

ORIGINAL

G-118

1972

దస్తావేజాలు మరియు రుసుముల రశీదు

28/5, 19/6

నెం.

Soham Godi Rep by K. Prabhakar Reddy
(SRA)

శ్రీమతి / శ్రీ

ఈ దిగువ ఉదహరించిన దస్తావేజాలు మరియు రుసుము పుచ్చుకోవడమైనది.

Hallapur

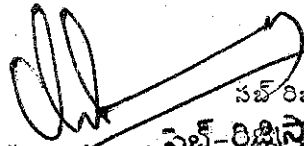
దస్తావేజ స్వభావము	Sale deed.			
దస్తావేజ విలువ	2000000			(17) vat 14. 38550
స్టాంపు విలువ రూ.	100.			Vat no 239162
దస్తావేజ నెంబరు	2548/13			dt 5/6.
రిజిస్ట్రేషన్ రుసుము	10,000	RETURNED		
లోటు స్టాంపు (D.S.D.)	79900			
GHMC (T.D.)	30000			
యూజర్ ఛార్జీలు	100.			
అదనపు షీట్లు				
5 x				
			610458 dt 19/6	
మొత్తం	1200000			

(అక్షరాల నుండి)

రూపాయలు మాత్రమే)

తేది 19/6/2013

వాపసు తేది


సబ్ రిజిస్ట్రారు
సబ్ రిజిస్ట్రారు
కాల్

If Document is not claimed within 10 days from the date of Registration, sale custody fee of Rs. 100/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.

SCANNED

26248

28-5-2013



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AY 207507

Sl.No. 7829 Dt: 28-5-2013 Rs.100/-

Sold to: MAHENDER

S/o. MALLESH

For Whom: MODI VENTURES

A.DINESH
 Licensed Stamp Vendor
 LIC.No. 15-07-041/2007
 REN.No.15-07-015/2013
 H.No.7-65/3, Shankar Nagar,
 Peerjadiguda(V), Ghatkesar(M)
 R.R.Dist: PIN:500 039.

SALE DEED

This Sale Deed is made and executed on this the 19th day of June 2013 at SRO, Kapra, Ranga Reddy District by:

M/s. MODI VENTURES, a registered partnership firm having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad 500 003, represented by its Managing Partner, Mr. Soham Modi, S/o. Sri Satish Modi, aged about 43 years, Occupation: Business, hereinafter referred to as the "Vendor" (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

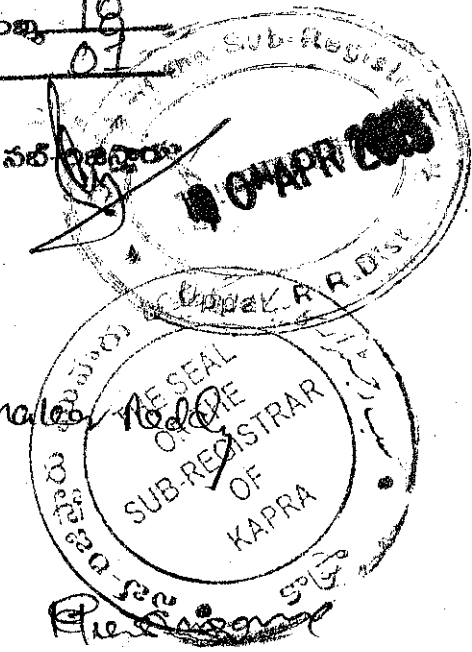
M/s. SRI SAI BUILDERS, a registered partnership firm having its office at 25, A & B Electronic Complex, Kushaiguda, Hyderabad - 500 062 represented by Mr. Soham Modi, S/o. Sri Satish Modi, aged about 43 years, Managing Partner of M/s. Modi Ventures who are the Agreement of Sale cum General Power of Attorney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

IN FAVOUR OF

1. Mr. VENU AMBATI, SON OF Mr. VENKATA SATYANARAYANA, aged about 30 years, Occupation: Service
2. Mrs. SANGEETHA AMBATI, WIFE OF Mr. VENU AMBATI, aged about 23 years, both are residing at # Flat No. 302, Srinidhi Nivas, Road No. 3, Snehapuri Colony, Nacharam, Hyderabad- 500 076., 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**

A handwritten signature in black ink, likely belonging to a representative of Modi Ventures, is written over the text 'FOR MODI VENTURES'.

1వ తున్నకము 2013 వ సం॥ వు 2548
 ద్వితీయ మొత్తము కారితముల సంఖ్య 18
 ఈ కారితము వరుస సంఖ్య 01



2013 వ సం॥ 19 వ తేది
 1935 శా.స. సం॥ 29 వ తేది
 పగలు.....మరియు.....గంటల
 మద్య కాప్రా సబ్-రిజిస్ట్రారు కార్యాలయములో
 శ్రీ Soham Moudi by: K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎను
 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు
 మరియు వేలివయద్రలతో సహా దాఖలు చేసి
 రూ॥ గు రూ॥ 10000 లు చెల్లించినారు

సీ ఇచ్చినట్లు ఒప్పకొన్నది
 ఎడమ బొటన ప్రేలు



K. Prabhakar Reddy

K. Prabhakar Reddy S/o. K.P. Reddy, Occ. Sernia
 1st floor, Soham mansion,
 0/0-# 5-4-187/3 & 4,
 M.G. Road, Sec 2nd, through GPA for Presentation of
 Documents, vide GPA NO. 64/BK-12/09, dt. 5.6.09
 at SRO, Kapra, R.A. Dist.

నిరూపించినది

- 1) A. Madhu. Anbati Madhu. ELURUPadu. S/o U. Satyanarayana
 Kallatand, W.G. Dist. 534236
- 2) A. Anusha. A. Anusha w/o G. Ashok Kumar, flat no. 301, H.No. 2-22-310
 /131/A2, Sri nilayam, Addagutta society, kukatpally
 Hyderabad.

2013 వ సం॥ 19 వ తేది
 1935 శా.స. సం॥ 29 వ తేది

[Signature]
 సబ్-రిజిస్ట్రారు
 (సి.ఎ.ఎ. అశోక్ 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 MOD VENTURES


Partner

1వ పుస్తకము 2013 త సం॥ పు 2548
 దస్తావేజు మొత్తము తాగితముల సంఖ్య 18
 ఈ తాగితము వరుస సంఖ్య 02

20,00,000/-

[Handwritten Signature]

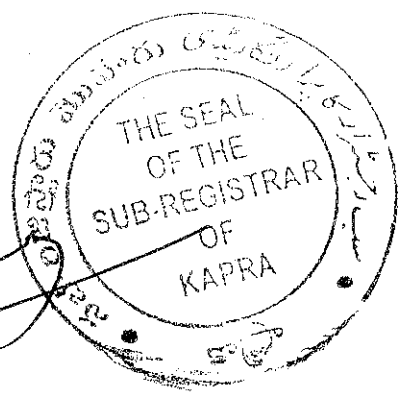
INDORSEMENT
 Certified that the following amounts have
 been paid in respect of this document
 By Ch. Ian No. 610458 Dt. 19/6/13

- 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. 79900/-
 - 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. 30000/-
 - 2. in the shape of cash Rs. -
- III. Registration fees:
- 1. in the shape of challan Rs. 10000/-
 - 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. 120100/-

SUB REGISTRAR
 KAPRA

1వ పుస్తకము 2013 సం./ తా.త. 183వ
 పు 2548 నెంబరుగా రిజిస్టరు చేయబడి
 స్టాంప్ నిబంధన గుర్తింపు నెంబరు 1526
1 2548 / 20 13 గా యివ్వబడినది
 2013 సం. జూన్ నెం. 19 వ తేది

[Handwritten Signature]



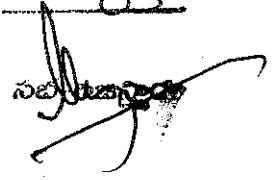
- F. The Firm and the Vendor hereto had applied to the Urban Development Authority and Local Municipality for obtaining necessary building construction and other permissions at the cost of the Vendor for the Schedule A Land. The permissions were received from HUDA vide their Letter No. 1481/P4/Plg/HUDA/2005, 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

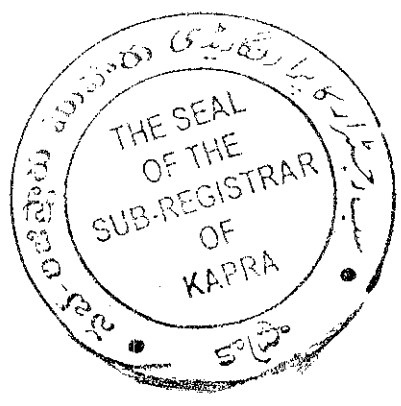


Partner

1వ పుస్తకము 2013 వ సం॥ పు 2548
దస్తావేజు మొత్తము కాగితముల సంఖ్య 18
ఈ కాగితము వరుస సంఖ్య 03


సబ్ రిజిస్ట్రార్

సబ్ రిజిస్ట్రార్



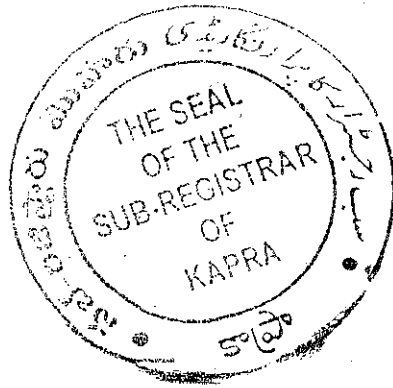
- K. The Firm and Vendor have agreed to jointly develop the flats in Block F falling in the Schedule A Land as per the terms and conditions mentioned in the Supplementary Agreement dated 22.12.2008. As per the terms of the said Supplementary Agreement the Vendor shall become exclusive owners of 28 flats 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. 118 on the first floor, in block no. 'G' having a super built-up area of 1300 sft., together with undivided share in the schedule B land to the extent of 52.00 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.20,00,000/- (Rupees Twenty Lakhs Only) and the Buyer has agreed to purchase the same.

For MODI VENTURES

Partner

1వ పుస్తకము 2013వ సం॥ ఖ. 2548
దస్తావేజు మొత్తము కాగితముల సంఖ్య 18
ఈ కాగితము వరుస సంఖ్య 04

సచి 



- 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. 118 on the first floor, in block no. 'G' having a super built-up area of 1300 sft., in building known as Gulmohar Gardens together with:
 - a. Undivided share in schedule B land to the extent of 52.00 sq. yds.
 - b. A reserved parking space for single car on the basement / stilt floor admeasuring about 100 sft.

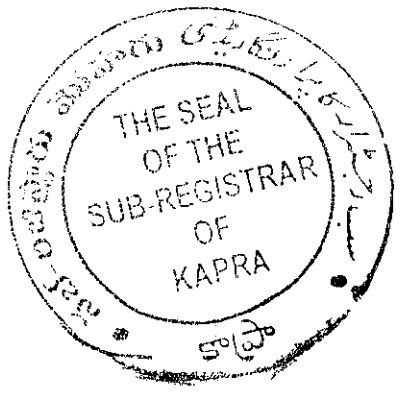
Situated at Sy. Nos. 93, 94 & 95 of Mallapur Village, Uppal Mandal, Ranga Reddy District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs.20,00,000/- (Rupees Twenty Lakhs Only) issued by IDBI Bank Ltd., Chapel Road, Hyderabad. The Vendor hereby admit and acknowledge the receipt for said consideration.
2. The Vendor hereby covenant that the undivided share in Schedule B Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
3. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Apartment to the Buyer.

For MODI VENTURES


Partner

1వ పుస్తకము 2013 వ సం॥ పు. 2548
దస్తావేజు మొత్తము తాగితముల సంఖ్య 18
ఈ తాగితము వరుస సంఖ్య 05

~~స. శ్రీనివాస~~



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
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.

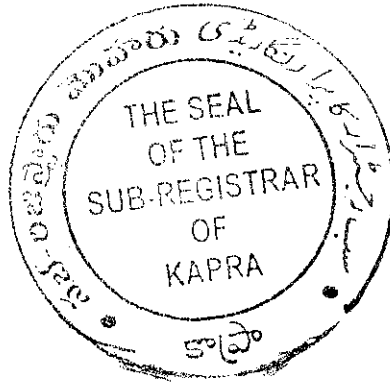
FOR MODI VENTURES



Partner

1వ పుస్తకము 2013 వ సం॥ ఖ. 2548
దస్తావేజు మొత్తము కాగితముల సంఖ్య 18
ఈ కాగితము వరుస సంఖ్య 06

సబ్ రిజిస్ట్రార్



- 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. 1,29,000/- is paid by way of challan no. 616488, dated 19.6.13 drawn on State Bank of Hyderabad, Kushaiguda Branch, Hyderabad.

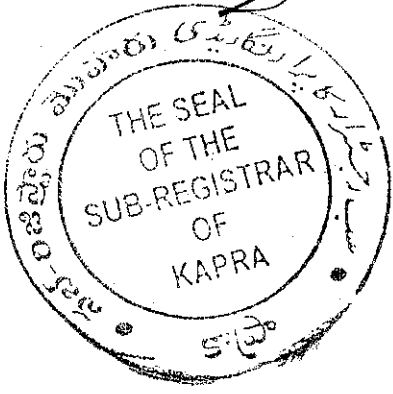
For MOD VENTURES



Partner

1వ పుస్తకము 2013 వ సం॥ వా. 2548
దస్తావేజు మొత్తము కారితముల సంఖ్య 18
ఈ కారితము వరుస సంఖ్య 07

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. 118 on the first floor, in block no. 'G', admeasuring 1300 sq. ft., of super built up area together with proportionate undivided share of land to the extent of 52.00 sq. yds., and a reserved parking space for single car on the basement / stilt floor admeasuring about 100 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	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. *A. Madhu*
2. *A. Anusha*

For MODI VENTURES

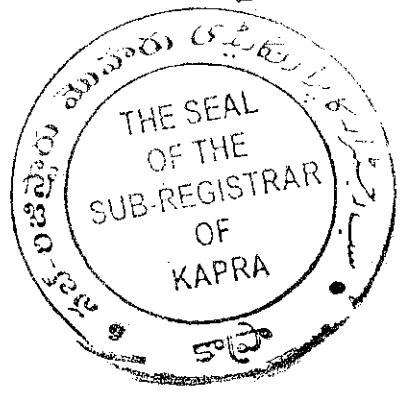
[Signature]
VENDOR Partner

For MODI VENTURES

[Signature]
FIRM Partner
[Signature]
K. Sangeetha

1వ పుస్తకము 2013వ సం॥ పు. 2548
దస్తావేజు మొత్తము కారితముల సంఖ్య 18
ఈ కారితము వరుస సంఖ్య 08

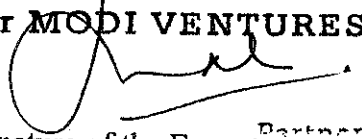
సబ్ రిజిస్ట్రార్



ANNEXURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no. 118 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 : Under Construction
3. Total Extent of Site : 52.00 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 : 1300 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. 20,00,000/-


Date: 19.06.2013


For **MODI VENTURES**

Signature of the Executants ^{Partner}

C E R T I F I C A T E

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

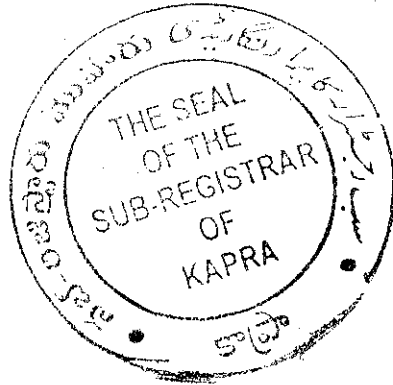
Date: 19.06.2013

For **MODI VENTURES**

Signature of the Executants ^{Partner}


K. Sangeetha.

1వ పుస్తకము 2013 వ సం॥ పు 2548
దస్తావేజు మొత్తము ఆగోతముల సంఖ్య 18
ఈ ఆగోతము పేరున సంఖ్య 09

సబ్-రెజిస్ట్రార్



REGISTRATION PLAN SHOWING

FLAT NO. 118 IN BLOCK NO. 'G'

ON 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. VENU AMBATI, SON OF MR. VENKATA SATYANARAYANA,

2. MRS. SANGEETHA AMBATI, WIFE OF MR. VENU AMBATI

REFERENCE:

AREA:

52.00

SCALE:

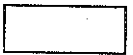
SQ. YDS. OR

INCL:

SQ. MTRS.

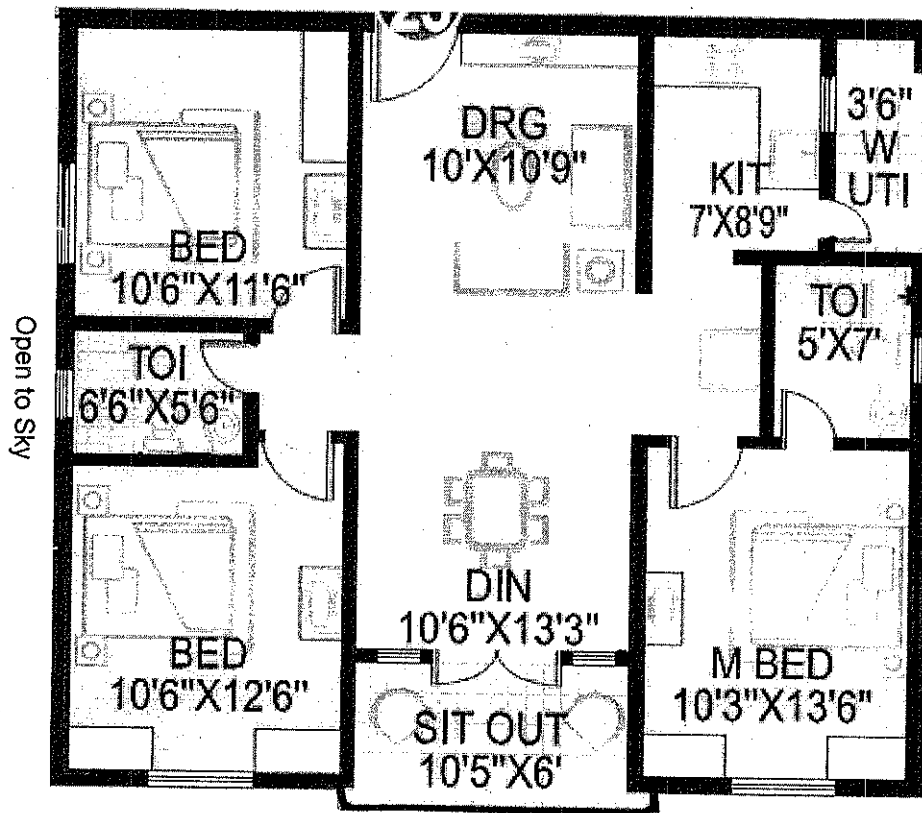


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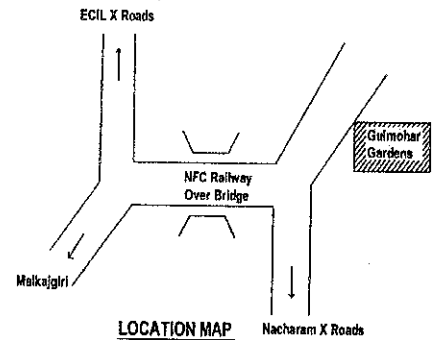


Total Built-up Area = 1300 sft.
Out of U/S of Land = Ac.1-08 Gts.,

6' wide corridor



Open to Sky



LOCATION MAP

WITNESSES:

1. A. Pradhu
2. A. Anusha

FOR MODI VENTURES

Partner

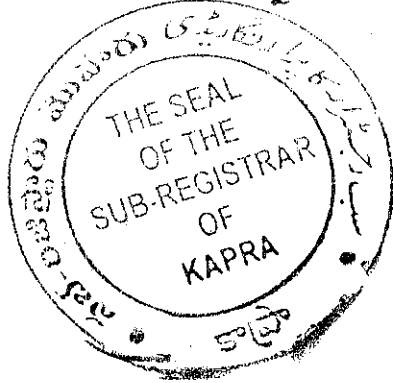
SIG. OF THE VENDOR

K. Sangeetha

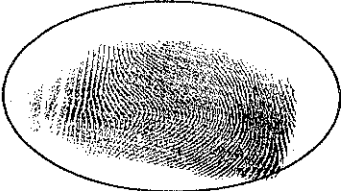


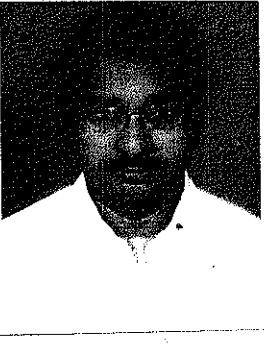
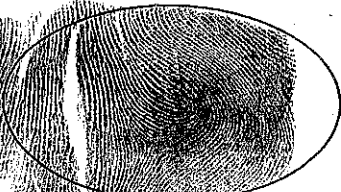
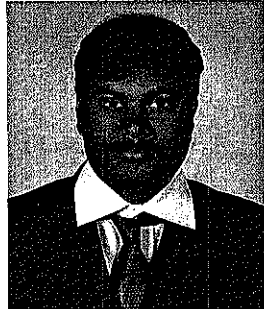
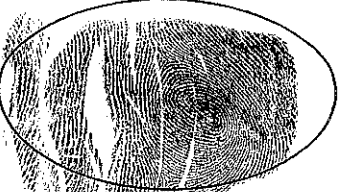

SIG. OF THE BUYER

1వ పుస్తకము 2013 వ సం॥ పు. 2548
దస్తావేజు మొత్తము కారితముల సంఖ్య 18
ఈ కారితము వరుస సంఖ్య 10

సబ్-రెజిస్ట్రార్



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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>VENDOR:</u></p> <p>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</p>
			<p><u>GPA FOR PRESENTING DOCUMENTS</u> <u>VIDE DOC. NO. 64/BK- IV/2009, Dt. 05.06.2009:</u></p> <p>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.</p>
			<p><u>BUYERS:</u></p> <p>1. MR. VENU AMBATI S/O. MR. VENKATA SATYANARAYANA R/O. # FLAT NO. 302, SRINIDHI NIVAS ROAD NO. 3, SNEHAPURI COLONY NACHARAM HYDERABAD- 500 076.</p>
			<p>2. MRS. SANGEETHA AMBATI W/O. MR. VENU AMBATI R/O. # FLAT NO. 302, SRINIDHI NIVAS ROAD NO. 3, SNEHAPURI COLONY NACHARAM HYDERABAD- 500 076.,</p>

SIGNATURE OF WITNESSES:

1. *S. Madhu*
2. *A. Anusha*

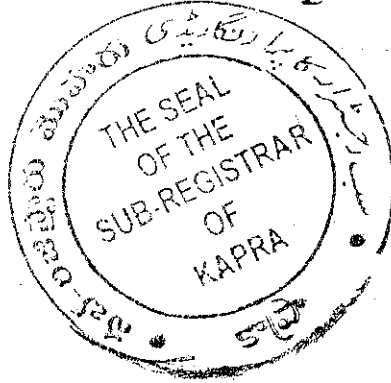
FOR MODI VENTURES

[Signature]
 Partner
 SIGNATURE OF EXECUTANTS

[Signature] K. Sangeetha.
 SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము 2013 వ సం॥ ఏ 2548
దస్తావేజు మొత్తము లాగితము : సంఖ్య 18
ఈ లాగితము వరుస సంఖ్య 11

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
--------	--	--	--



WITNESSES:

1. MR. MADHU AMBATI
S/o. MR. SATYANARAYANA.V
R/O: # ELURUPADU
KALLA MANDAL
W. G. DIST - 534 236



2. MRS. ANUSHA AMBATI
W/o: MR. ASHOK KUMAR GAMIN
R/O: # FLAT NO. 301
H.NO: - 2-22-310/131/A2
SRI NILAYAM, ADDAGUTTA SOC
KURATPALLY, HYDERABAD

SIGNATURE OF WITNESSES:

1. *A. Madhu*
2. *A. Anusha*

FOR MODI VENTURES.

Partner

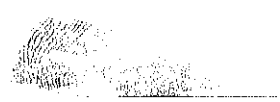
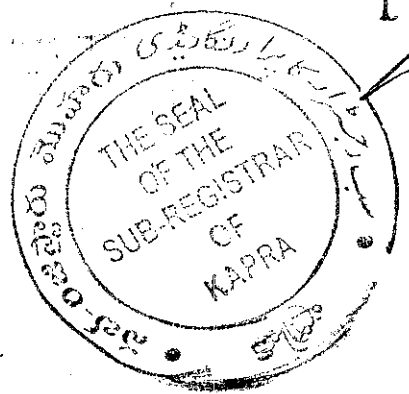
SIGNATURE OF THE EXECUTANT

SIGNATURE OF THE BUYER

K. Sangeetha.

1వ పుస్తకము 2013 వ సం॥ పు. 2548
 దస్తావేజు మొత్తము లాగితములు 100
 ఈ లాగితము వరుస సంఖ్య 2

సబ్-రెజిస్ట్రార్



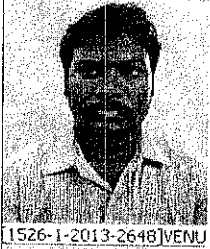

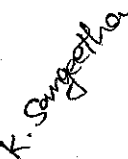


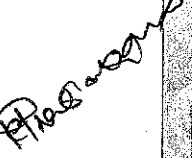
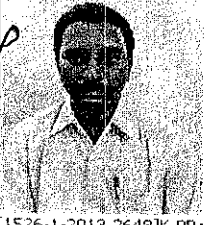


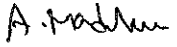
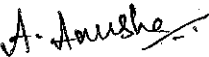
Photographs and FingerPrints As per Section 32A of Registration Act 1908


RegNo/Year: 2648/2013 of SRO: 1526 Report Date: 19-JUN-13 02:49 PM

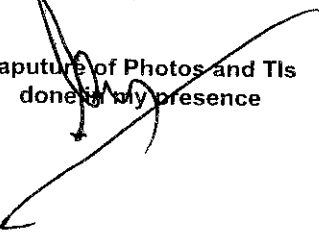
This report prints Photos and FPs of all parties

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

SI No	Code	Thumb Impression	Signature	Photo	Address
1	CL			 [1526-1-2013-2648]VENU	VENU AMBATI FLATNO.302 SRINIDHI NIVAS ROAD NO.3 SNEHAPURI CLY, NACHARAM HYD
2	CL			 [1526-1-2013-2648]SANG	SANGEETHA AMBATI FLATNO.302 SRINIDHI NIVAS ROAD NO.3 SNEHAPURI CLY, NACHARAM HYD
3	EX			 [1526-1-2013-2648]K.PRU	K.PRABHAKAR REDDY(GPA HOLDER FOR EXECUTANTS) H.NO.5-4-187/3&4,II FLOOR,SOHAM MANSION,, M.G.ROAD,SECUNDERAB AD.

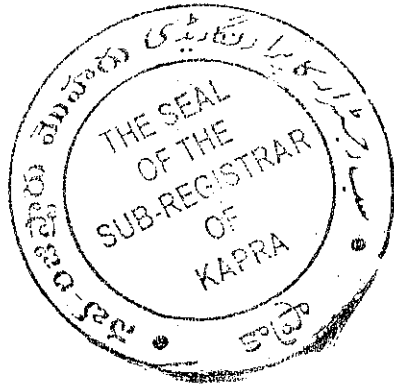
Identified by 
 Witness 1 
 Witness 2


 Photos and Tis
 captured by me


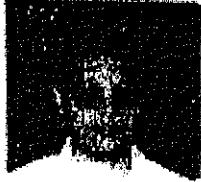
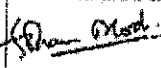
Capture of Photos and Tis
 done in my presence



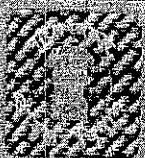

1వ శుద్ధికము 2013 వ సం॥ నెం. 2548
రెన్జిటేషన్ మొత్తము కార్గితముల సంఖ్య 18
ఈ కార్గితము వరుస సంఖ్య 13

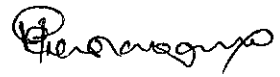
పబ్లికేషన్



VENDOR:

शुद्ध 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		
		Chief Commissioner of Income-tax, Andhra Pradesh

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



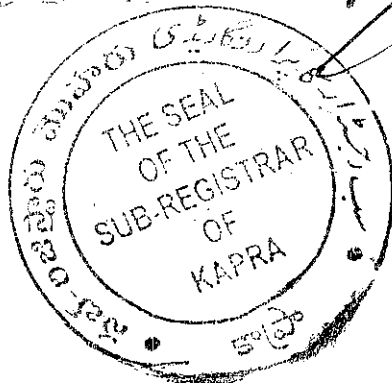
For MODI VENTURES



Partner

1వ తుదికము 2013వ సం॥ వై. 2548
దస్తావేజు మొత్తము కాగితము సంఖ్య 18
ఈ కాగితము వరుస సంఖ్య 14

నవ-అధికారి



BVMER:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VENU AMBATHI
S V AMBATHI

18/07/1982
Permanent Account Number
AIQPA3962R

Signature



If this card is lost/stolen, kindly inform return to
Income Tax PAN Service Centre, Plot No. 9, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित कर/लौटाए
आयकर पैन सेवा केंद्र, प्लॉट नं. 9, सेक्टर 11, सीबीडी बेलपुर,
नवी मुंबई - 400 614

AIQPA


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SANGEETHA KUKUNURI
BHASKARARAO KUKUNURI

23/05/1985
Permanent Account Number
BNIPK7528K

Signature



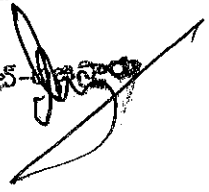
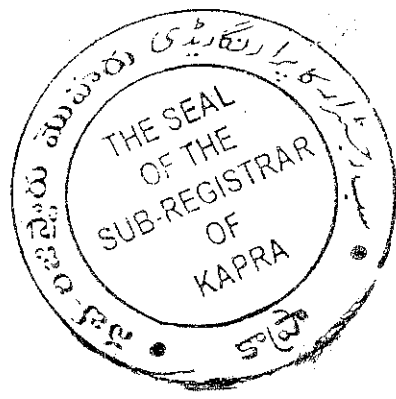
यदि इस कार्ड को खोने / पाने पर कृपया सूचित कर / लौटाए।
आयकर पैन सेवा केंद्र, प्लॉट नं. 9, सेक्टर 11, सीबीडी बेलपुर,
नवी मुंबई - 400 614।
आयकर पैन सेवा केंद्र, प्लॉट नं. 9, सेक्टर 11, सीबीडी बेलपुर,
नवी मुंबई - 400 614।

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Income Tax PAN Service Centre, Plot No. 9, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

K. Sangeetha.

1వ పుస్తకము 2013 వ సం॥ పు. 2548
 దస్తావేజు మొత్తము కాగితముల సంఖ్య 18
 ఈ కాగితము వరుస సంఖ్య 15

సబ్-రెజిస్ట్రార్

WITNESSES

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH
 PRIVATE LICENCE
DLFAP13745622003

HADHU
 SATYANADIPATI
 9-98
 ELURUPADU
 KALLA
 H C D

24-05-2003

RTA-BHIMAVARAM

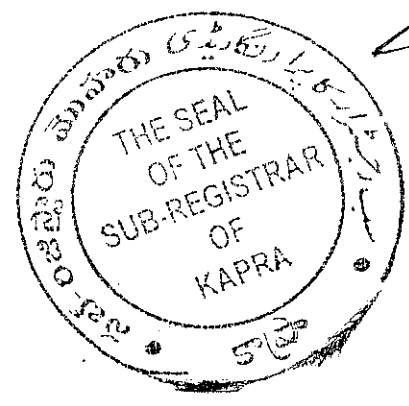
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<u>Non Transport</u>	MCWG	23-05-2023
<u>Transport</u>		
<u>Hazardous Validity</u>		
<u>Badge No.</u>		
<u>Original No.</u>	DLFAP13745622003	
<u>Original LA.</u>	RTA, WEST GODAVARI ONE	
<u>DOB</u>	10-06-1988	
<u>Blood Gr.</u>		
<u>Date of 1st Issue</u>	24-05-2003	

86401/03

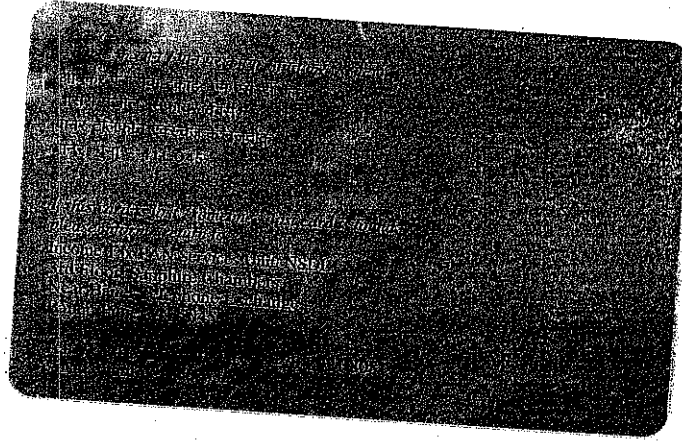
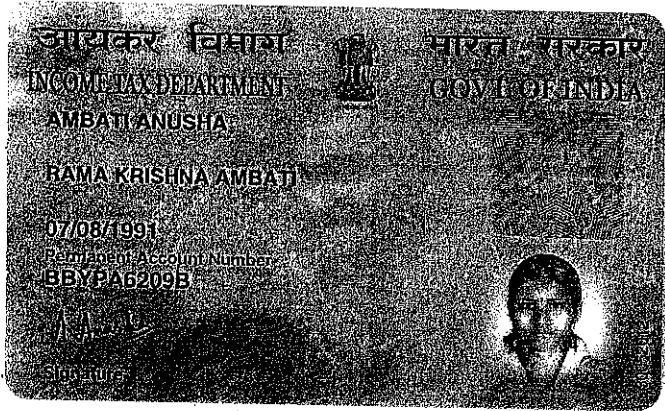
A. Madhu

1వ పుస్తకము 2013 వ సం॥ పు 2548
 దస్తావేజు మొత్తము కారితముల సంఖ్య 18
 ఈ కారితము వరుస సంఖ్య 16

[Handwritten signature]



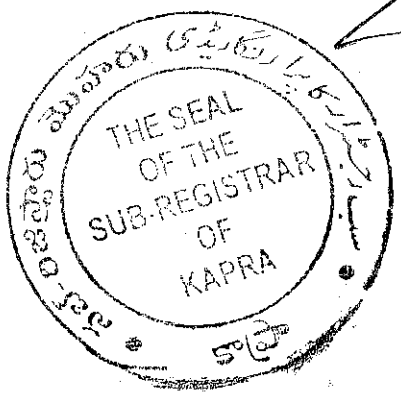
WITNESS



A. Anusha

1వ పుస్తకము 2013 వ సం॥ పు 2548
దస్తావేజు మొత్తము సం॥ 18
ఈ కారితము వరుస సంఖ్య 17

సచి-





FOR MODI VENTURES

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

Partner

1వ తుస్థకము 2013 వ సం॥ ను. 2548
దస్తావేజు మొత్తము కారితనముల సంఖ్య 18
ఈ కారితనము వరుస సంఖ్య 18

నట్-18

