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ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl. No. 8659 Date: 30-03-2012, Rs.100/-

Purchaser: CH. RAMESH S/O CH. NARSINGA RAO R/O HYD.

For Whom: M/s. MODI VENTURES

AS 884658

S. Poshetty

S. POSHETTY
STAMP VENDOR BHONGIR

L.No.23-01-003/2000

R.No.23-01-011/2012

S.R.O. Uppal, Nalgonda-50811
Dist. Nalgonda, Cell: 9800557240

SALE DEED

This Sale Deed is made and executed on this the 6th day of July 2012 at 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

1. Mr. KALLI RAVINDER RAO, SON OF Late KALLI NARSING RAO, aged about 32 years, Occupation: Service, represented by his General Power of Attorney holder Mrs. Kalli Rajamani, W/o. Late K. Narsing Rao
2. Mrs. KALLI RAJAMANI, WIFE OF Late KALLI NARSING RAO, aged about 55 years, Occupation: Housewife, both are residing at H. No:- 1-6-226/7/1, Mohan Nagar, Zamisthanpur, Musheerabad, 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

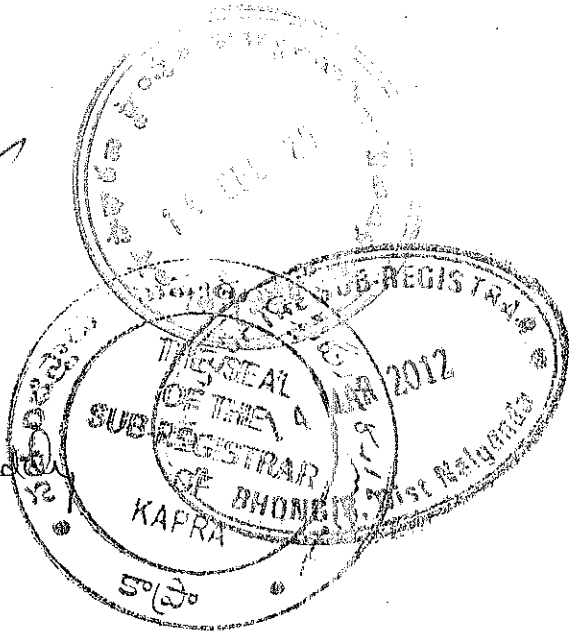
Partner

For MODI VENTURES
Partner

1వ భువ్వికము 2012 వ సం॥ నెం. 2097
 దస్తావేజు మొత్తము కాగితముల సంఖ్య 21
 ఈ కాగితము వరుస సంఖ్య 1

2012 వ సం. జూలై 3వ తేదీ
 1934 వ.స. సం. 15 వ తేదీ
 పగలు 1 నుండి 2 గంటల
 మధ్య ప్రొఫో సబ్-రిజిస్ట్రార్ కార్యాలయములో
 శ్రీ. Soham Modi Rep. by: K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.వనూ
 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు
 మరియు వేలిముద్రలలో సహా దాఖలు చేసి
 రుసుము రూ. 15893 /- లు చెల్లించినారు
 ప్రాసెస్ ఇచ్చినట్లు ఒప్పుకొన్నది
 ఎడమ బొటన మ్రేలు

(Handwritten signature)



(Handwritten signature)
(Handwritten signature)



K. Prabhakar Reddy S/o. K.P. Reddy, Service.
 O/o. S-4-187/394, 2nd floor, Soham mansion, M.G. Road,
 Sec 6, Throug GPA for presentation of documents,
 vide GPA no. 64/BK/109, Dt. 05.08.09 at SR, Kapra
 R.R. Dist.

విరూపిణిచినది

- ① *(Signature)* w/o - Rahul Kumar Rane / service.
 1-6-226/7/1, Mohannagar, Santoshpura M.R.D. Hyd.
 (Kalli Bhanu)
- ② *(Signature)* Gnaneswar S/o. Narasimha, Service
 R/o. H.No. 8-40, Chintabasti, Malkajgiri, R.R. Dist.

2012 వ సం. జూలై 6 వ తేదీ
 1934 వ.స. సం. 15 వ తేదీ

(Handwritten signature)
 నల్ల రిజిస్ట్రార్
 (అ.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 became the absolute owners and possessors of open agricultural land in Sy. Nos. 93, 94 & 95, situated at Mallapur Village, Uppal Mandal, R. R. District, admeasuring Ac. 4-00 Gts. by virtue of registered sale deed dated 10th July, 2003 bearing document no. 8184/03 and sale deed dated 5th February 2004 bearing document no. 1311/04 which are both registered at the office of the Sub-Registrar, Uppal, R. R. District hereinafter the said land is referred to as The Schedule A Land, more fully described in Schedule 'A' annexed to this Agreement.
- B. The Vendor became absolute owners and possessors of open agricultural land in Sy. Nos. 93, 94 & 95, situated at Mallapur Village, Uppal Mandal, R. R. District, admeasuring Ac. 1-08 Gts. by way of registered sale deed dated 23rd March, 2007 bearing document no. 4000/07 (for purchase of Ac. 1-13 Gts.) and sale deed dated 7th April 2004 bearing document no. 4464/07 (for sale of Ac. 0-05 Gts.) which are both registered at the office of the Sub-Registrar, Uppal, R. R. District hereinafter the said land is referred to as the Schedule B Land, more fully described in Schedule 'B' annexed to this Agreement.
- C. The Firm and the Vendor had purchased the Scheduled A Land and Scheduled B Land for a consideration from its previous owners viz., Sri Koukutla Mogulaiah Alias Mogula Reddy, Sri Koukutla Jangaiah Alias Janga Reddy, Sri Koukutla Narsimhulu Alias Narsimha Reddy and others (hereinafter referred to as the Original Owners).
- D. The Original Owners got their rights as per ORC issued vide proceeding by the RDO East Division, File No. H/6733/79 dated 10.02.1982 and confirmed in the proceedings bearing file no. J/7156/96 dated 06.09.1997. Patta Passbook and title deeds were issued in favour of the Original Owners for a portion of the lands in Sy. No. 93, 94 & 95 of Mallapur Village, Uppal Mandal, R. R. District, as per details given below:

Survey No.	Area Ac-Gts.	Issued in favour of	Title Book No.	Passbook No.
93	0-28	K. Mogulaiah	179141	73706
94	0-29			
95	2-14			
93	0-27	K. Jangaiah	179115	73738
94	0-30			
95	2-14			
93	0-27	K. Narsimhulu	176051	73741
94	0-30			
95	2-13			

- E. The Firm invited the Vendor to develop the Schedule A Land into residential apartments in a group housing scheme named and styled as 'GULMOHAR GARDENS' and both of them had agreed to do so jointly.

For MODI VENTURE

Partner

1వ పుస్తకము 2012 వ సం. వు 2097
 దస్తావేజు డిమాండ్‌ను కారితముల సంఖ్య 21
 ఈ కారితము పనుల సంఖ్య 21

సబ్-రెజిస్ట్రార్

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

Sl No	Description of fee/duty	in the form of					Total
		Stamp Papers	Challan u/s 41 of I.S. Act	Cash	Stamp Duty u/s 16 of I.S. Act	DD/BC/ Pay order	
1.	Stamp Duty	100	158820	-	-	Pay order	158920
2.	Transfer Duty		63572	-	-	-	63572
3.	Registration Fee		15893	-	-	-	15893
4.	Use charges		100	-	-	-	100
Total		100	238295	-	-	-	238495

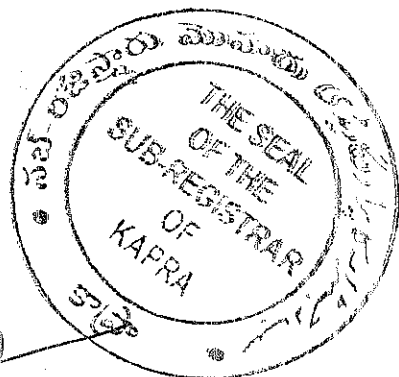
"Rs: 222400 / Towards stamp duty including T.D/ under Section 41 of the Act 1839 and Rs. 15892 /

3178600 / towards Registration fee on the chargeable value of Rs. vide challan/BC/pay order No. 170792
 Date 5/7/12

Sub-Registrar
 U/S 41 of I.S. Act

1వ పుస్తకము 2012 సం. / ఛా.న. 1084 వ
 వు 2097 నెంబరుగా రిజిస్టరు చేయబడి
 స్టాంపు విమితుల గుర్తింపు నెంబరు 1526
 1 - 2097 / 2012 గా యివ్వబడ్డెనది
 ఖైదీ సం. 199 నెం. 6 వ తేది

సబ్-రెజిస్ట్రార్



- 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.

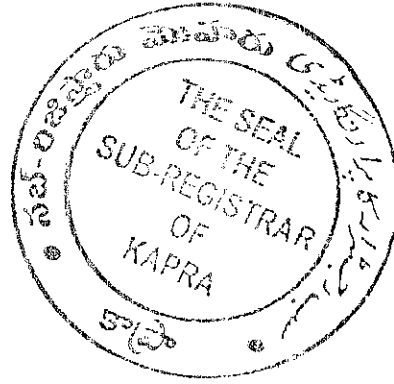
For MODI VENTURES



Partner

1వ పుస్తకము 2012 వ సం॥ వై 2097
దస్తావేజు వెంట్రాను కారితముల సంఖ్య 2
ఈ కారితము పరుస సంఖ్య 3

సబ్ రిజిస్ట్రారు



- 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 a deluxe apartment bearing flat no. 109 on the first floor, in block no. 'G' having a super built-up area of 1400 sft., together with undivided share in the schedule B land to the extent of 56.00 sq. yds., and a reserved parking space for single car on the basement / stilt floor admeasuring about 100 sft. in the building known as 'Gulmohar Gardens' and has approached the Vendor, such apartment is hereinafter referred to as Scheduled Apartment.
- 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.31,78,600/- (Rupees Thirty One Lakhs Seventy Eight Thousand and Six Hundred Only) and the Buyer has agreed to purchase the same.
- S. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

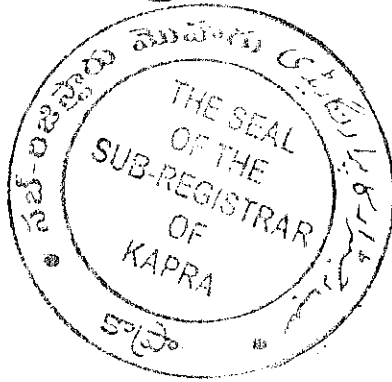
FOR MODI VENTURES



Partner

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ದತ್ತವೆಣ ಸಂಖ್ಯೆ ಮತ್ತು ಅಧಿಕಾರ ಸಂಖ್ಯೆ 21
ಈ ಅಧಿಕಾರ ಪಡೆದ ಸಂಖ್ಯೆ

ಸಹ-ಅಧಿಕಾರಿ



- 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 deluxe apartment bearing flat no: 109 on the first floor, in block no. 'G' having a super built-up area of 1400 sft, in building known as Gulmohar Gardens together with:
- Undivided share in schedule B land to the extent of 56.00 sq. yds.
 - 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.31,78,600/- (Rupees Thirty One Lakhs Seventy Eight Thousand and Six Hundred Only). The Vendor hereby admit and acknowledge the receipt for said consideration in the following manner:

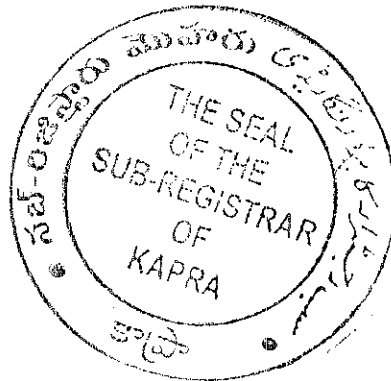
- Rs.9,00,000/- (Rupees Nine Lakhs Only) paid by way of D. D. No. 750505, dated 02.07.2012 for being Housing Loan issued by Oriental Bank of Commerce, Madhapur Branch, Hyderabad.
- Rs.9,00,000/- (Rupees Nine Lakhs Only) paid by way of D. D. No. 750506, dated 02.07.2012 for being Housing Loan issued by Oriental Bank of Commerce, Madhapur Branch, Hyderabad.
- Rs.5,00,000/- (Rupees Five Lakhs Only) paid by way of D. D. No. 750507, dated 02.07.2012 for being Housing Loan issued by Oriental Bank of Commerce, Madhapur Branch, Hyderabad.
- Rs. 2,40,600/- (Rupees Two Lakhs Forty Thousand and Six Hundred Only) paid by way of cheque no.384961, dated 04.07.2012 drawn on Canara Bank, Namapally Branch, Hyderabad.
- Rs.2,13,000/- (Rupees Two Lakhs Thirteen Thousand Only) paid by way of wire transfer
- Rs. 2,00,000/- (Rupees Two Lakhs Only) paid by way of cheque no. 611617, dated 10.10.2011, drawn on State Bank of Hyderabad, Ramnagar Branch, Hyderabad.
- Rs. 1,00,000/- (Rupees One Lakh Only) paid by way of wire transfer
- Rs. 1,00,000/- (Rupees One Lakh Only) paid by way of wire transfer
- Rs. 25,000/- (Rupees Twenty Five Thousand Only) paid by way of wire transfer

For MODI VENTURES

Partner

1వ పుస్తకము 2012వ సం॥ పు. 2097
దస్తావేజు మొత్తము కారితముల సంఖ్య 21
ఈ కారితము పదున సంఖ్య 15

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2. The Vendor hereby covenant that the undivided share in Schedule B Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
3. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Apartment to the Buyer.
5. Henceforth the Vendor shall not have any right, title or interest in the scheduled apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Apartment unto and in favour of the Buyer in the concerned departments.
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.

For MODI VENTURES



Partner

1వ భువ్వతము 20 | 2 వ సం: ను 2097
దస్తావేజు సమర్పణకు కారితముల సంఖ్య 21
ఈ కారితము పేరున సంఖ్య 6

సబ్-రెజిస్ట్రార్



- b. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule apartment and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
- c. That the Buyer shall become a member of the Gulmohar Gardens Owners Association that has been / shall be formed by the Owners of the apartments in GULMOHAR GARDENS constructed on the Schedule B Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Buyer ever fails to pay maintenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity, etc. The Buyer shall pay a sum of Rs. 15,000/- & Rs. 20,000/- for two & three bedroom flats respectively, by way of deposit in favour of the Association / Society towards the corpus fund at the time of taking possession of the completed apartments.
- d. 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.

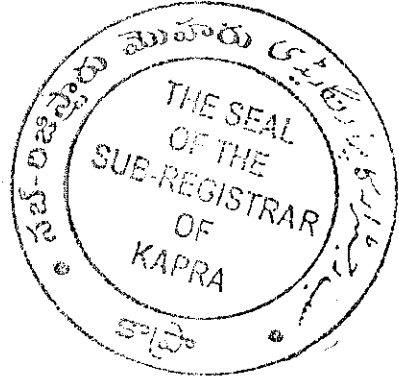
For MODI VENTURES



Partner

1వ దుస్తులము 20 12వ సం॥ వు 2097
దస్తావేజు పంపిణీ చేసిన తారీఖుల సంఖ్య 21
ఈ తారీఖుల వరకు సంఖ్య 7

~~సబ్ రిజిస్ట్రార్~~



- 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 building 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. 2,38,395/- is paid by way of pay order no. 170792, dated 05.07.2012 and VAT an amount of Rs. 39,733/- paid by way of pay order No. 170789, dated 05.07.2012, both are drawn on HDFC Bank, S. D. Road, Secunderabad.

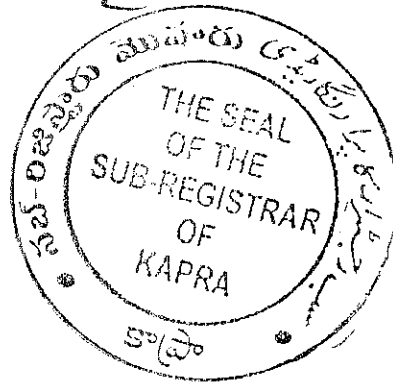
For MODI VENTURES



Partner

1వ భిక్షకము 20 12వ సం॥ పు. 2097
దస్తావేజు మొత్తము కారితముల సంఖ్య 21
ఈ కారితము వరుస సంఖ్య 8

నబ్ - ~~సుబ్-రెజిస్ట్రార్~~



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 a deluxe apartment bearing flat no. 109 on the first 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 "Culmohar 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:

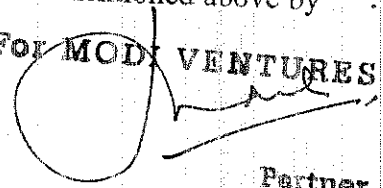
North By	Open to Sky
South By	Open to Sky
East By	6'-6" wide corridor
West By	Open to Sky

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:

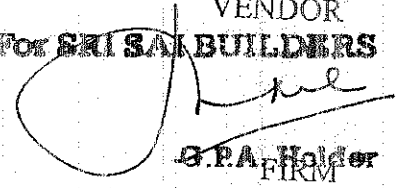
1. 
2. 

FOR MODI VENTURES



Partner

VENDOR
FOR SRI SAI BUILDERS



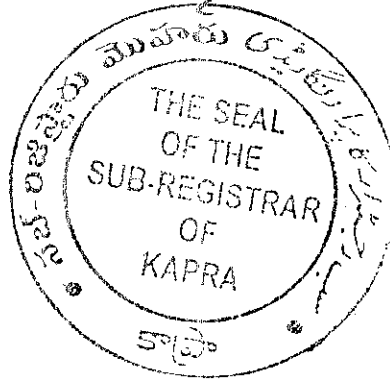
G.P.A. Holder
FIRM

1వ భువ్వకము 20 12వ నం॥ ఏ 2097

దస్తావేజు వెయ్యవేలం జాగీరునూల చంబ్బ 21

ఈ జాగీరునూల చంబ్బ 9

నబ్బి



ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no. 109 on the first floor, in block no. 'G' of Gulmohar Gardens, forming a part of Survey Nos. 93, 94 & 95, situated at Residential localities, Block No. 14, Shaktisai Nagar, Mallapur, Uppal Mandal, Ranga Reddy District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : New
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 parking space for single car
- b) In the First Floor : 1400 Sft,
- c) In the Second Floor : -
- d) In the Third Floor : -
- e) In the Fourth Floor : -
- f) In the Fifth Floor : -
5. Annual Rental Value : -
6. Municipal Taxes per Annum : -
7. Executant's Estimate of the MV of the Building : Rs. 31,78,600/-

Date: 06.07.2012

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.

For MODI VENTURES

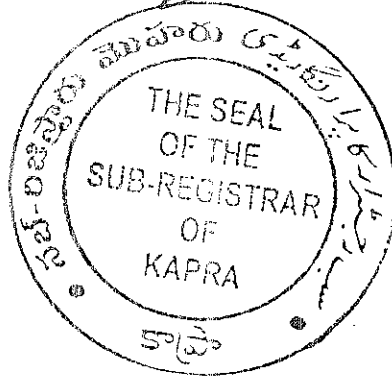
Partner

Signature of the Executants

Date: 06.07.2012

1వ పుస్తకము 20 / 1 త సం॥ పు 2097
దస్తావేజు పుస్తకము కారితముల సంఖ్య 21
ఈ కారితము పరుస సంఖ్య 10

సబ్ రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

FLAT NO. 109 IN BLOCK NO. 'G'

ON THE FIRST FLOOR IN PROJECT KNOWN AS "GULMOHAR GARDENS"

IN SURVEY NOS. 93, 94 & 95

SITUATED AT

MALLAPUR VILLAGE, UPPAL

MANDAL, R.R. DIST.

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

SRI SOHAM MODI SON OF SRI SATISH MODI

BUYER: 1. MR. KALLI RAVINDER RAO, SON OF LATE KALLI NARSING RAO

2. MRS. KALLI RAJAMANI, WIFE OF LATE KALLI NARSING RAO

REFERENCE:
AREA: 56.00

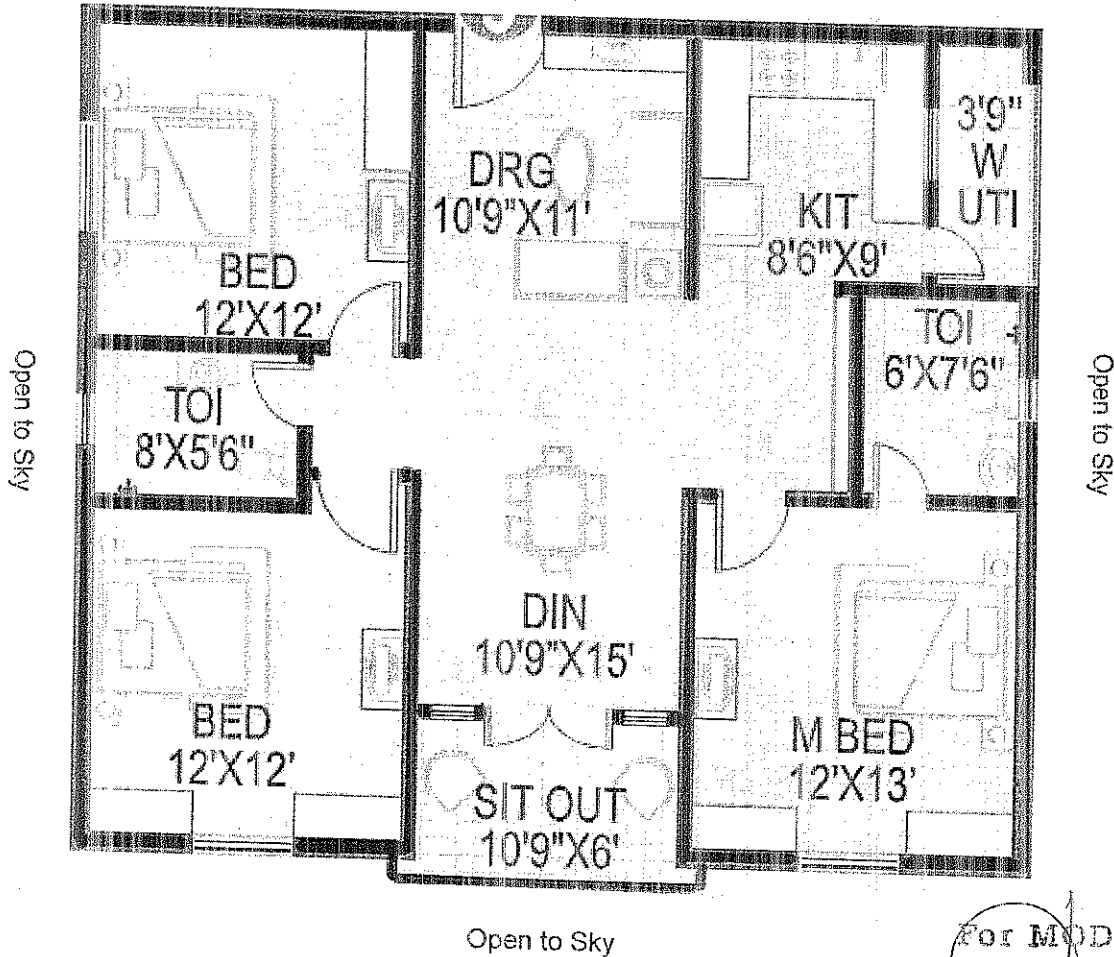
SCALE:
SQ. YDS. OR

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:

- 
- 

For MODI VENTURES



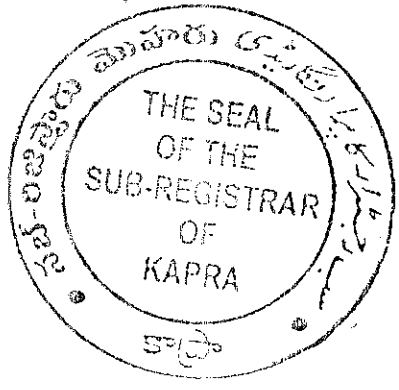
Partner

SIG. OF THE VENDOR


SIG. OF THE BUYER

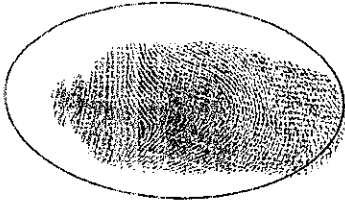
1వ పుస్తకము 20 12 త సం॥ ఫి 2097
దస్తావేజు దిస్తావేజు తాగితముల సంఖ్య 21
ఈ తాగితము వరుస సంఖ్య 1

సబ్-రెజిస్ట్రారు



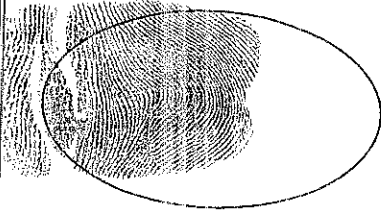
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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



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:

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

SIGNATURE OF WITNESSES:

- 1.
- 2.

For MODI VENTURES

Partner

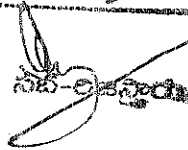
SIGNATURE OF EXECUTANTS

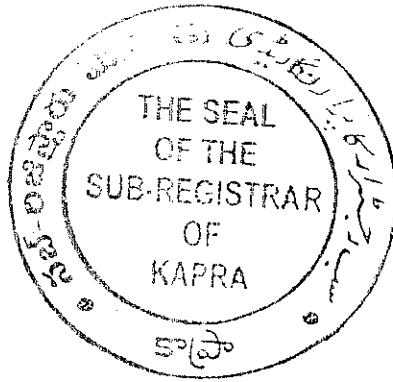
11-Rafanshi
SIGNATURE(S) OF BUYER(S)

1వ తుదికాగితము 2012వ సం॥ ఫి 2017

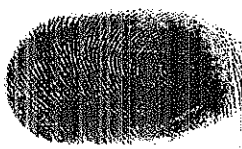



దస్తావేజు యొక్క కాగితముల సంఖ్య 21


ఈ కాగితము వారు సంఖ్య 2


సబ్-రెజిస్ట్రారు



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

Sl. No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH (Black & White)	NAME AND PERMANENT POSTAL ADDRESS OF Presentant / Seller / Buyer
/	/	/	/
		BUYERS: 1. MR. KALLI RAVINDER RAO S/O. LATE KALLI NARSING RAO R/O. H. NO:- 1-6-226/7/1 MOHAN NAGAR, ZAMISTHANPUR MUSHEERABAD, HYDERABAD	
		2. MRS. KALLI RAJAMANI W/O. LATE KALLI NARSING RAO R/O. H. NO:- 1-6-226/7/1 MOHAN NAGAR, ZAMISTHANPUR MUSHEERABAD, HYDERABAD	
/	/	/	/

Signature of Witness 

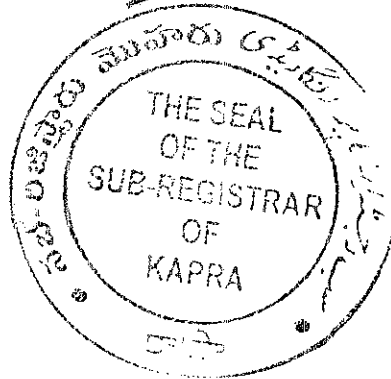
Signature of the Executant/s Partner
For MODI VENTURES

Note: If the Buyer (s) is/are not present before the Sub-Registrar, the following request should be Signed.

✓ I/We send here with my/our photograph (s) and fingerprints in the form prescribed, through my representative, KALLI RAGAMANI, as I/We cannot appear personally before the Registering Officer of the Sub-Registrar of Assurances, Kapra, R.R. District.

1వ భువ్వకము 2012వ సం॥ పు. 2097
దస్తావేజు మొత్తము కారితముల సంఖ్య 21
ఈ కారితము వరుస సంఖ్య 13

సబ్ రిజిస్ట్రారు



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

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

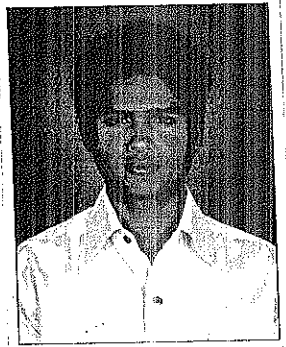
PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



WITNESSES:

1. MRS. KALLI BHAVANI
D/O. MR. NARSING RAO
H-No: 1-6-226/71,
MOHAN NAGAR,
ZAMISTANPUR, MUSHEERABAD
HYDERABAD.

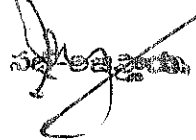


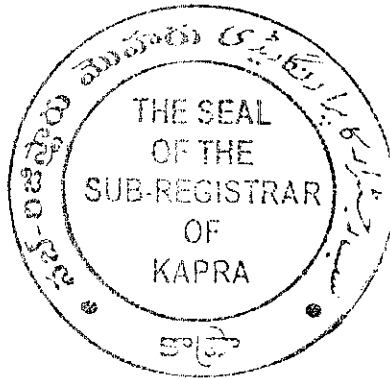
2. MR. R. GNANESHWAR
S/O. MR. E. NARASIMHA
R/O. # 8-40,
CHINTAL BASTI
MALKAJIRI
A.R. DIST.

SIGNATURE OF WITNESSES:

- 1.
- 2.

1వ త్రిసంవత్సరము 2012-వ సం॥ వృ. 2097
దస్తావేజు మొత్తము కాగితముల సంఖ్య 21
ఈ కాగితముల వరుస సంఖ్య 14


సబ్-రజిస్ట్రార్







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

C.S.No./Year: 2158/2012 of SRO: 1526(KAPRA)

Presentant Name(Capacity): M/S MODI VENTURES(EX)

Report Date: 06/07/2012 15:15:54

This report prints Photos and FPs of all parties

SINo	Thumb Impression	Photo	Name and Address of the Party	Party Signatu re
2			(CL) SELF & GPA TO CLAIMENT NO.1 KALLI RAJAMANI 1-6-226/7/1 MOHAN NAGARZAMISTHANPUR MUSHEERABAD HYD	<i>K Rajamani</i>
3			(EX) K.PRABHAKAR REDDY(GPA HOLDER FOR EXCUTANTS) H.NO.5- 4-187/3&4,II FLOOR,SOHAM MANSION,M.G.ROAD,SECUNDERA BAD.	<i>Prabhakar</i>

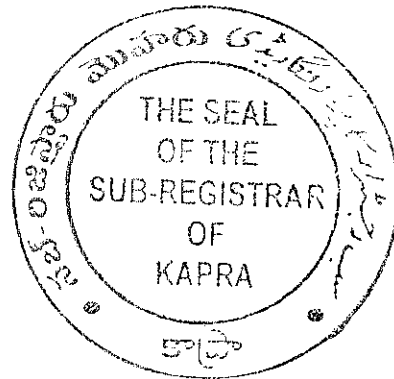
Identified by
Witness 1 *[Signature]*
Witness 2 *[Signature]*

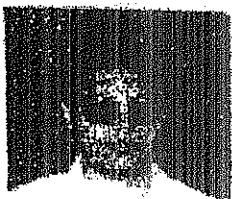

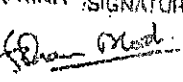
[Signature]
Photos and TIs
captured by me





[Signature]
Capture of Photos and TIs
done in my presence

1వ తీర్మానము 2012వ సం॥ వు 2097
దస్తావేజు మొత్తము కారితముల సంఖ్య 21
ఈ కారితము వరుస సంఖ్య 15



నవ్వులపల్లి



	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 		मुख्य आयकर अधिकारी Chief Commissioner of Income-tax, Andhra Pradesh

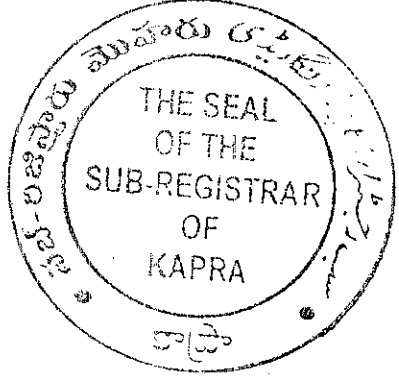
आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
PRABHAKAR REDDY K PADMA REDDY KANDI		
15/01/1974 Permanent Account Number AWSP8104E		
 Signature		10062008

Prabhaakar Reddy K

For MODI VENTURES

 Partner

1వ పుస్తకము 20 12వ సం॥ పు. 2097
రస్తానేజ్ మొత్తము కాగితముల సంఖ్య 21
ఈ కాగితము వరుస సంఖ్య 16

సబ్-రిజిస్ట్రార్



1వ భుస్తికము 20 12వ సం॥ వ 2097
దస్తావేజ మొత్తము కాగితముల సంఖ్య 21
ఈ కాగితము వరుస సంఖ్య 17

నట్-రజిస్ట్రారు



BUYER:

Address పంపాను-
1-6-224/T/12
Parshitta
Hyderabad
1-6-226/13/12
పార్శిట్టా
హైదరాబాద్

Electoral Registration Officer

Mushcraabad

Assembly Constituency

Place/ స్థలం Hyderabad హైదరాబాద్

Date / తేదీ 15-04-1996

This Card may be used as an identity card
under different Government schemes

ఈ కార్డును వివిధ ప్రభుత్వ పథకములలో
గుర్తింపుకాగిత్రుగా ఉపయోగించవచ్చును

MPIC No : 14/01/01/001/00132/02

Election Commission of India

భారత ఎన్నికల సంఘం

IDENTITY CARD

గుర్తింపుకాగిత్రు

AP/33/206/2731/1



Elector's Name K. Rajamani

ఎలెక్టర్ పేరు కె. రాజమణి

Father's/Mother's/Husband's Name K. Narasing Rao

తండ్రి/తల్లి/భర్త పేరు కె. నారసింగ రావు

Sex F

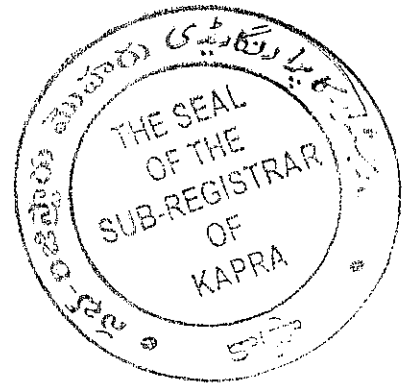
Age as on 1-1-95 38

1-1-1957-03-30-57

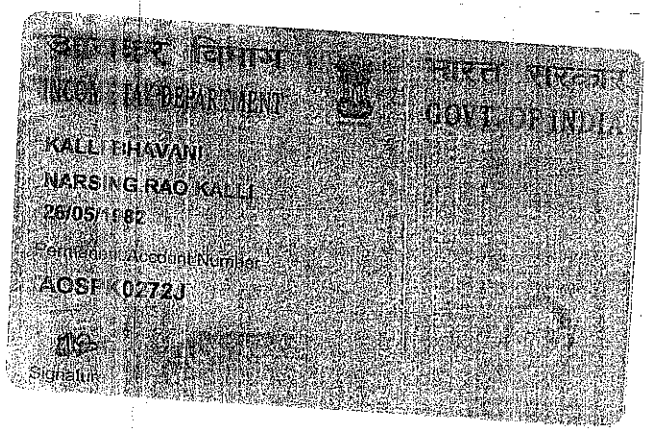
K. Rajamani

1వ భువ్వకము 20 12 వ సం॥ ఏ 2097
దస్త్రవేజ మొత్తము కారితముల సంఖ్య 21
ఈ కారితము వరుస సంఖ్య 19

~~నవ్~~



Witness - 1

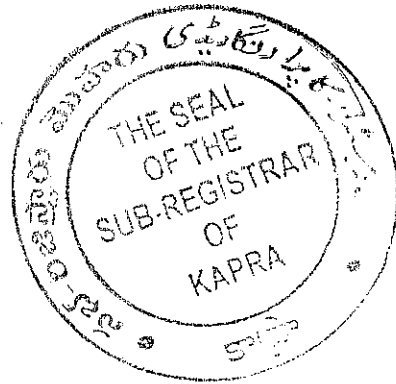


In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, DTTS/SL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
यदि कार्ड खो जाने पर कृपया सूचना करें/सीटारें :
आयकर पैन सेवा यूनिट, DTTS/SL
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई - 400 614.


[Handwritten scribble]

1వ భువ్తకము 20 / 2 వ సం॥ ఏ 2097
దస్త్రవేజ మొత్తము కారితముల సంఖ్య 21
ఈ కారితము వరుస సంఖ్య 19

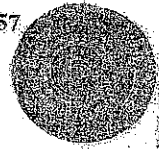

~~నర-రాజులు~~



WITNES-2


Election Commission Of India
 భారత ఎన్నికల సంఘము
IDENTIFY CARD
 గుర్తింపుకార్డు

GBZ1785757

Elector's Name : R GNANESWAR
 ఓటరు పేరు : ఆర్ గ్నానేశ్వర్
 Father's Name : R NARASIMHA
 తండ్రి పేరు: ఆర్ నరసింహ

Sex : M Age as on 1-1-2003
 లింగము: పు 1-1-2003 వాటికి వయస్సు: 22

Address:
 8-40 దిరువాపూ
 Malkajigiri మల్కాజ్ గిరి
 Malkajigiri మల్కాజ్ గిరి
 SECUNDERABAD సెకండరాబాద్

Electoral Registration Officer
 ఎలక్షన్ రిజిస్ట్రేషన్ అధికారి
 SECUNDERABAD CANTONMENT SC
 Assembly Constituency
 సెకండరాబాద్ కంట్నెంట్ సెంట్రల్ ఎలక్షన్ నియంత్రణము

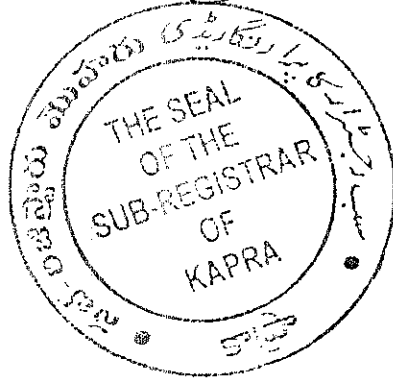
Place: SECUNDERABAD
 స్థలము: సెకండరాబాద్
 Date/05: 23-05-2003
 This card may be used as an identify card
 under different Government schemes
 ఈ కార్డును వివిధ ప్రభుత్వ పథకాలలో
 గుర్తింపు కార్డుగా ఉపయోగించవచ్చును

15 / 1390

Excess

1వ భుస్మకము 20 | 2వ సం. పు. 2097
దస్తావేజు మొత్తము తాగితముల సంఖ్య 21
ఈ తాగితము వరుస సంఖ్య 20

నవ-చిట్టారా





FOI MODI VENTURES
[Signature]
Partner

1వ పుస్తకము 2012 వ సం॥ ఏ 2097
రెస్ట్రీవేజు మొత్తము కార్గితముల సంఖ్య 21
ఈ కార్గితము వరుస సంఖ్య 21

~~నవ-విజ్ఞాపన~~

