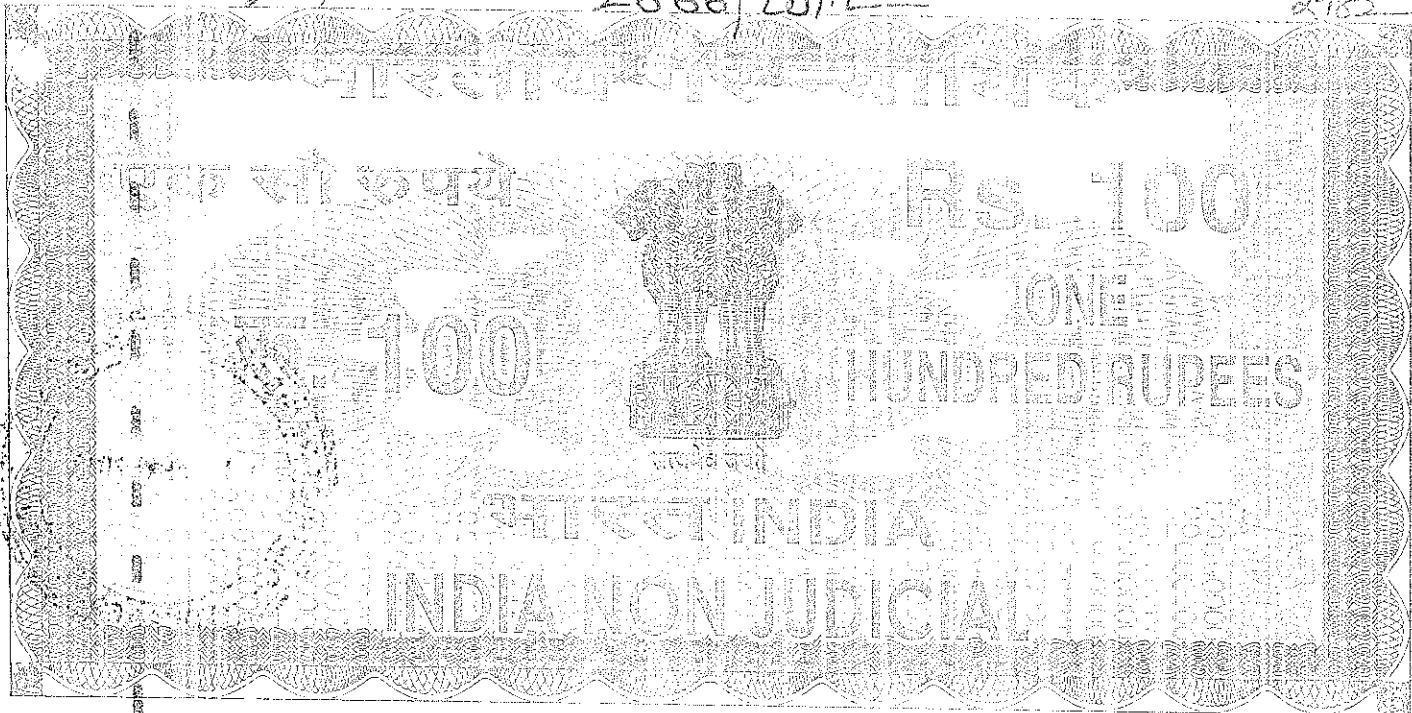


2807

2666/2012

2982



ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

10927 25/8/12 100/-

Mohammed SW Nasir, Modl ventures

AT 883386

E. GIRIBABU
EXPERIENCED STAMP VENDOR
REG. No. EC-00-30/1998
REG. No. 9-08-08/2010
Satyapriya, Uppal, Hyd-15,
Cell No. 998850839

SALE DEED

This Sale Deed is made and executed on this the 18th day of August 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, H 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. MOHAMMED ABDUL ALEEM, SON OF LATE. Dr. MOHAMMED ABDUL AZEEZ, aged about 47 years, Occupation: Service.
2. Mrs. RAHEELA BEGUM AYESHA, WIFE OF Mr. MOHAMMED ABDUL ALEEM, aged about 41 years, both are residing at # 152/153, TRT Colony, Seethaphalmandi, Secunderabad., hereinafter referred to as the "Buyer" (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

[Handwritten signature]

18 వ తేదీనకు 2012 నా 2666
 చట్టపత్రం పంపిణీ చేయబడిన తేదీ 18
 ఈ కార్యక్రమం పూర్తి చేయబడిన తేదీ 1

[Signature]

2012 వ సంవత్సరం... 18 వ తేదీ

1934 వ సంవత్సరం... 27 వ తేదీ

పదవి... 12 వ తేదీ

మద్య కార్యక్రమం - రిజిస్ట్రేషన్ కార్యక్రమం

శ్రీ. Soham Modi, Left by: K. Prabhakar Reddy

రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32 ఎను

అనుసరించి సమర్పించబడిన ఫోటో గ్రాఫులు

వారియూ వేలిముద్రలతో సహా దాఖలు చేసి

రూ. 50/- లాభింపజేసి

దానిని ఇచ్చిరట్టు పుస్తకానికి

నిదమ బొటం ముద్రలు

[Signature]

[Signature]

K. Prabhakar Reddy s/o. K. P. Reddy O.C. Secunia
 o/o. S-6-15/344, 2nd floor, Solammasada,
 M. G. Road, Sec 6B, Amruth GFA for Presentation
 of documents, vide GFA no 64/2009, dt. 5-6-09 at
 SRO, Kapra, R.R. Dist.

విరహించినది

[Signature]

1701D-GHOUSE
 S/o Late DA-M.A-AZIZ Business
 No 153 T.A.T Colony Srinivasapuram
 S.R. Dist - 500061.

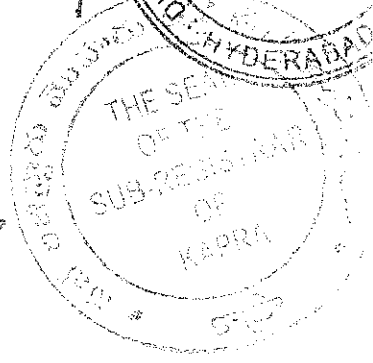
[Signature]

Ameet Kumar Srivastava
 S/o Manoj Kumar Srivastava, Service
 A-413/414, Mayflower Park Apartments,
 Malakpet, Hyderabad - 500076

2012 వ సంవత్సరం... 18 వ తేదీ

1934 వ సంవత్సరం... 27 వ తేదీ

[Signature]
 (సహాయ కమిషనర్)



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 VENTURES



Partner

1వ వస్తుకరము 2012 వ సం. పై 2666
 ద్వితీయ మొత్తము లాభితముల సంఖ్య 18
 ఈ తానినందు కరణం సంఖ్య 2

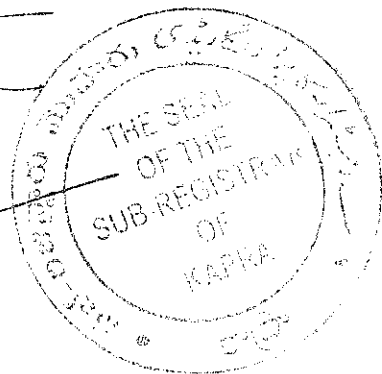
[Signature]
 సబ్ రిజిస్ట్రార్

Certified that the following amounts have been paid in respect of this transfer act

Sl. No.	Description of fee/duty	Stamp Papers	in the form of			Total
			Challan u/s 41 of I.S. Act	Cash	Stamp Duty u/s 18 of I.S. Act	
1.	Stamp Duty	100	69400	-	-	DD 69500
2.	Transfer Duty		27800	-	-	27800
3.	Registration fee		6950	-	-	6950
4.	Use of Charter		100	-	-	100
Total:		100	104250	-	-	104350

"Rs. 97200/- towards stamp duty including T.O. under Section 41 of the I.S. Act 1899 and Rs. 6950/- towards Registration fee on the chargeable value of Rs. 1390000 were paid by the party through Bank, HDFC vide challan/DD/BS/pay order No. 171691
 Date 17/8/12

[Signature]
 Sub-Registrar
 Chap. 41 of I.S. Act



1వ వస్తుకరము 2012 సం. / చ. 41, 1899 వ
 పై 2666 వందలకుగా రిజిస్ట్రేషన్ చేయబడిన
 స్వామిన్ నివాసం గుర్తింపు కెంపు సంఖ్య 1526
 పై 2666/2012 వ సం. వస్తుకరము
 2012 సం. 18 వ సం. వ సంఖ్య

[Signature]
 సబ్ రిజిస్ట్రార్

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

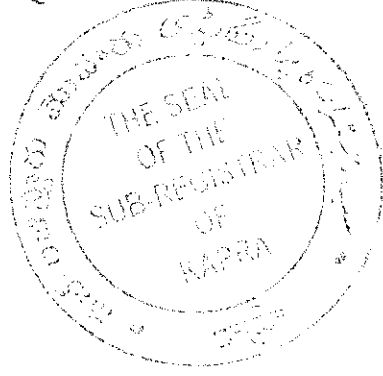
For MODI VENTURES



Partner

1st part of 20 12th part 2666
2nd part of 20 18
3rd part of 20 2


Sub-Registrar



- 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. 420 on the fourth floor, in block no. 'G' having a super built-up area of 1350 sft., together with undivided share in the schedule B land to the extent of 54.00 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.13,90,000/- (Rupees Thirteen Lakhs Ninety Thousand Only) and the Buyer has agreed to purchase the same.

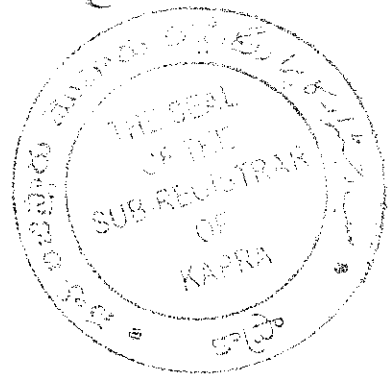
For MODI VENTURES .



Partner

1వ ప్రవేశము 2012-ల నంబర్ 2666
దస్తావేజు నిబంధనల కారణముల నంబర్ 18
ఈ ప్రవేశము పంపిన తేదీ 4

సబ్ రిజిస్ట్రార్



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

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished, deluxe apartment bearing flat no. 420 on the fourth floor, in block no. 'G' having a super built-up area of 1350 sft., in building known as Gulmohar Gardens together with:
 - a. Undivided share in schedule B land to the extent of 54.00 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.13,90,000/- (Rupees Thirteen Lakhs Ninety Thousand Only) financed by HDFC Ltd., Hyderabad. The Vendor hereby admit and acknowledge the receipt for said consideration.
2. The Vendor hereby covenant that the undivided share in Schedule B Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
3. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Apartment to the Buyer.
5. Henceforth the Vendor shall not have any right, title or interest in the scheduled apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.

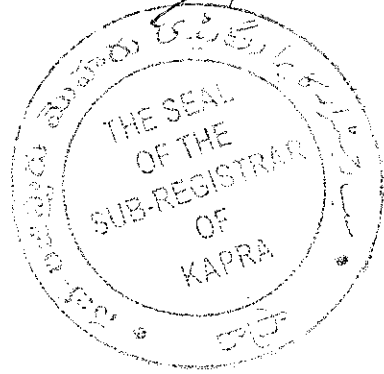
For MODI VENTURES



Partner

1వ పుస్తకము 2012-ని సం. ద్రి 2666
దస్తావేజు మొత్తము జాబితముల సంఖ్య 18
ఈ జాబితము వేరూరి సంఖ్య 5

నటి [Signature]



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
7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the apartments under this sale deed.
9. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Gulmohar Gardens as follows:-
 - a. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Apartment is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking space in GULMOHAR GARDENS.
 - b. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule apartment and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
 - c. That the Buyer shall become a member of the Gulmohar Gardens Owners Association that has been / shall be formed by the Owners of the apartments in GULMOHAR GARDENS constructed on the Schedule B Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Buyer ever fails to pay maintenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity, etc. The Buyer shall pay a sum of Rs. 15,000/- & Rs. 20,000/- for two & three bedroom flats respectively, by way of deposit in favour of the Association / Society towards the corpus fund at the time of taking possession of the completed apartments.

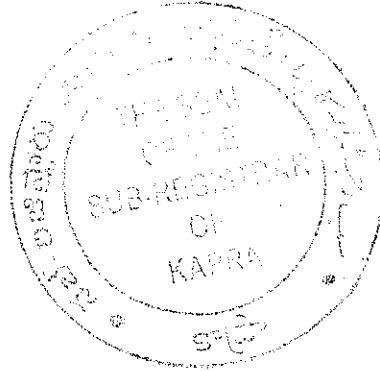
For MODI VENTURES



Partner

1వ పుస్తకము 2012 వ సం. పై 2666
దస్తావేజు వెంట్టూరు తాలూకాలోని సంఖ్య 18
లో జారీచేయు వదలి సంఖ్య 6

నందమూరి



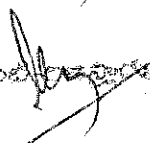
- d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the GULMOHAR GARDENS, shall vest jointly with the owners of the various tenements/ 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 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. 1,04,250/- is paid by way of pay order no. 171691, dated 17.08.2012 and VAT an amount of Rs. 41,863/- paid by way of pay order no. 171692, dated 17.08.2012 both are drawn on HDFC Bank, S. D. Road, Secunderabad.

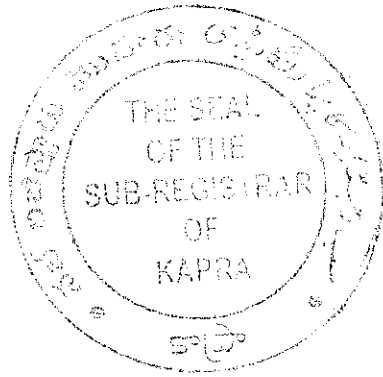
For MODI VENTURES



Partner

1వ ప్రాప్తితమ 2012వ సం. ప్రి 2666
దస్తావేజ్ మొత్తము కారితముల సంఖ్య 18
ఈ కారితము వారు సంఖ్య 7


సబ్ రిజిస్ట్రార్



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 semi-finished, deluxe apartment bearing flat no. 420 on the fourth floor, in block no. 'G', admeasuring 1350 sft., of super built up area together with proportionate undivided share of land to the extent of 54.00 sq. yds., and a reserved parking space for single car on the basement / stilt floor admeasuring about 100 sft., in residential apartment named as "Gulmohar Gardens", forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District marked in red in the plan enclosed and bounded as under:

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

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.

[Handwritten signatures of witnesses]

For MODI VENTURES

[Handwritten signature]

Partner

For SRI SAI VENDOR

[Handwritten signature]

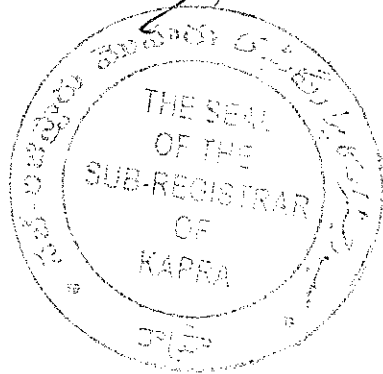
S.P.A. Holder
FIRM

[Handwritten signature]

[Handwritten signature]


1వ పుస్తకము 2012-వ సం. వ. 2666
దస్తావేజు సమీక్షించు తారీఖునకు సంఖ్య 18
ఈ తారీఖున వరుస సంఖ్య 8

సహ-



ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no. 420 on the fourth 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 : 54.00 sq. yds., U/S Out of Ac. 1-08 Gts.
4. Built up area Particulars:
- a) In the Basement / Stilt floor : 100 Sft parking space for single car
- b) In the First Floor : -
- c) In the Second Floor : -
- d) In the Third Floor : -
- e) In the Fourth Floor : 1350 sft.,
- 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. 13,90,000/-

For MODI VENTURES

Partner

Date:17.08.2012

Signature of the Executants

C E R T I F I C A T E

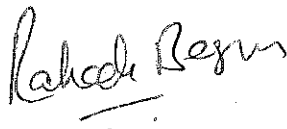
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

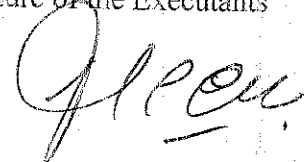
For MODI VENTURES

Partner

Date:17.08.2012

Signature of the Executants


Rakesh Begum



ಇದೇ ದಿನದಿಂದ 20 ರಿಂದ 2666
ದಿನದಿಂದ ದಿನದಿಂದ ದಿನದಿಂದ ದಿನದಿಂದ 18
ದಿನದಿಂದ ದಿನದಿಂದ ದಿನದಿಂದ ದಿನದಿಂದ 9

ಸಹಿ



REGISTRATION PLAN SHOWING FLAT NO. 420 IN BLOCK NO. 'G'

ON FOURTH FLOOR IN PROJECT KNOWN AS "GULMOHAR GARDENS"

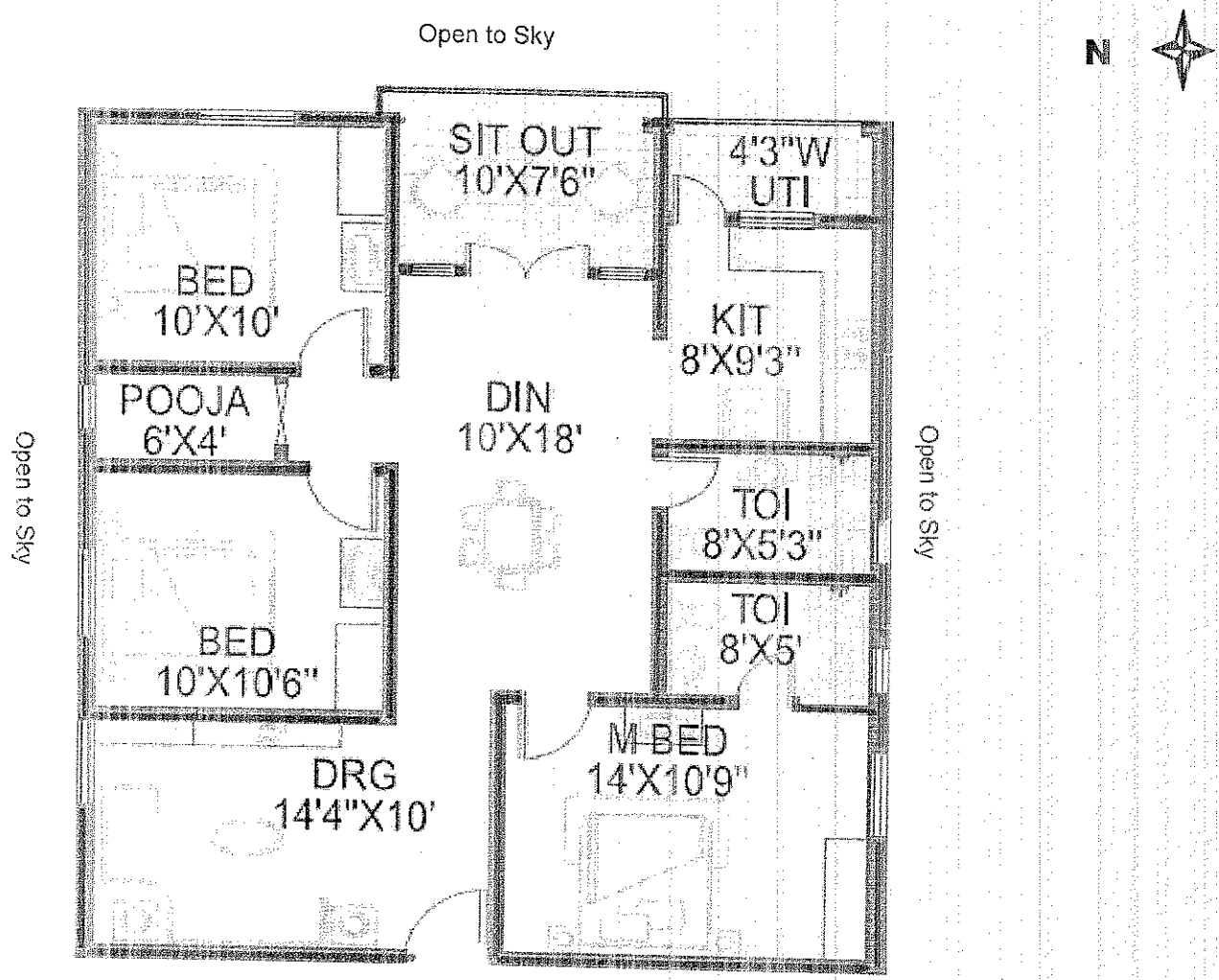
IN SURVEY NOS. 93, 94 & 95 **SITUATED AT**
 MALLAPUR VILLAGE, UPPAL **MANDAL, R.R. DIST.**

VENDOR: M/S. MODI VENTURES REPRESENTED BY ITS MANAGING PARTNER
 SRI SOHAM MODI SON OF SRI SATISH MODI

BUYER: 1. MR. MOHAMMED ABDUL ALEEM, SON OF LATE. DR. MOHAMMED ABDUL AZEEZ
 2. MRS. RAHEELA BEGUM AYESHA, WIFE OF MR. MOHAMMED ABDUL ALEEM

REFERENCE: **SCALE:** **INCL:** **EXCL:**
AREA: 54.00 **SQ. YDS. OR** **SQ. MTRS.**

Total Built-up Area = 1350 Sft.
 Out of U/S of Land = Ac. 1-08 Gts.



WITNESSES:
 1. *[Signature]*
 2. *[Signature]*

6'-6" wide corridor

For MODI VENTURES
[Signature]
 Partner

Raheel Begum

[Signature]

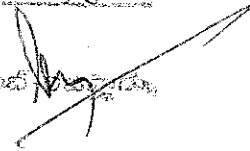
SIG. OF THE VENDOR

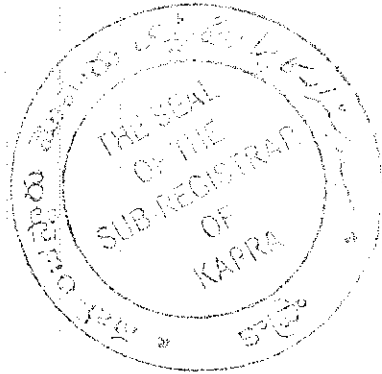
SIG. OF THE BUYER

1వ పుస్తకము 2012 వ సం. ఏ 2666

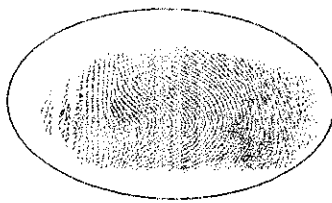

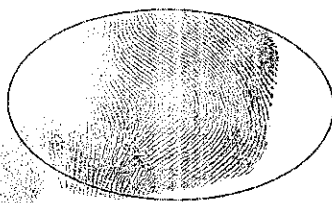
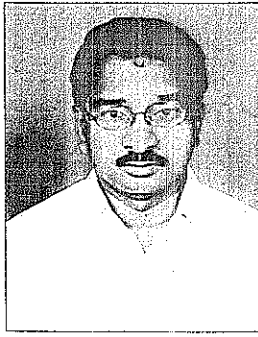
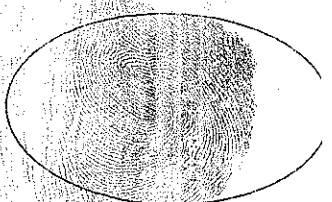

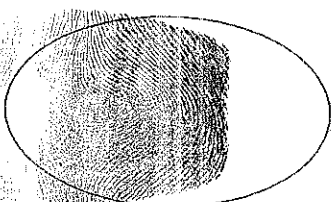

దస్తవీరి వెంకటేశం కారితముల సంఖ్య 18

ఈ కారితము వరుస సంఖ్య 10



~~మే ~~



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

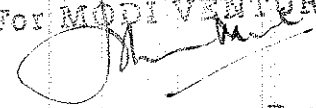
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			VENDOR: M/S. MODI VENTURES HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003. REP. BY ITS MANAGING PARTNER MR. SOHAM MODI S/O. MR. SATISH MODI
			GPA FOR PRESENTING DOCUMENTS: VIDE 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: 1. MR. MOHAMMED ABDUL ALEEM S/O. LATE. DR. MOHAMMED ABDUL AZEEZ R/O. # 152/153 TRT COLONY SEETHAPHALMANDI SECUNDERABAD.
			2. MRS. RAHEELA BEGUM AYESHA W/O. MR. MOHAMMED ABDUL ALEEM R/O. # 152/153 TRT COLONY SEETHAPHALMANDI SECUNDERABAD

SIGNATURE OF WITNESSES:

1. 
 2. 

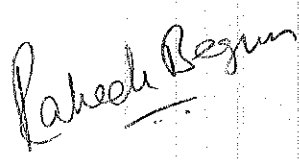


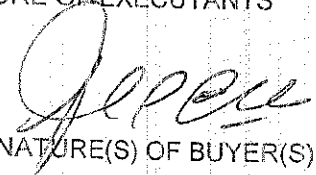
For MODI VENTURES




Partner

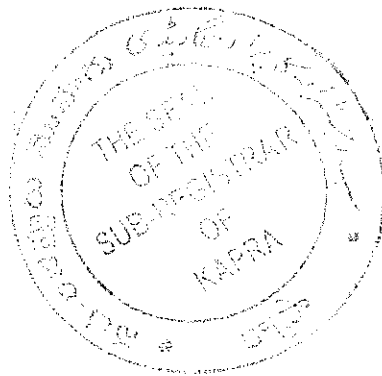
SIGNATURE OF EXECUTANTS



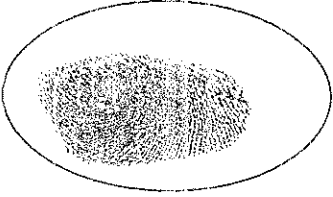
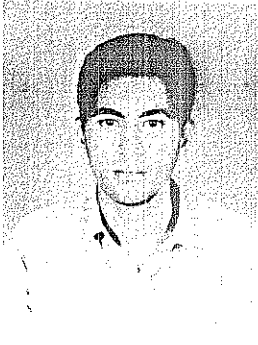
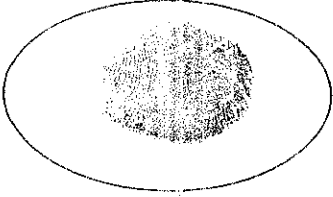


 SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము 2012వ సం. పే. 2666
దస్తావేజు మొత్తము కారీకముల సంఖ్య 18
ఈ కారీకముల పేజీల సంఖ్య 11

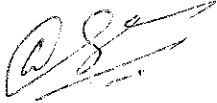

సహాయక కార్యదర్శి

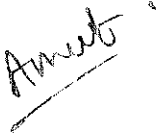


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>WITNESSES:</p> <p>1. MR. MOHD. GHOUSE S/O. MR. MD. ABDUL AZIZ R/D- # 153 TRT COLONY SEETHAPHAL MANDI SECUNDRABAD.</p>
			<p>2. MR. ANEGIT KUMAR SRIVASTAVA S/O. MR. MANOJ KUMAR SRIVASTAVA R/D- FLAT NO. MAUFLOWER PARK MALLAPUR, HYDERABAD.</p>

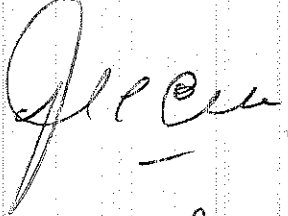
SIGNATURE OF WITNESSES:

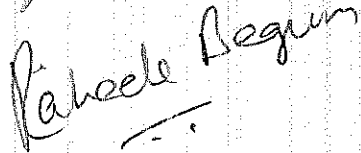
1. 

2. 

For MOD VENTURES

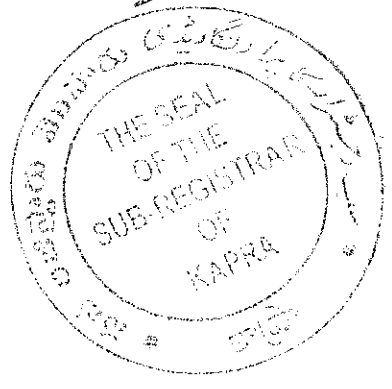

Partner

1. 

2. 

1వ ప్రకటన 2012 వ నంబర్ 2666
దస్తావేజు మొత్తము కారీజనము నంబర్ 18
ఈ కారీజనము వేధున నంబర్ 12

నవీ కృష్ణయ్య





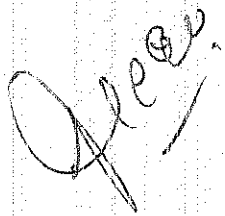


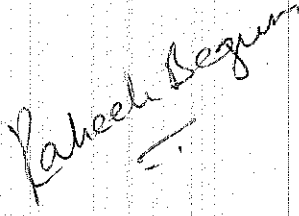


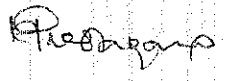
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 002807/2012 of SRO: 1526(KAPRA)

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

Report Date: 18/08/2012 11:47:44

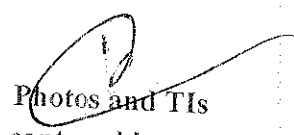
This report prints Photos and FPs of all parties

S.No	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) MOHAMMED ABDUL ALEEM 152/153 TRT CLYSEETHAPHALMANDI SEC BAD	
2			(CL) RAHEELA BEGUM AYESHA 152/153 TRT CLYSEETHAPHALMANDI SEC BAD	
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.	

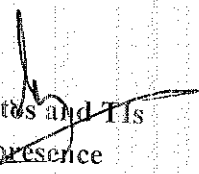
Identified by
Witness 1
Witness 2




Photos and TIs
captured by me

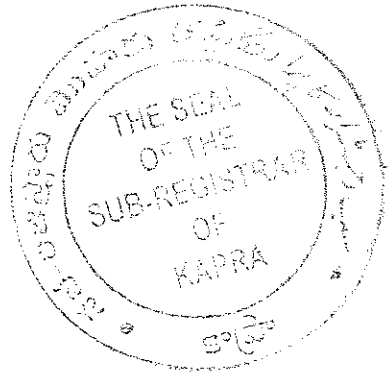


Capture of Photos and TIs
done in my presence



1st ప్రకటనలు 2012 న నం: పి 2666
దస్తవేల మొత్తము కారణము నంబు 18
ఈ కారణము వయస నంబు 13


~~నవ-18/12/2012~~




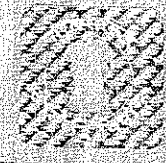

VENDOR:

FOR MODI VENTURES

Sham Modi
Partner

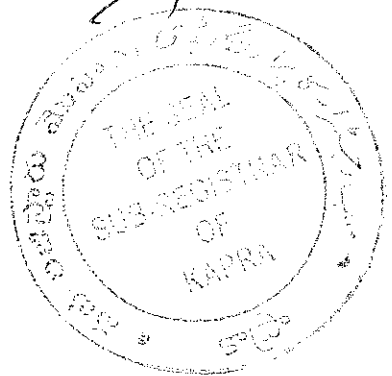
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ABMPM6725H	
नाम / NAME	SCHAM SATISH MODI	
पिता का नाम / FATHER'S NAME	SATISH MANILAL MODI	
जन्म तिथि / DATE OF BIRTH	18-10-1969	
हस्ताक्षर / SIGNATURE	<i>Sham Modi</i>	
मुख्य आयकर अधिकारी Chief Commissioner of Income Tax, Andhra Pradesh		

Prabhakar

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

1st Floor, 20/2nd Floor, 2666
Sub-Registrar, KAPRA, 18
K: KAPRA, 14

[Handwritten Signature]
Sub-Registrar






BUYER:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MOHD ABDUL ALEEM
MOHAMMED ABDUL AZIZ
08/12/1965
Permanent Account Number
AMLPM7101M

Mohd Abdul Aleem
Signature






Mohd Abdul Aleem

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAHEELA BEGUM AYESHA
MOHAMMED ABDUL ALLAM
18/11/1971
Permanent Account Number
AIMPR6322E

Raheela Begum
Signature



Raheela Begum

1వ పుస్తకము 2012-వ సం. 2666
దస్తావేజు మొత్తము తారీఖయాల సంఖ్య 18
2వ తారీఖయాల సంఖ్య 15


సబ్-రెజిస్ట్రార్



WITNESS :

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 MOHD GHOUSE
 MOHAMMED ABDUL AZEEZ
 09/06/1971
 Permanent Account Number
 AKLPM7822K
 Signature

In case this card is lost / found, kindly inform / return to
 Income Tax PAN Services Unit, UTIISF,
 Plot No. 3, Sector 11, CID Belapur,
 Navi Mumbai - 400 614
 यह कार्ड हाने/पाने पर कृपया सूचित करें/वापस
 आयकर सेवा इकाई, UTIISF,
 प्लॉट नं. 3, सेक्टर 11, सीडी बेलपुर,
 नवी मुंबई - 400 614

INDIA UNION DRIVING LICENCE
 ANDHRA PRADESH
 DRIVING LICENCE
 DL FAP010332882007
 MOHAMMED GHOUSE
 DR M AZIZ LATE
 153 TRIGGOLONY
 SEETHAPALMANDE
 SECUNDERABAD
 Signature
 13/09/2007
 Licencing Authority:
 RTA-SECUNDERABAD

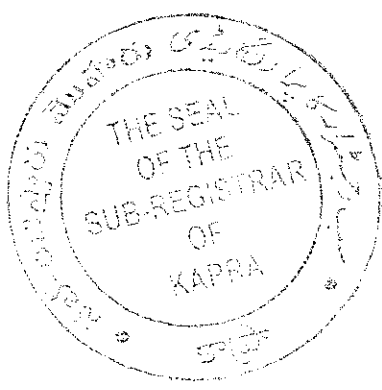
	<u>Class Of Vehicle</u>	<u>Validity</u>
<u>Non-Transport</u>	MCWG	08/06/2021
<u>Transport</u>		
<u>Hazardous Validity</u>		
<u>Badge No.</u>		
<u>Reference No.</u>	DLFAP010332882007	
<u>Original LA.</u>	RTA SECUNDERABAD	
<u>DOB</u>	09/06/1971	
<u>Blood Gr.</u>		
<u>Date of 1st Issue</u>	10/09/2007	

1321019-07

(Handwritten signature)

1st పుస్తకము 2012-వ సం. పై 2666
దస్తావేజు సమీక్షించు బాధ్యతముల సంఖ్య 18
ఈ బాధ్యతము వరుస సంఖ్య 16

[Handwritten signature]



FITNESS:

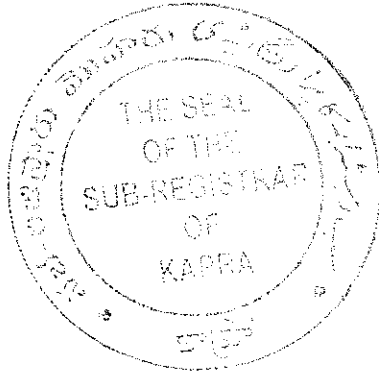
भारत सरकार
GOVT. OF INDIA
आयकर विभाग
INCOME TAX DEPARTMENT
AMEET KUMAR SRIVASTAVA
MANOJ KUMAR SRIVASTAVA
0910211976
Parliament Account Number
AP YPS5095E
Signature

Amount 9

VERIFIED WITH ORIGINAL
OF STATE BANK OF INDIA
Chief Manager
Waghmare Industrial Area, WPA

1వ డిస్ట్రీక్టు నంబర్ 70 (2వ వంతు) పై 2666
దస్తావేజులు సమగ్రంగా తనిఖీ చేయబడినందున వంతు 18
ఈ తనిఖీ నిమిత్తం వంతు 17.

~~వంతు 17~~



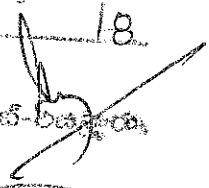


For MODI VENTURES

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

Partner

1వ స్థానము 20/2 వ సం. పు. 2666
దస్తావేజు తెలియజేయు సంఖ్య 18
ఈ లాగవేయి కరణం సంఖ్య 18


నల్ల-రెడ్డియ్య

