

23/8/2010 61-391

2510

374  
SCANNED

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE  
HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

W 588856

S.No. 29264  
Date 08/08/2010  
Sold to Santosh  
S/o. S/o. Shankar  
For What Modi Ventures

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

SALE DEED

This Sale Deed is made and executed on this the 23<sup>rd</sup> day of August 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 context so permits shall mean and include its successors in interest, nominee, assignee).

IN FAVOUR OF

MR. NADIMPALLY NAGESH, SON OF LATE N. RAMA SUBBA RAO, aged about 56 years, Occupation: Service residing at H. No. 1-9-292/6, Vidyanagar, Ramalayam Street, Hyderabad - 500 044, 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 2010.....వ సం 22/3/15.....వ తేదీ

మొత్తము కాగితముల సంఖ్య..... 16.....

ఈ కాగితపు వరుస సంఖ్య..... 1.....

2010 వ సం. 22/3/15 నెల. 22 వ తేదీ

1932 కా. 3. 1000.....వ తేదీ

పగలు..... 3.....

మధ్య కా. 3. 1000.....

శ్రీ K. Prabhakar Reddy

రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32. ఎరు

లనుసరించి సమాధి పత్రములను ఫోటోకాపీలు

వంటివి వేరీనియూట్రలతో సహా జాబితా చేసి

రూపము: రూ. 6250/- తు చెల్లించినారు



*Prabhakar Reddy*

*Prabhakar Reddy*

వాసి ఇచ్చినట్లు ఒప్పకొన్నది  
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. 64/2015/15 dated 05.06.15 registerer at SRO, Kapra, Ranga Reddy District.

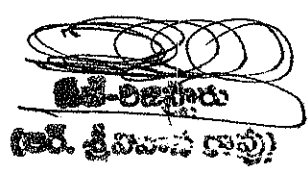
లిపి వేసినది

Venkataramang Reddy S/o. Anji Reddy  
Occ: Service No. 11-18/2, Rd No. 2, Green Hills  
Colony, Sarornagar, Hyderabad.

*A. Ravi* B. RAS KUMAR S/o. ANURUNO RAO  
Occ: SERVICE No. AIWAL, SECCAD.

2010 వ సం. 22/3/15 నెల. 22 వ తేదీ

932 కా. 3. 1000.....వ తేదీ



**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 20/0.....వ సం పుస్తకము

మొత్తము కాగితముల సంఖ్య..... 16

ఈ కాగితపు వరుస సంఖ్య..... 2

MARKET VALUE Rs: 1250 000 / -

~~సబ్-రిజిస్ట్రారు~~

ENDORSEMENT

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

Challan No. 926480 Dt. 23/8/10

I. Stamp Duty: 926480 23/8/10

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

2. in the shape of challan (u/s 41 of L.S. Act. 1899) Rs. 62400 / -

3. in the shape of cash (u/s 2 of L.S. Act. 1899) Rs. —

4. adjustment of stamp duty (u/s 16 of L.S. Act. 1899, if any) Rs. —

II. Transfer Tax:

1. in shape of challan Rs. 25000 / -

2. in the shape of cash Rs. —

III. Registration fees:

1. in the shape of challan Rs. 6250 / -

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 93850 / -

  
SUB REGISTRAR  
KAPRA

1వ పుస్తకము 20/0 సం./ లా. 1192 వ

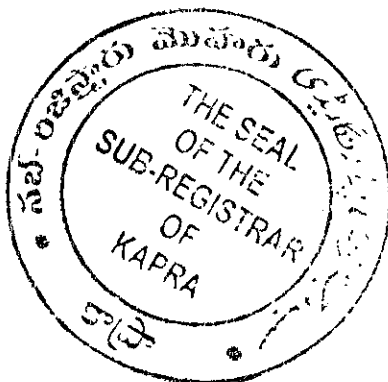
పుస్తకము 23/8/10 నెంబరుగా రిజిస్టరు చేయబడి

స్టాంపింగ్ నిమిత్తం గుర్తింపు నెంబరు 1526

23/8/2010 గా యివ్వబడ్డెనది

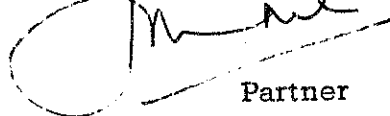
20/0 సం. 23/8/10 నెంబరు 23 వ తేదీ

  
సబ్-రిజిస్ట్రారు



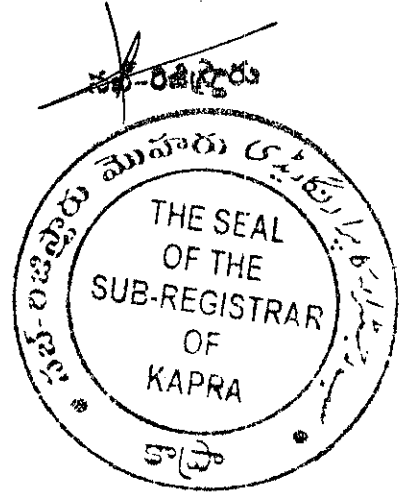
- F. The Firm and the Vendor hereto had applied to the Urban Development Authority and Local Municipality for obtaining necessary building construction and other permissions at the cost of the Vendor for the Schedule A Land. The permissions were received from HUDA vide their Letter No. 1481/P4/Plg/HUDA/2005, dated 22.08.2005 and Kapra Municipality vide their Proceedings No. BA/G2/150/2005-06, dated 29.09.2005. In accordance with the sanctioned plan in all 350 number of flats in 5 blocks (A to E) aggregating to about 2,83,825 sft., along with parking on the stilt floor and other amenities were constructed on the Schedule A Land.
- G. The Firm and the Vendor for the purposes of joint development of the Schedule A Land had reached into an understanding whereby the Vendor agreed to purchase certain area of land out of the total land area of Ac. 4-00 Gts., and the balance land to be retained by the Firm. To give effect to this broad understanding, the Firm and the Vendor had executed following documents:  
(a) Joint Development Agreement dated 20.10.2005  
(b) Agreement of Sale-cum General Power of Attorney dated 20.10.2005  
Both the above documents are registered with the office of the Sub-Registrar Office as documents No.10300/05 and 10302/05 respectively.
- H. By virtue of above two referred documents, the Firm and the Vendor hereto had identified and determined their respective ownership of 350 flats, along with proportionate parking space proposed to be constructed in a group housing scheme named and styled as 'GULMOHAR GARDENS' forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District, together with their respective proportionate undivided share in the Scheduled A Land.
- I. After the purchase of Schedule B Land, the Vendor applied for obtaining the necessary building construction and other permissions to HUDA & GHMC for the Schedule A Land and Schedule B Land put together as a single project with common amenities and facilities. The permissions for an additional 155 flats in 2 blocks aggregating to about 1,91,650 sft. has been obtained as per proceedings in file no. 0514/CSC/TP1/2008 of GHMC.
- J. In the permission for construction of the first 350 flats (in 5 blocks marked as Block A to E) obtained in the year 2005 and area about 1,623 sq yds was effected in a proposed 100 ft. wide road. The said proposed road was deleted in the new master plan which was notified in April 2008. Accordingly in the permission for construction obtained in 2008 an additional block F consisting of 40 flats on 5 floors having an area of 50,600 sft along with parking on the stilt floor is proposed to be constructed in the area which was earlier effected in the 100 ft wide proposed road. Block F entirely falls within the Schedule A Land. As per the sanction obtained in 2008, Block G which falls entirely in the Schedule B Land, consisting of 115 flats on 5 floors having an area of about 1,41,050 sft along with parking on the stilt and basement floor is proposed to be constructed.

For MODI VENTURES



Partner

1వ పుస్తకము 2010.....న సంఖ్య 215 ద్వారా  
మొత్తము శాసితముల సంఖ్య.....16  
ఈ శాసితపు వరుస సంఖ్య.....3



- 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. 12,50,000/- (Rupees Twelve Lakhs Fifty Thousand Only) and the Buyer has agreed to purchase the same.
- T. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.
- U. The Firm at the request of the Vendor and Buyer is joining in execution of this agreement so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigation. The Firm has no share in the sale consideration agreed herein.

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-deluxe apartment bearing flat no. 301 on third floor, in block no. 'G' having a super built-up area of 1400 sft in building known as Gulmohar Gardens together with:
  - a. Undivided share in schedule B land to the extent of 56.00 sq. yds.
  - b. A reserved parking space for single car on the basement / stilt floor admeasuring about 100 sft.

Situated at Sy. Nos. 93, 94 & 95 of Mallapur Village, Uppal Mandal, Ranga Reddy District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 12,50,000/- (Rupees Twelve Lakhs Fifty Thousand Only). The Vendor hereby admit and acknowledge the receipt for said consideration in the following manner:

- a) Rs. 9,00,000/- (Rupees Nine Lakhs Only) paid by way of cheque no. 010177, dated 31.07.2010 drawn on HDFC Bank, Kasturba Gandhi Marg., Branch, New Delhi for being Housing Loan issued by Indiabulls Housing Finance Limited,
  - b) Rs. 2,00,000/- (Rupees Two Lakhs Only) paid by way of cheque no. 584032, dated 25.07.2010 drawn on HDFC Bank, Himayathnagar Branch, Hyderabad.
  - c) Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only) (Part Payment) paid by way of cheque no. 791234, dated 02.06.2010 drawn on Yes Bank, Mumbai.
2. The Vendor hereby covenant that the undivided share in Schedule B Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
  3. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.

FOR MOSI VENTURES

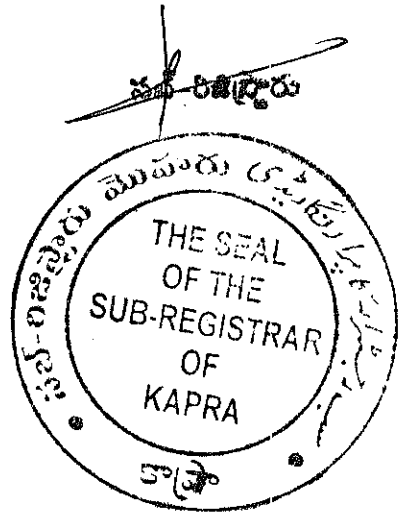


Partner

1వ పుస్తకము పేజీ 10.....నకు పు.2.31.5.దస్తావీజులు

మొత్తము కాగితముల సంఖ్య.....16.....

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FOR MOSI VENTURES

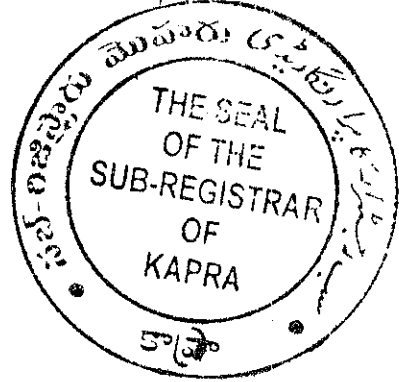
  
Partner

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మొత్తము కాగితముల సంఖ్య..... 16

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~~శ. రిజిస్ట్రారు~~



- d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the GULMOHAR GARDENS, shall vest jointly with the owners of the various tenements/ apartments / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
- e. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor to the Buyer.
- f. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- g. That the blocks of residential apartments shall always be called GULMOHAR GARDENS and the name thereof shall not be changed.
- h. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled Apartment nor shall he/she/they make any additions alterations in the Scheduled Apartment without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.
- i. That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or voidable any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose. (g) install grills or shutters in the balconies, main door, etc. (h) change the external appearance of the building.
10. Stamp duty and Registration amount of Rs. 93,750/- is paid by way of challan no. <sup>( 47500+46250 )</sup> 926479 } dated 23.8.10, drawn on State Bank of Hyderabad, Kushaiguda Branch, Hyderabad and VAT an amount of Rs. 12,500/- paid by way of Pay order No. 157576 dated 18.08.2010 drawn on HDFC Bank, S. D. Road, Secunderabad.

For MOBI VENTURES



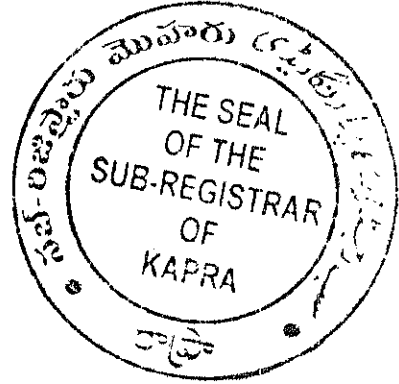
Partner

1వ పుస్తకము 2010.....వ సం 2015.....వేల

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....7.....

  
నల్ల-రిజిస్ట్రారు



- d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the GULMOHAR GARDENS, shall vest jointly with the owners of the various tenements/ apartments / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
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10. Stamp duty and Registration amount of Rs. 93,750/- is paid by way of challan no. <sup>( 47500+46250 )</sup> 926479 } dated 23.8.10, drawn on State Bank of Hyderabad, Kushaiguda Branch, Hyderabad and VAT an amount of Rs. 12,500/- paid by way of Pay order No. 157576 dated 18.08.2010 drawn on HDFC Bank, S. D. Road, Secunderabad.

For MOBI VENTURES



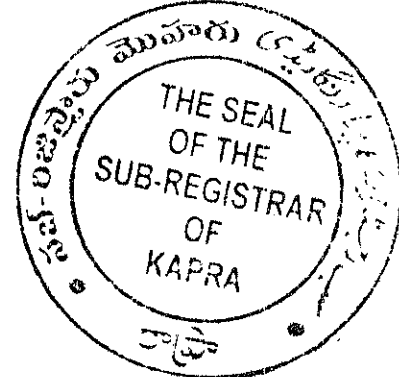
Partner

1వ పుస్తకము 2010.....న సంపు 2315.....వేల

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....7.....

~~న.సి.సి.సి.సి.సి.~~



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


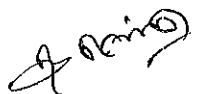
SCHEDULE 'C'  
SCHEDULE OF APARTMENT

All that portion forming semi-deluxe apartment bearing flat no. 301 on the third floor, in block no. 'G', admeasuring 1400 sft. of super built up area together with proportionate undivided share of land to the extent of 56.00 sq. yds. and a reserved parking space for Single car on the basement / stilt floor admeasuring about 100 sft.. in residential apartment named as "Gulmohar Gardens", forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District marked in red in the plan enclosed and bounded as under:

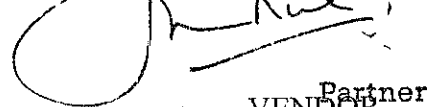
North By	Open to Sky
South By	Open to Sky
East By	6'-6" wide corridor
West By	Open to Sky

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

WITNESSES:

1. 
2. 

FOR MODI VENTURES

  
Partner

For Sri Sai Builders

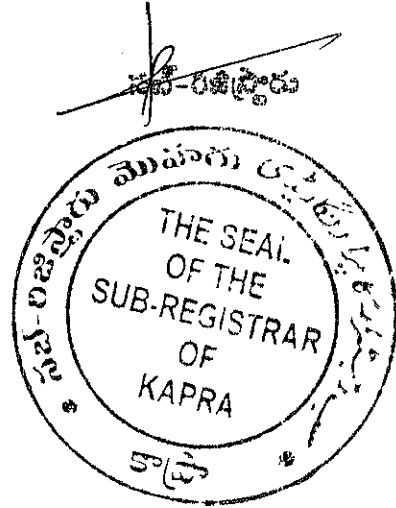
  
FIRM  
G.P.A. Holder

  
BUYER

1వ పుస్తకము పేరిట.....న సం. 2015.6.25.న

మొత్తము కాగితముల సంఖ్య..... 16

ఈ కాగితపు వరుస సంఖ్య..... 8






ANNEXURE - 1 - A

1. Description of the Building : SEMI-DELUXE apartment bearing flat no. 301 on the third floor, in block no. 'G' of Gulmohar Gardens, forming a part of Survey Nos. 93, 94 & 95, situated at Residential localities, Block No. 14, Shaktisai Nagar, Mallapur, Uppal Mandal, Ranga Reddy District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 56.00 sq. yds., U/S Out of Ac. 1-08 Gts.
4. **Built up area Particulars:**
- a) In the basement / stilt floor : 100 Sft for single car parking space
- b) In the First Floor :
- c) In the Second Floor :
- d) In the Third Floor : 1400 Sft
- 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. 12,50,000/-


Date: 23.08.2010

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: 23.08.2010

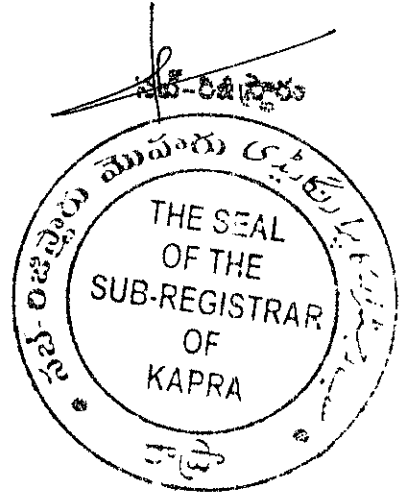
FOR MODI VENTURES  
  
Partner  
Signature of the Executants

N. Nagesa

1వ పుస్తకము 2010.....వ సం 2023.5.5.దస్తావజాబులు

మొత్తము కాగితముల సంఖ్య..... 16

ఈ కాగితపు వరుస సంఖ్య..... 9



**REGISTRATION PLAN SHOWING** FLAT NO. 301 IN BLOCK NO. 'G'

ON THIRD 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. NADIMPALLY NAGESH, SON OF LATE N. RAMA SUBBA RAO

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

56.00

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

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

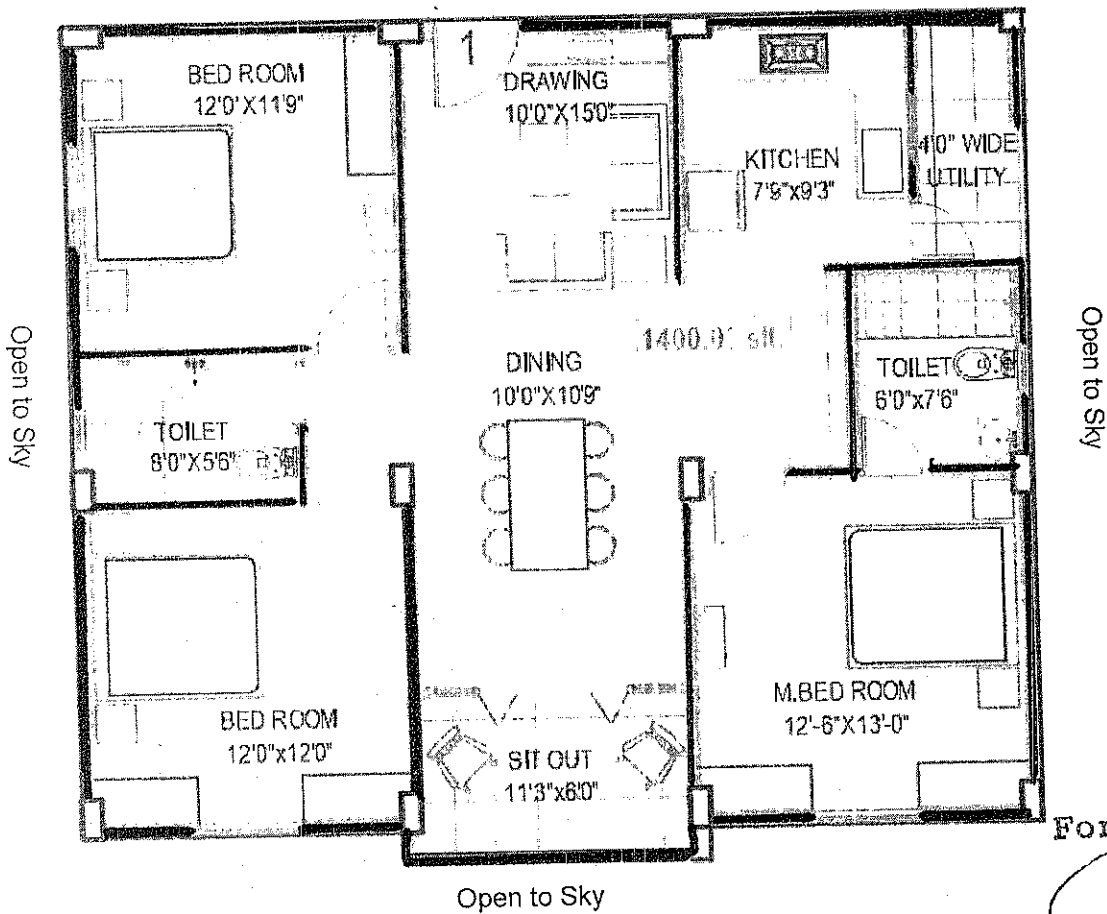


**EXCL:**



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

6'-6" Wide Corridor



**WITNESSES:**

- 1.
- 2.

For MODI VENTURES

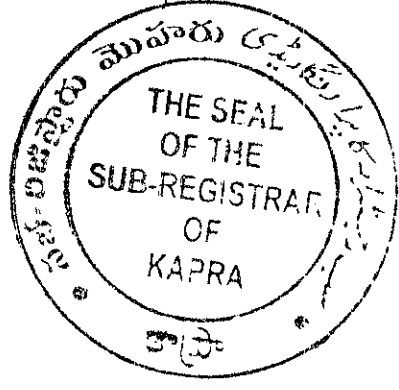
Partner

SIG. OF THE VENDOR

SIG. OF THE BUYER

పుస్తకము వి. 10.....న సం. 2215...వేతాలు  
మొత్తము కాగితముల సంఖ్య.....16.....  
ఈ కాగితపు వరుస సంఖ్య.....10.....

~~సబ్-రిజిస్ట్రారు~~



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

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

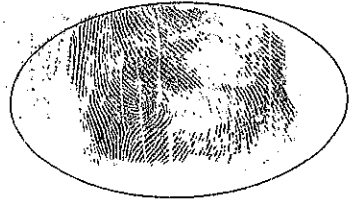
**M/S. MODI VENTURES**  
 HAVING ITS OFFICE AT 5-4-187/3 & 4  
 II FLOOR, SOHAM MANSION  
 M. G. ROAD, SECUNDERABAD – 500 003.  
 REP. BY ITS MANAGING PARTNER  
 MR. SOHAM MODI  
 S/O. MR. SATISH MODI

**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.

**BUYER:**

MR. NADIMPALLY NAGESH  
 S/O. LATE N. RAMA SUBBA RAO  
 R/O. H. NO. 1-9-292/6  
 VIDYANAGAR  
 RAMALAYAM STREET  
 HYDERABAD – 500 044



**SIGNATURE OF WITNESSES:**

- 1.
- 2.

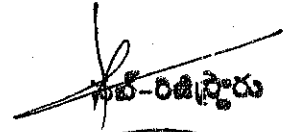
**FOR MODI VENTURES**  
  
 Partner  
 SIGNATURE OF EXECUTANTS

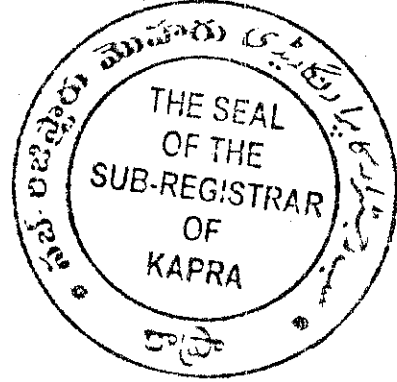
SIGNATURE(S) OF BUYER(S)

పుస్తకము 2010.....వ సం వు. 2315. పన్నెండువేల

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు పదున సంఖ్య.....11.....




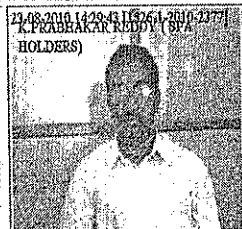
  
సబ్-రజిస్ట్రారు



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

C.S.No./Year: 2377/2010 of SRO: 1526(KAPRA)

23/08/2010 14:32:25

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) NADIMPALLY NAGESH 1-9-292/6, VIDYANAGAR, RAMALAYAM ST.HYD.	<i>N Nagesh</i>
2	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.	
3	Manual Enclosure	Manual Enclosure	(EX) M/S SRI SAI BUILDERS REP BY SOHAM MODI H.NO.5- 4-187/3&4,II FLOOR,SOHAM MANSION, M.G.ROAD,SECUNDERABAD.	
4	Manual Enclosure	Manual Enclosure	(EX) M/S MODI VENTURES REP BY SOHAM MODI H.NO.5- 4-187/3&4,II FLOOR,SOHAM MANSION, M.G.ROAD,SECUNDERABAD.	
5			(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>

Witness  
Signatures

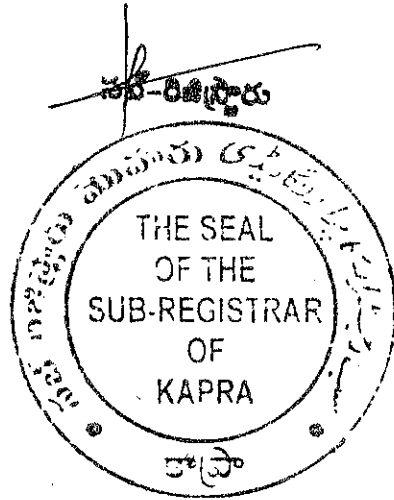
*[Signature]*  
Operator  
Signature

*[Signature]*  
Subregistrar  
Signature


1వ పుస్తకము 2010..... సం పు. 2315 వస్తావీరాలు

మొత్తము కాగితముల సంఖ్య..... 16

ఈ కాగితపు వరుస సంఖ్య..... 12



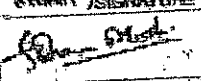


चरमई लेल खंखड / PERMANENT ACCOUNT NUMBER  
**ABELPMG725H**


नाम / NAME  
**SONAM SATISH MODI**

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


जन्म तिथि / DATE OF BIRTH  
**18-10-1969**



हस्ताक्षर / SIGNATURE  


मुख्य आयकर अधिकारी, आंध्र प्रदेश  
 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  
**AWSP8104E**

हस्ताक्षर / SIGNATURE  


*Prabhaakar*

For MODI VENTURES

*Prabhaakar*

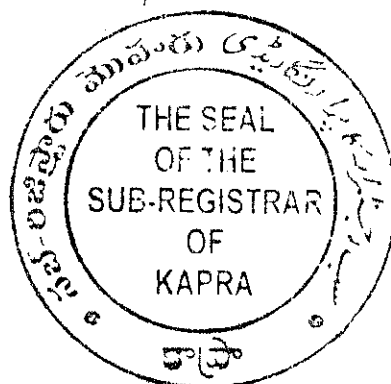
Partner




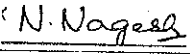
1వ పుస్తకము 1010.....వ సంపుట 2315.....స్టివెన్సన్.

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు పరుస సంఖ్య.....13.....

  
సబ్-రిజిస్ట్రారు



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	AAQPN1499Q	
	नाम /NAME NAGESH NADIMPALLY	
	पिता का नाम /FATHER'S NAME RAMASUBBA RAO NADIMPALLY	
	जन्म तिथि /DATE OF BIRTH 15-08-1953	
हस्ताक्षर /SIGNATURE		
	मुख्य आयकर अधिकारी, भोपाल CHIEF COMMISSIONER OF INCOME-TAX, BHOPAL	

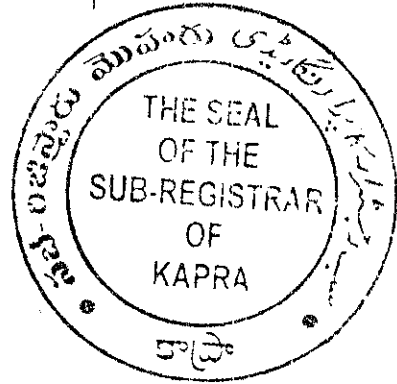
N. Nagesh

1వ పుస్తకము 2010.....న నంబరు 2315...దస్తవేజులు

మొత్తము కాగితముల సంఖ్య..... 16 .....

ఈ కాగితపు వరుస సంఖ్య..... 14 .....

~~శ్రీ-రవిశ్రావు~~



## 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

B M RAJ KUMAR

MUKUND RAO

03/01/1978

Permanent Account Number

AIOPR9833L

Signature



भारत सरकार  
GOVT. OF INDIA



22/02/2009

इस कार्ड के खो जाने पर / खोया हुआ कार्ड मिलने पर  
कृपया सूचित करें / सूचित करें:  
आयकर पैग सेवा इकाई, एन सुड की एन  
तीसरी मंजिल, ट्रेड वर्ल्ड, ए विंग, कानाला मिल्स कंपाउंड  
एस. बी. मार्ग, लोअर पार्ल, मुंबई - 400 013.

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

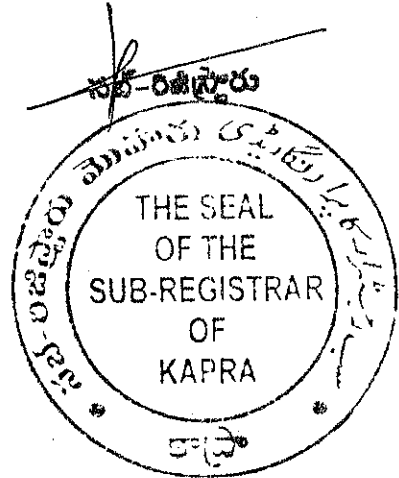
Income Tax PAN Services Unit, NSDL  
3rd Floor, Trade World, A Wing,  
Kanala Mills Compound,  
S. B. Marg, Lower Parcel, Mumbai - 400 013.

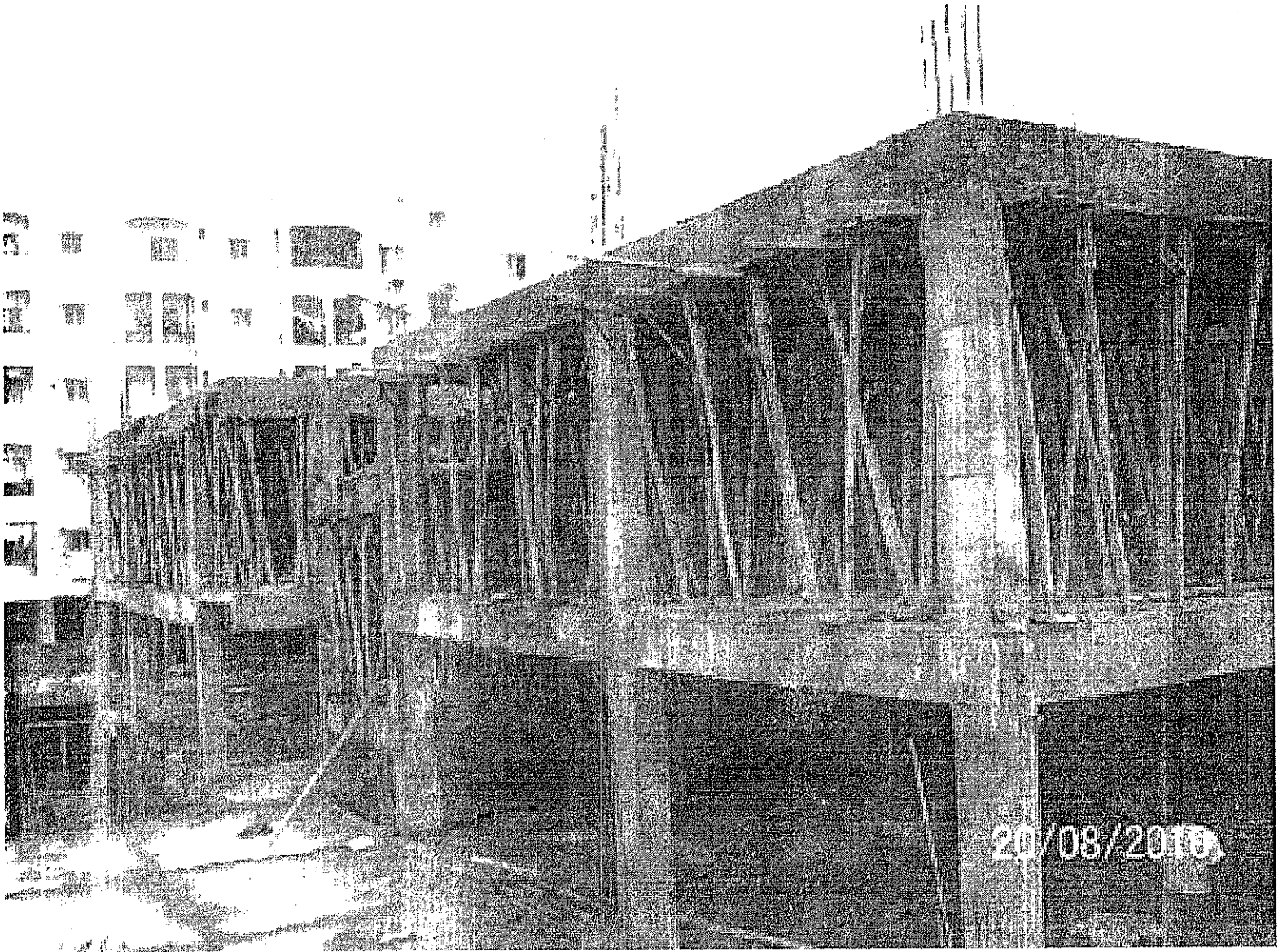
Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,  
email: [tininfo@nsdl.co.in](mailto:tininfo@nsdl.co.in)

1వ పుస్తకము 2010.....వ సం పు 2021 కు దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 16

ఈ కాగితపు వరుస సంఖ్య..... 15





ನಂ. 2315

16

16

