కాగితము పదున సంఖ్య 17

సచివశాసనము





For MODI VENTURES
[Signature]
Partner

1వ పుస్తకము 2013వ సం॥ పు. 50
దస్తావేజు మొత్తము కారితముల సంఖ్య 19
ఈ కారితము వరుస సంఖ్య 19

నబ్-అ.క.గ.రా
