

9/11/12

2.30.4180/2012

SCANNED



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 11.S.A.O. Dt. 18/12/12 Rs. 100/-

Sold to Ramesh S. Srinivas Rao and

For Whom Modi Ventures and

AT 883574

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 20<sup>th</sup> day of Dec 2012 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 42 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 42 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**

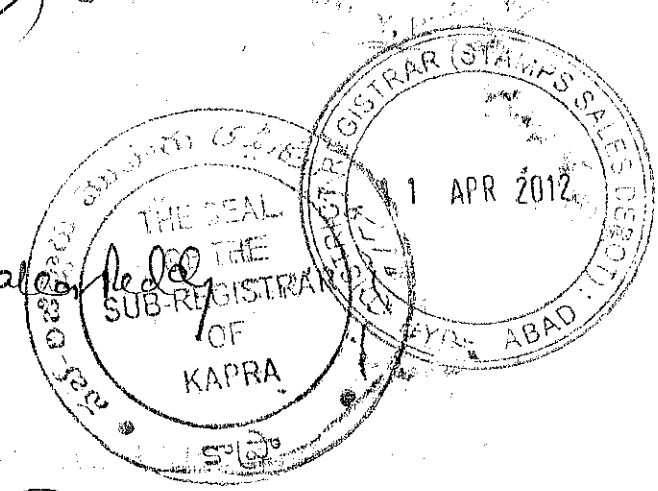
Mrs. DUVVURI SAROJA, WIFE OF Mr. DUVVURI SRINIVAS, aged about 38 years, Occupation: Housewife, residing at # Flat No. 501, Block 'D', Gulmohar Gardens, Shaktisai Nagar, Mallapur, Hyderabad., hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc)

For MODI VENTURES

1వ భుక్తము 2012 వ సం. వై 4180  
 దస్తావేజు మొత్తము కారితముల సంఖ్య 18  
 ఈ కారితము వరకు సంఖ్య



2012 వ సం. ఏ నెలలో... 21 వ తేదీ  
 1934 శా.క. ఏ నెలలో... 30 వ తేదీ  
 పగలు... 2... మరియు... 3... గంటల



మధ్య కాప్రా సబ్-రిజిస్ట్రార్ కార్యాలయములో  
 శ్రీ Soham Modi Ref by: K. Prabhakar Reddy  
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎను  
 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు  
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి  
 రూ. 2500/- లు చెల్లించినారు  
 వాసి ఇచ్చినట్లు ఒప్పుకొన్నది  
 ఎడమ బొటన పేరు

K. Prabhakar Reddy

K. Prabhakar Reddy

K. Prabhakar Reddy S/o. K. P. Reddy, Occ: Scavenger  
 R/o: # 5-n-187/3 & 4, 2nd floor, Soham mansion,  
 Mr. G. Reddy, Sec'bad, through G/A for Presentation of  
 Documents, vide G/A no. 120/82/06, dt. 27.4.06 at Sec  
 Uppal, R.R. District.

విరూపాచలం

①

Mr. Mohammed Riyazuddin S/o. Md. Riyazuddin  
 Service. R/o: Plot no. 58, H. no: 8-9-7/1/1, officers colony  
 Mithani, Hyderabad.

②

B. Kishore Rao S/o. late B. Brahannaiah  
 R/o: # 1-6-432, zamistanpur, Musharabad, Hyderabad.

2012 వ సం. ఏ నెలలో... 21 వ తేదీ  
 1934 శా.క. ఏ నెలలో... 30 వ తేదీ

సబ్-రిజిస్ట్రార్  
 (క.క.వ. అ.టి.కె. కుమార్)

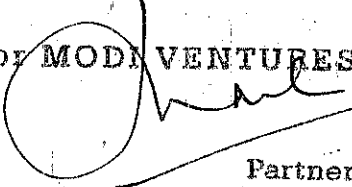
**WHEREAS:**

- 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 are 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.4-0 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. The said land hereinafter is referred to as The Scheduled Land, which is more fully described at the foot of this sale deed.
- B. The Firm has purchased the Scheduled 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).
- C. 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, Ranga Reddy 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			

- D. The Firm invited the Vendor to develop the Scheduled Land into residential apartments in a group housing scheme named and styled as 'GULMOHAR GARDENS' and both of them have agreed to do so jointly.
- E. The Firm and the Vendor hereto have applied to the Urban Development Authority and Local Municipality for obtaining necessary building construction and other permissions at the cost of the Vendor. The permissions have been 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 aggregating to about 2,83,825 sft., along with parking on the stilt floor and other amenities are proposed and agreed to be constructed.

For MODI VENTURES



Partner

1వ పుస్తకము 20 (24 సం|| పు) 4180  
 ద్వితీయ మొత్తము కారితముల సంఖ్య 18  
 ఈ కారితము వరుస సంఖ్య 2

500000/ —

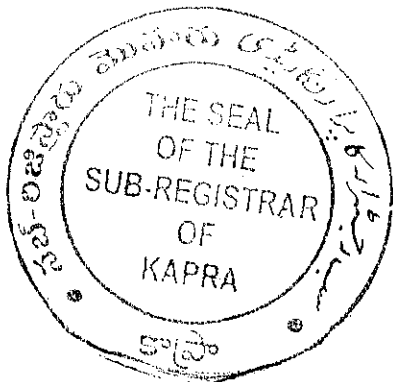
సబ్-రెజిస్ట్రార్

**ENDORSEMENT**  
 Certified that the following amounts have  
 been paid in respect of this document:  
 By challan No. 905619 Dt. 24/12/12

- 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. 24900/ —
  - 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. 10000/ —
  - 2. in the shape of cash Rs. —
- III. Registration fees:**
- 1. in the shape of challan Rs. 2500/ —
  - 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 37600/ —

SUB REGISTRAR  
KAPRA

1వ పుస్తకము 2012 సం./ లా.శ. 103వ  
 పు. 4180 సంఖ్యగా రిజిస్టరు చేయబడి  
 స్టాంపు విముక్తం ద్వారా పంపిణీ చేయబడి 1526  
 2 4180 సంఖ్యగా రిజిస్టరు చేయబడినది  
 2012 సం. 12. 21 వ తేదీ



సబ్-రెజిస్ట్రార్

- F. The Firm and the Vendor for the purposes of joint development of the scheduled land have reached into an understanding whereby the Vendor agreed to purchase certain area of land out of the total land area of 4.00 acres and the balance land to be retained by the Firm. To give effect to this broad understanding, the firm and the Vendor have 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.
- G. By virtue of above two referred documents, the Firm and the Vendor hereto have 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' together with their respective proportionate undivided share in the Scheduled Land.
- H. 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.
- I. 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.
- J. The Buyer is desirous of purchasing a deluxe apartment bearing flat no. 505 on the fifth floor, in block no. 'D' having a super built-up area of 485 sq. ft., together with undivided share in the scheduled land to the extent of 29.83 sq. yds., and a reserved two wheeler parking for space admeasuring about 15 sq. ft. in the building known as Gulmohar Gardens and has approached the Vendor, such apartment is hereinafter referred to as Scheduled Apartment.
- K. 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 two 20<sup>th</sup> day of November 2005
- L. The Buyer has inspected all the documents of the title of the Vendor in respect of the Scheduled 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.
- M. 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.5,00,000/- (Rupees Five Lakhs Only) and the Buyer has agreed to purchase the same.
- N. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

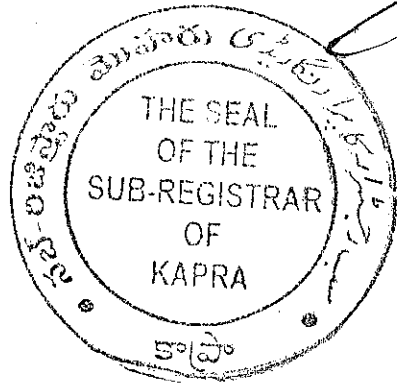
For MODI VENTURES



Partner

1వ భుస్థకము 2012 వ. సం॥ పు. 4180  
దస్తావేజ మొత్తము కాగితముల సంఖ్య 18  
ఈ కాగితము వరుస సంఖ్య 3

సబ్-రెజిస్ట్రార్



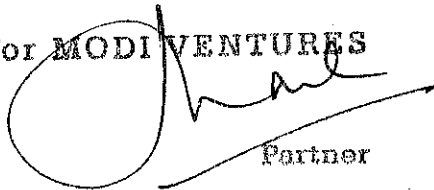
- O. The Firm at the request of the Vendor and Buyer is joining in execution of this agreement so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigation. The Firm has no share in the sale consideration agreed herein.

**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.505 on the fifth floor, in block no. 'D', having a super built-up area of 485 sft., in building known as Gulmohar Gardens together with:
  - a. Undivided share in scheduled land to the extent of 29.83 sq. yds.
  - b. A reserved two wheeler parking for space admeasuring about 15 sft

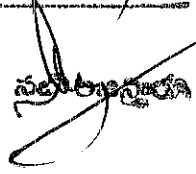
Situated at Sy. No. Sy. No. 93, 94 & 95 of Mallapur Village, Uppal Mandal, Ranga Reddy District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs.5,00,000/-(Rupees Five Lakhs Only). The Vendor hereby admit and acknowledge the receipt for said consideration.
2. The Vendor hereby covenant that the undivided share in Scheduled 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.

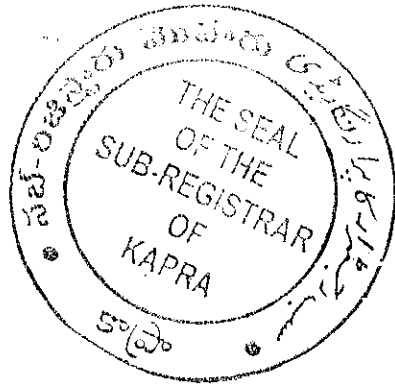
For MODI VENTURES



Partner

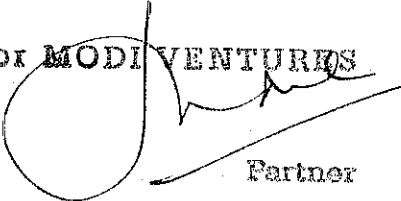
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దస్తావేజు మొత్తము ఈగీతముల సంఖ్య 18  
ఈ ఈగీతము వరుస సంఖ్య 4

  
సబ్-రెజిస్ట్రార్

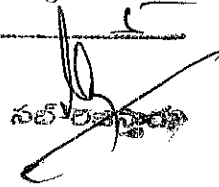


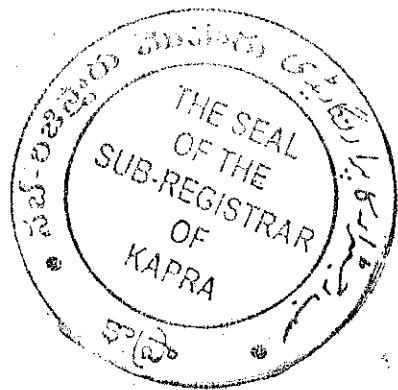


7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear 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 Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Buyer ever fails to pay maintenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity, etc.

FOR MODI VENTURES  
  
Partner

1వ పుస్తకము 2372 చ. గం. నె. 4180  
దస్తావేజు యొక్క మొత్తము కారితముల సంఖ్య 18  
ఈ కారితముల వరుస సంఖ్య 5

  
సబ్-రెజిస్ట్రార్



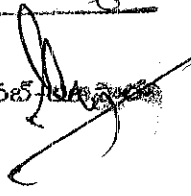
- d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the GULMOHAR GARDENS, shall vest jointly with the owners of the various tenements/apartments / 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. 37,500/- is paid by way of challan no. 905619, dated 21.12.2012, drawn on State Bank of Hyderabad Kusaiguda Branch, Hyderabad and VAT an amount of Rs. 10,163/-paid by way of pay order bearing no.000023, dated 17.12.2012 drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

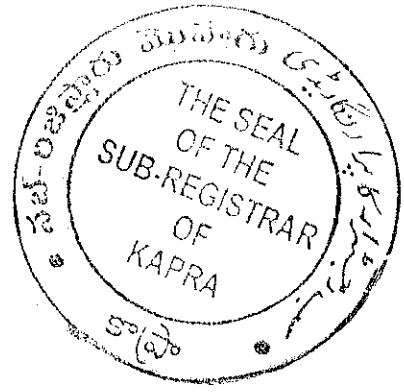
For MODI VENTURES



Partner

1వ భుస్తికము 2012 నం. పి 4180  
దస్తావేజు మొత్తము కాగితముల సంఖ్య 18  
ఈ కాగితము వరుస సంఖ్య 6

నం. 4180  




**SCHEDULE OF LAND**

All that piece of land admeasuring Ac.4-0 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	Shakti Sai Nagar Colony
West By	Sy. No. 92

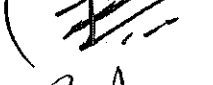

**SCHEDULE OF APARTMENT**


All that portion forming a semi-finished, deluxe apartment no. 505 on the fifth floor, in block no. 'D', admeasuring 485 sq. ft., of super built up area together with proportionate undivided share of land to the extent of 29.83 sq. yds., and a reserved two wheeler parking space admeasuring about 15 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	Flat No. 504
South By	Flat No. 506
East By	Open to Sky
West By	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:

WITNESS:

1. 
2. 

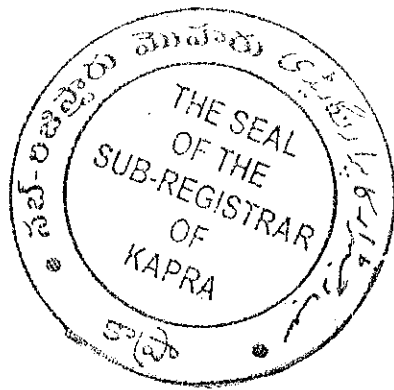
For MODI VENTURES  
  
Partner

VENDOR  
For MODI VENTURES  
  
Partner  
FIRM

  
VENDEE

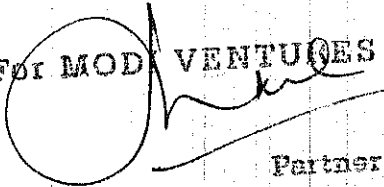
1వ పుస్తకము 2012-2 క సంఖ్య 4180  
దస్తావేజు మొత్తము కారీ-కాపా సంఖ్య 18  
ఈ కారీ-కాపా వరుస సంఖ్య 7

సబ్-రిజిస్ట్రారు



**ANNEXTURE - 1 - A**

1. Description of the Building : DELUXE flat bearing flat no. 505 on the fifth floor, in block 'D' 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 : 29.83 sq. yds., U/S Out of Ac. 4-00 Gts.
4. **Built up area Particulars :**
- (a) In the Ground / Stilt Floor : 15 sft. Parking space for Two wheeler
- (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 : 485 sft.
5. Annual Rental Value : -
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 5,00,000/-

FOR MOD VENTURES  
  
Partner

Signature of the Executants

Date: 20.12.2012

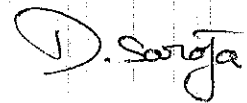
**C E R T I F I C A T E**

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

FOR MOD VENTURES  
  
Partner

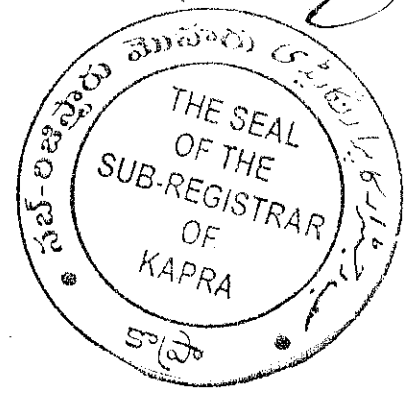
Signature of the Executants

Date: 20.12.2012



1వ పుస్తకము 212-వ సం॥ పు. 4180  
దస్తావేజ మొత్తము కారితముల సంఖ్య 18  
ఈ కారితము వరుస సంఖ్య 8

సబ్-రెజిస్ట్రార్





**REGISTRATION PLAN SHOWING** FLAT NO. 505 IN BLOCK NO. 'D' ON THE FIFTH FLOOR

IN THE PROJECT KNOWN AS "GULMOHAR GARDENS"

IN SURVEY NOS. 93, 94 & 95 **SITUATED AT**

MALLAPUR VILLAGE, UPPAL MANDAL, **R.R. DIST.**

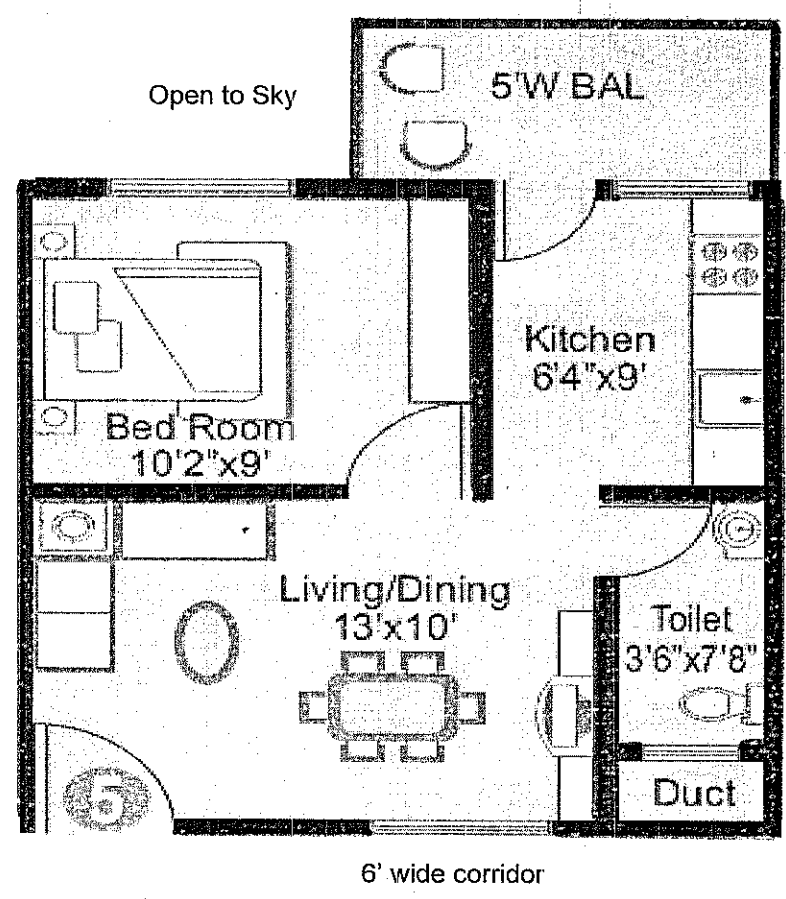
**VENDOR:** M/S. MODI VENTURES REPRESENTED BY ITS PARTNER

MR. SOHAM MODI, SON OF SRI SATISH MODI

**BUYER:** MRS. DUVVURI SAROJA, WIFE OF MR. DUVVURI SRINIVAS

**REFERENCE:** **SCALE:** **INCL:**  **EXCL:**   
**AREA:** 29.83 **SQ. YDS. OR** **SQ. MTRS.**

Total Built-up Area = 485 sft.  
Out of U/S of Land = Ac. 4-00 Gts.



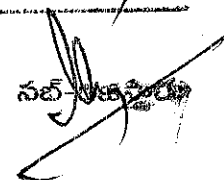
**WITNESSES:**  
1.

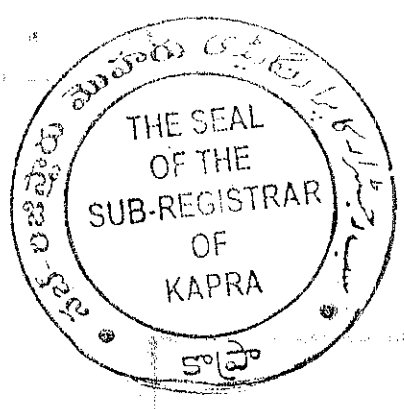
For MODI VENTURES  
  
Partner

**SIG. OF THE VENDOR**



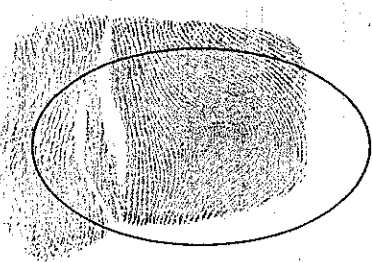
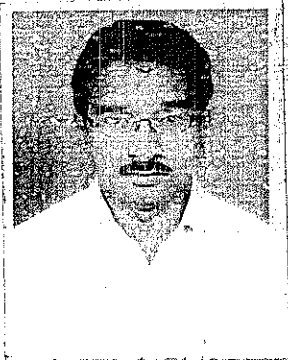
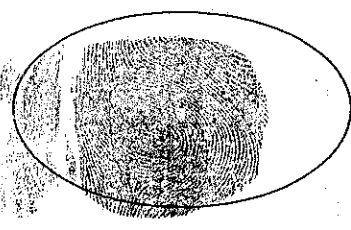

**SIG. OF THE BUYER**

1వ శుద్ధతము 20/2 క సం॥ పు. 4180  
దస్తావేజ మొత్తము లాగితముల సంఖ్య 18  
ఈ లాగితము వరుస సంఖ్య 9

  
సచి-అకృష్టము



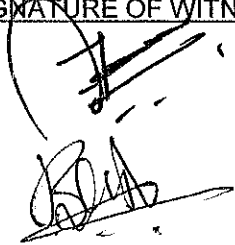
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b><u>VENDOR:</u></b></p> <p>M/S. MODI VENTURES HAVING ITS OFFICE AT 5-4-187/3 &amp; 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD – 500 003. BOTH REPRESENTED BY ITS PARTNER SRI SOHAM MODI SON OF SATISH MODI</p>
			<p><b><u>GPA FOR PRESENTING DOCUMENTS:</u></b> <b><u>VIDE GPA NO.120/IV/2006, DATED 27.04.06</u></b></p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 &amp; 4, III FLOOR SOHAM MANSION M. G. ROAD SECUNDERABAD – 500 003.</p>
			<p><b><u>BUYER:</u></b></p> <p>MRS. DUVVURI SAROJA W/O. MR. DUVVURI SRINIVAS R/O. # FLAT NO. 501, BLOCK NO.'D', GULMOHAR GARDENS SHAKTISAI NAGAR MALLAPUR HYDERABAD..</p>

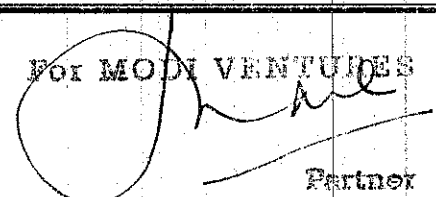
**SIGNATURE OF WITNESSES:**

1.

2.

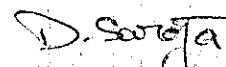


For MODI VENTURES



Partner

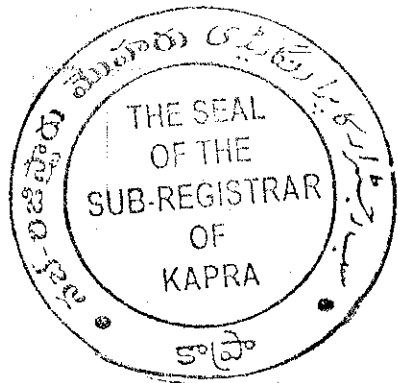
SIGNATURE OF EXECUTANTS



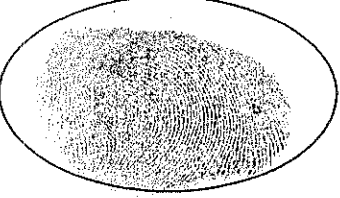

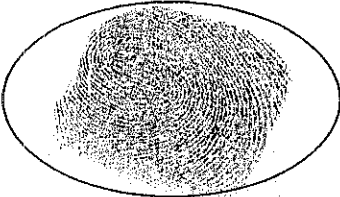

SIGNATURE OF THE BUYER

న పుస్తకము 2d 2-క సం॥ నె. 4180  
దస్తావేజు మొత్తము లాగితముల సంఖ్య 18  
ఈ లాగితము వరుస సంఖ్య 10

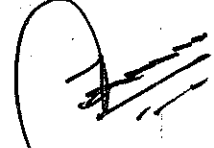
సబ్-రిజిస్ట్రార్

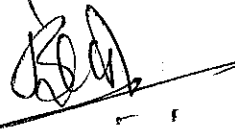


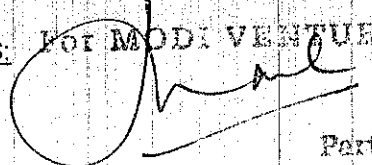
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

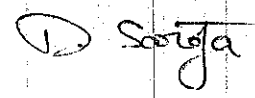
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b>WITNESSES:</b></p> <p>1. MR. MOHAMMED ZIYA UDDIN S/O. MR. MD. RIHAZ UDDIN R/O: PLOT NO-56, H.NO: 8-9-7/5/1 OFFICERS COLONY MIDHANI, HYDERABAD.</p>
			<p>2. MR. B. KRISHNA RAO S/O. LATE B. BRAMMOJIAH R/O. H.No: 1-6-432 ZAMISTANPURA MUSHEERABAD HYDERABAD.</p>

SIGNATURE OF WITNESSES:

1. 

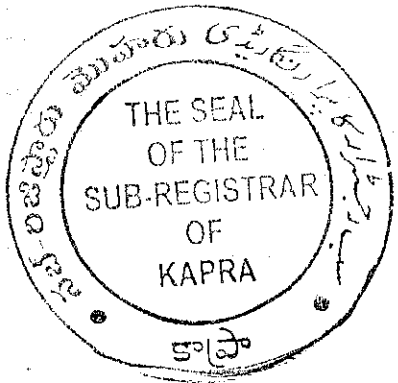
2. 

FOR MODI VENTURES  
  
Partner



1వ పుస్తకము 2012-వ సం॥ పై 4180  
దస్తావేజు మొత్తము 18  
ఈ కాగితము చదువ సంఖ్య 11

సచివ్



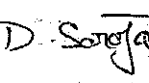




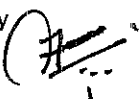

Photographs and FingerPrints As per Section 32A of Registration Act 1908

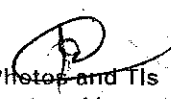
RegNo/Year: 4413/2012 of SRO: 1526 Report Date: 21-DEC-12 01:05 PM

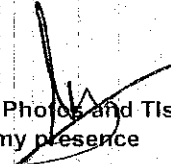
This report prints Photos and FPs of all parties

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

Sl No	Code	Thumb Impression	Photo	Signature	Address
1	CL		 [1526-1-2012-4413]DUV		DUVVURI SAROJA F.NO.501, BLOCK NO.D, GULMOHAR GARDENS,, SHAKTISAI NAGAR, MALLAPUR, HYD.
2	EX		 [1526-1-2012-4413]K.PR		K.PRABHAKAR REDDY(GPA HOLDER FOR EXECUTANTS) F.NO.5-4-187/3&4,II FLOOR,SOHAM MANSION,, M.G.ROAD,SECUNDERAB AD.

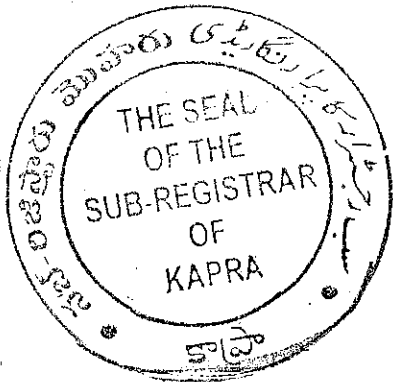
Identified by  
Witness 1   
Witness 2 

  
Photos and TIs  
captured by me

  
Capture of Photos and TIs  
done in my presence

1వ శుద్ధకము 2012 క.నం|| పు. 4180  
చిన్నవేజు మొత్తము లాగింపబడిన సంఖ్య 18  
ఈ లాగింపబడిన పరిమాణ సంఖ్య 12

సబ్-రెజిస్ట్రార్








VENDOR:

FOR MODI VENTURES

*Handwritten signature*  
Partner

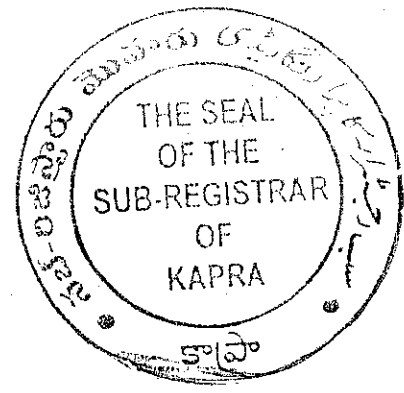
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ABMPM6725H	
नाम / NAME	SOHAM SATISH MODI	
पिता का नाम / FATHER'S NAME	SATISH MANILAL MODI	
जन्म तिथि / DATE OF BIRTH	18-10-1969	
हस्ताक्षर / SIGNATURE	<i>Handwritten signature</i>	
मुख्य आयकर अधिकारी Chief Commissioner of Income-tax, Andhra Pradesh		

*Handwritten signature*

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
PRABHAKAR REDDY K		
PADMA REDDY KANDI		
15/01/1974		
Permanent Account Number AWSPP8104E		
<i>Handwritten signature</i> Signature		80029008

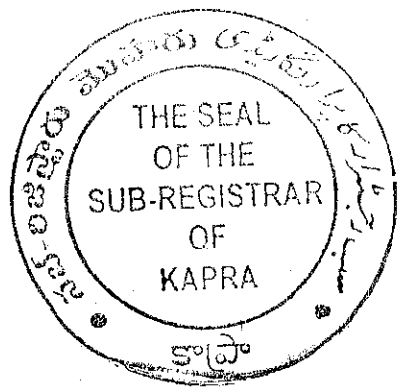
1వ పుస్తకము 2012-13 సం॥ పు. 4180  
దస్తావేజు మొత్తము లాగింపుల సంఖ్య 18  
ఈ లాగింపు వరుస సంఖ్య 13

సబ్-రెజిస్ట్రార్





1వ భువ్వకము 20 12 వ సం॥ వి. 4180  
దస్తావేజు మొత్తము కారీముల సంఖ్య 18  
ఈ కారీము వరుస సంఖ్య 14



*[Handwritten signature]*  
సబ్ రిజిస్ట్రారు

**चेतावनी**

विद्यमान में रहने वाले भारतीय नागरिकों को सलाह दी जाती है कि वे फिजिकली भारतीय मिशन/कंसल में अपना पंजीकरण करावें।

**चेतावनी**

यह पासपोर्ट भारत सरकार की संपत्ति है। इस पासपोर्ट के बारे में किसी भी प्रकार की जानकारी देने वाले व्यक्ति को बुरा भविष्य है। किसी भी प्रकार के नुकसान की गारंटी नहीं दी जाती है।  
यह पासपोर्ट प्राप्त करने के लिए देश से बाहर न भेजा जाए। यह पासपोर्ट भारत या उसके क्षेत्र में प्रविष्ट करने के लिए नहीं है। इससे किसी भी प्रकार का पंजीकरण या विवरण नहीं की जाती जायेगी।

यह पासपोर्ट प्राप्त करने के लिए देश से बाहर न भेजा जाए। यह पासपोर्ट भारत या उसके क्षेत्र में प्रविष्ट करने के लिए नहीं है। इससे किसी भी प्रकार का पंजीकरण या विवरण नहीं की जाती जायेगी।

**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 COMPLIED WITH IMMEDIATELY.

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 CONSUL/POST AND TO THE LOCAL POLICE. ONLY AFTER EXHAUSTIVE ENQUIRIES SHALL A DUPLICATE PASSPORT BE ISSUED.

पिता / कानूनी अभिभावक का नाम / Name of Father / Legal Guardian  
**DASIKA SATYANARAYANA MURTHY**

माता का नाम / Name of Mother  
**DASIKA SURYAKANTHAM**

पति या पत्नी का नाम / Name of Spouse  
**DUVVURI SRINIVAS**

पता / Address  
**FLAT NO 501 D - BLOCK GULMOHAR**

**GARDENS SHAKTI SAI NAGAR**

**MALLAPUR HYD, Pin-500076**

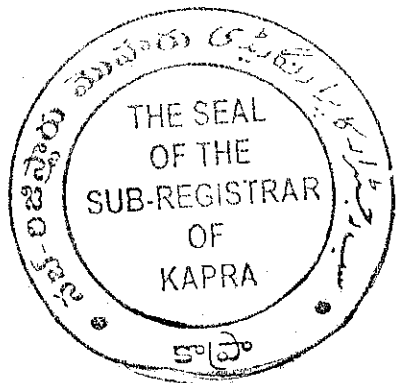
पुराने पासपोर्ट का नं. और इसके जारी होने की तिथि एवं स्थान / Old Pasaport No. with Data and Place of Issue

फाइल नं. / File No.  
**HYDHO3426411**

D. Saroja

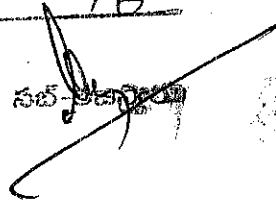
1వ భుస్థకము 202 2 వ సం॥ పు 4180  
దస్తావేజు మొత్తము కాగితముల సంఖ్య 18  
ఈ కాగితము వరస సంఖ్య 15

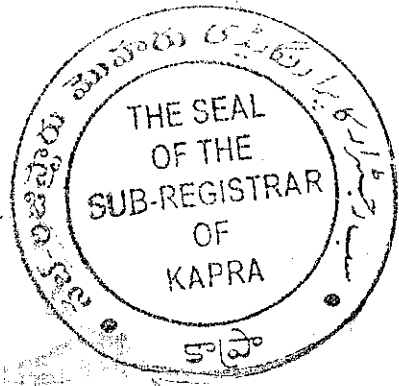
సచి [Signature]





1వ తుదికము 2012 వ సం॥ వు 4180  
దస్తావేజు హక్కుదారుల తాసిఖుల సంఖ్య 18  
ఈ తాసిఖుల వయస్సు 16

  
సబ్-రెజిస్ట్రార్





WITNESS



Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	B.Bhagya Laxmi	Wife		44
3	Bkv Kishore Babu	Son		25
4	Bk Santhosh Babu	Son		22

*Radha Krishna*  
**Radha Krishna**  
 Manager, Commissioner of Employment  
 DPL No. 14/03/2006  
 14/03/2006

vd.

*Radha*

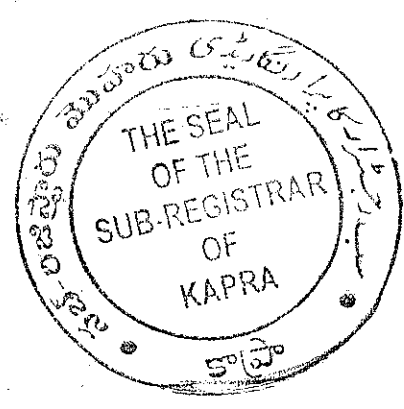
HOUSEHOLD CARD

Card No : PAPI67991500192  
 F.P Shop No : 915  
 పేరు : భూపతి కృష్ణ రావు  
 Name of Head of Household : Bhoompally, Krishna Rao  
 తండ్రి/భర్త పేరు : తల్లి బ్రహ్మయ్య  
 Father/ Husband name : Late B Brahmajiah  
 పుట్టిన తేదీ/Date of Birth :  
 వయస్సు/Age : 50  
 వృత్తి/Occupation : Employee-Govt.  
 ఇంటి.నెం./House No. : 1-6-432  
 రోడ్/Street : DAYARA BASTHI  
 Colony : MUSHEERABAD  
 Ward : వార్డు-1  
 Circle : వర్కుల్-9  
 Circle IX  
 జిల్లా/District : హైదరాబాద్ / Hyderabad  
 Annual Income (Rs.) : 36,000  
 LPG Consumer No. (1) : 620152/(Single)  
 LPG Dealer Name (1) : Madhu Gas Agencies,HPC  
 LPG Consumer No. (2) : /-  
 LPG Dealer Name (2) : /-



1వ తుస్థకము 2012 నం. 4180  
దస్తావేజు మొత్తము కారితముల సంఖ్య 18  
ఈ కారితము వరుస సంఖ్య 17

సబ్ రిజిస్ట్రార్



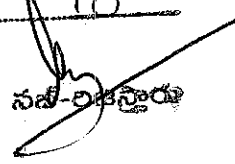


FOR MODI VENTURES

A handwritten signature in black ink, appearing to be 'M. Modi', written over a horizontal line.

Partner

1వ తుస్థకము 2012 క సం॥ వి 4180  
దస్తావేజు మొత్తము లాగితముల సంఖ్య 18  
ఈ లాగితము వరుస సంఖ్య 18

  
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