

31/10/08

A 314

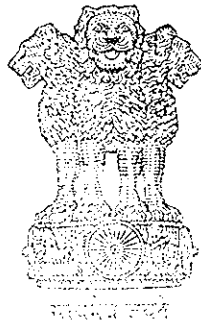
354)

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 365020

Date : 10-09-2008 Serial No : 35,283 Denomination : 100

Purchased By :

G. VENKATESH
S/O G.A. RAO
SEC2AD

P. G. Rao
Sub Registrar
Ex.Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :

MODI VENTURES
SEC2AD

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 21st day of November 2008 at Secunderabad by and between:

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 38 years, Occupation: Business, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

1. MRS. RASHMI JAIN, WIFE OF MR. SANDEEP KUMAR JAIN, aged about 30 years
2. MR. SANDEEP KUMAR JAIN, SON OF MR. RAICHAND NOLAKHA,, aged about 31 years, both are residing at Flat No. 404, , Sharada Apatments, H. No: 3-4-9, Bhoomona Lane, Barkatpura, Hyderabad – 500 027., 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

[Signature]
Partner

Rashmi Jain
Sandeep Ks. Jain

1వ పుస్తకము 2008.....వ సం పు 31/6/2008 దస్తవేజులు

మొత్తము కాగితముల సంఖ్య..... 13

ఈ కాగితపు వరుస సంఖ్య..... 1

2008 వ సం. నవంబరు నెల 21 వ తేది

1930 కా.శ. శా.క. మా.పము 30 వ తేది

పగలు 3 వ తేది

కూర్చు కాలా నా.క.శ. పు.క.శ. పు.క.శ.

శ్రీ. le. Prabhakar Reddy

డి.కె.ఎస్. బి.ఎస్. డి.కె.ఎస్. డి.కె.ఎస్.

అనునవి అనునవి అనునవి అనునవి

వంటియు వేటివయ్యలతో పుస్తక కాలానాపి సీ

రుము రూ 1000/-

వాసి ఇచ్చినట్లు ఒప్పకొన్నది

ఎడమ బొటన వ్రేలు

మ బొటన వ్రేలు

మ బొటన వ్రేలు

మ బొటన వ్రేలు

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మ బొటన వ్రేలు

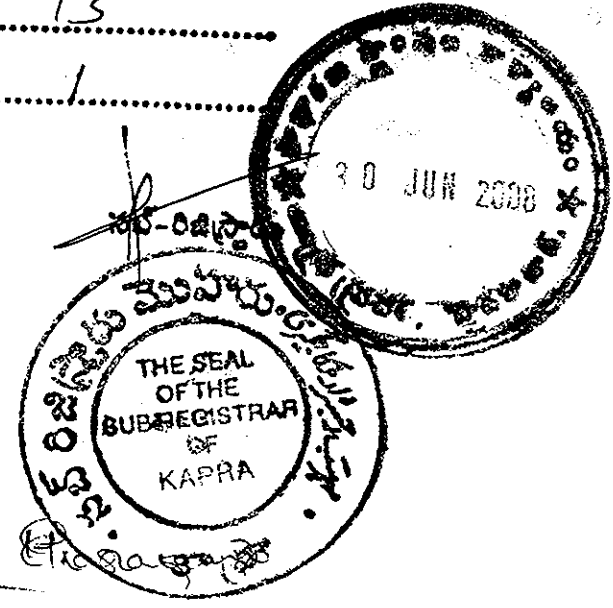
మ బొటన వ్రేలు

మ బొటన వ్రేలు

మ బొటన వ్రేలు

మ బొటన వ్రేలు

మ బొటన వ్రేలు



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service, (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road, Secunderabad-03, through attested GPA/SPA for presentation of documents, Vide GPA / SPA No. 120/250/26 dated 29-4-08 registerer at SRO, Uppur Ranga Reddy District.

Rashmi Jain.
W/o. Sandeep Kumar Jain
R/o. 404, Sharadha Apts, A.No: 3-4-9,
Bhoomona Lane, Barkatpura, Hyderabad.

Sandeep K. Jain
S/o Ravi Chand Nalancha, occ: Service
R/o. 404, Sharadha Apts, H.No: 3-4-9
Bhoomona Lane, Barkatpura, Hyderabad

Venkat Ramana Reddy S/o. Anji Reddy occ: Service
R/o. 11-187/2, Green Hills Colony, Hyderabad

G. Pradeep Kumar S/o. G. Shan Raj
occ: Business R/o. Bowbany, Sec: Bad.

2008 వ సం. నవంబరు నెల 21 వ తేది
1930 కా.శ. శా.క. మా.పము 30 వ తేది నంద-రెడిస్ట్రార్

WHEREAS:

- A. The Buyer under a Sale Deed dated 21.11.2008 has purchased a deluxe apartment bearing no. 314, on the third floor in block no. 'A', admeasuring 1300 sft. of super built up area in residential apartments styled as 'Gulmohar Gardens', forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District, together with:
- Proportionate undivided share of land to the extent of 79.95 sq. yds.
 - A reserved two wheeler parking space bearing no. 44 admeasuring about 15 sft.
 - A reserved car parking space bearing no. 35 admeasuring about 100 sft.
- This Sale Deed is registered as document no. 3139/08 in the office of the Sub-Registrar, Kapra, R. R. District. This Sale Deed was executed subject to the condition that the Buyer shall enter into a Agreement for Construction for completion of construction of the semi-finished apartment as per the agreed specifications.
- B. The Buyer is desirous of getting the construction completed with respect to the scheduled apartment by the Builder.
- C. The Buyer as stated above had already purchased the deluxe apartment bearing no. 314 on third floor in Block 'A' and the parties hereto have specifically agreed that this construction agreement and the Sale Deed referred herein above are and shall be interdependent and co-existing agreements.
- D. The parties hereto after discussions and negotiations have reached certain understandings, terms and conditions etc., for the completion of construction of the scheduled apartment and are desirous of recording the same into writing.

NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:

- The Builder shall complete the construction for the Buyer a deluxe apartment bearing no. 314 on the third floor in block no. 'A' admeasuring 1300 sft. of super built up area and undivided share of land to the extent of 79.95 sq. yds. A reserved two wheeler and car parking bearing nos. 44 & 35 admeasuring 15 & 100 sft., respectively., as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 2,92,000/- (Rupees Two Lakhs Ninety Two Thousand Only).
- The Buyer has already paid an amount of Rs. 2,92,000/- (Rupees Two Lakhs Ninety Two Thousand Only) before entering into this agreement and the builder admitted and acknowledged the said receipt.
- In case the Scheduled Apartment is completed before the scheduled date of completion / delivery mentioned in clause 10 below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned in clause above. The buyer shall be liable to pay the balance outstanding within 15 days of receiving an intimation from the Vendor as to completion of the Scheduled Apartment, notwithstanding the installments and due dates mentioned above.

For MOD VENTURES



Partner

Rashmi Jain

Chandeep Kr. Jain

1వ పుస్తకము 2008.....వ సం. 3140...నెంబరు

మొత్తము కాగితముల సంఖ్య..... 13

ఈ కాగితపు వయస్ సంఖ్య..... 2

MARKET VALUE Rs: 80000/-

ENDORSEMENT

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

By of 918360 21-11-08
I. S. No. 966484 30-10-08


~~Handwritten signature~~

- I. Stamp duty Rs. 100/-
- 2. ... Rs. 7700/-
- 3. ... Rs. -
- 4. ... Rs. -
- II. Transfer Rs. -
- 1. in the Rs. -
- 2. in the Rs. -
- III. Register Rs. 1000/-
- 1. in the Rs. -
- 2. in the Rs. -
- IV. Use of stamp Rs. 100/-
- 1. in the Rs. -
- 2. in the shape of each Rs. -

Total Rs. 8900/-


SUB-REGISTRAR
KAPRA

1వ పుస్తకము 2008 సం./ కా.క. 1920వ
నెంబరు 3140...నెంబరుగా రిజిస్టరు చేయబడి
స్టాంప్ విమర్శించు గుర్తింపు నెంబరు 1516
3140.../2008 గా యివ్వబడ్డనది
200, 966484 నెం. 21...వ తేది


Handwritten signature



WHEREAS:

- A. The Buyer under a Sale Deed dated 21.11.2008 has purchased a deluxe apartment bearing no. 314, on the third floor in block no. 'A', admeasuring 1300 sft. of super built up area in residential apartments styled as 'Gulmohar Gardens', forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District, together with:
- Proportionate undivided share of land to the extent of 79.95 sq. yds.
 - A reserved two wheeler parking space bearing no. 44 admeasuring about 15 sft.
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- This Sale Deed is registered as document no. 3139/08, in the office of the Sub-Registrar, Kapra, R. R. District. This Sale Deed was executed subject to the condition that the Buyer shall enter into a Agreement for Construction for completion of construction of the semi-finished apartment as per the agreed specifications.
- B. The Buyer is desirous of getting the construction completed with respect to the scheduled apartment by the Builder.
- C. The Buyer as stated above had already purchased the deluxe apartment bearing no. 314 on third floor in Block 'A' and the parties hereto have specifically agreed that this construction agreement and the Sale Deed referred herein above are and shall be interdependent and co-existing agreements.
- D. The parties hereto after discussions and negotiations have reached certain understandings, terms and conditions etc., for the completion of construction of the scheduled apartment and are desirous of recording the same into writing.

NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:

- The Builder shall complete the construction for the Buyer a deluxe apartment bearing no. 314 on the third floor in block no. 'A' admeasuring 1300 sft. of super built up area and undivided share of land to the extent of 79.95 sq. yds. A reserved two wheeler and car parking bearing nos. 44 & 35 admeasuring 15 & 100 sft., respectively., as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 2,92,000/- (Rupees Two Lakhs Ninety Two Thousand Only).
- The Buyer has already paid an amount of Rs. 2,92,000/- (Rupees Two Lakhs Ninety Two Thousand Only) before entering into this agreement and the builder admitted and acknowledged the said receipt.
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FOR MOD VENTURES

Partner

Dashmi Jain
Sandeep kr. Jain

1వ పుస్తకము 2008.....వ సం పు. 3140...వెంటరు

మొత్తము కారితముల సంఖ్య..... 13

ఈ కారితపు వయస్ సంఖ్య..... 2

MARKET VALUE Rs: → 80000/ —

ENDORSEMENT

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

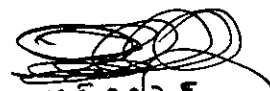
By of 918 3160 21-11-08
I. Stamp duty 966484 30-10-08

~~Sub-Registrar~~

- I. Stamp duty Rs. 100/ —
 - 2. ... Rs. 7700/ —
 - 3. ... Rs. —
 - 4. ... Rs. —
 - II. Transfer
 - 1. in the Rs. —
 - 2. in the Rs. —
 - III. Registrar
 - 1. in the Rs. 1000/ —
 - 2. in the Rs. —
 - IV. Use of ...
 - 1. in the Rs. 100/ —
 - 2. in the Rs. —
- Total Rs. 8900/ —


SUB REGISTRAR
KAPRA

1వ పుస్తకము 2008 సం./ కా.క. 1920 వ
పు.....3140...వెంటరుగా రిజిస్టరు చేయబడి
స్టాంప్ విముక్తుండుద్దెంపు సంఖ్య 1516 —
3140.../200 గ్రా. యివ్వబడ్డెనది
200 గ్రా. సంఖ్య సం. 21.....వ తేది


Sub-Registrar



4. The Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 1 month from the due date.
5. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan to the Buyer for whatsoever reason. The payment of installments to the Builder by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.
6. The Buyer has handed over the vacant and peaceful possession of the semi-finished deluxe apartment bearing no. 314 on third floor in Block 'A' to the Builder for the purposes of completion of construction of the apartment.
7. The Builder shall construct the Apartment in accordance with the plans and designs and as per specifications annexed hereto. Cost of any additions and alterations made over and above the specifications at the request of the Buyer shall be charged extra.
8. The Builder shall be liable to pay all such amounts for and on behalf of the Buyer as may be required by concerned government / quasi government departments for water & electricity connections and for any other amenities. Such payments shall solely be borne by the Builder.
9. The Builder shall complete the construction of the Apartment and handover possession of the same by 15th December, with a further grace period of 6 months provided the Buyer fulfils all his obligations under this agreement. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said Apartment within the stipulated period if the construction is delayed or stopped by the reason of non-availability of essential inputs like steel, cement etc. or on account of prevention, obstruction, prohibition, ordinance, legislation and/or notification by any governmental / quasi governmental authorities and agencies on account of any other reasons which are beyond the control of the Builder like war, civil commotion etc. The Buyer shall not have any right to claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.
10. The Builder upon completion of construction of the Apartment shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the Apartment provided however, that the Buyer shall not be entitled to take possession if he / she has not fulfilled the obligations under this agreement. After such intimation, the Builder shall not be liable or responsible for any loss, theft, breakages, damages, trespass and the like.
11. The Buyer upon taking possession of the apartment shall own and possess the same absolutely and shall have no claims against the Builder on any account, including any defect in the construction.

For MODI VENTURES

Partner

Rachmi Jain
Sandeep Kr. Jain

1వ పుస్తకము 200 రి.....వ సం పు. 3140.....వేలలు

మొత్తము కాగితముల సంఖ్య.....13.....

ఈ కాగితపు పయన సంఖ్య.....3.....



12. The Buyer upon receipt of the completion intimation from the Builder as provided above, shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said Apartment.
13. The Builder shall deliver the possession of the completed Apartment to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.
14. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions, alterations to the structures etc., that may be necessary for execution of the Gulmohar Gardens project.
15. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall not seek or cause the stoppage or stay of construction or related activity in the Gulmohar Gardens project or cause any inconvenience or obstructions whatsoever. However, the claim of the Buyer against the Builder shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Builder. This understanding is specifically reached amongst the parties for the overall interest of the other Buyers in the project and for the smooth uninterrupted execution of the works for the project as a whole.
16. It is hereby agreed and understood explicitly between the parties hereto that the Buyer shall be solely responsible for payment of any, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the Apartment under this agreement, or the sale deed.
17. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.
18. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement, the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to forfeit a sum equivalent to 50% of the total agreed consideration as liquidated damages from the amounts paid by the Buyer to the Builder. The Builder shall further be entitled to allot, convey, transfer and assign the said Apartment to any other person of their choice and only thereafter, the Builder will refund the amounts paid by the Buyer after deducting liquidated damages provided herein.

For MODI VENTURES



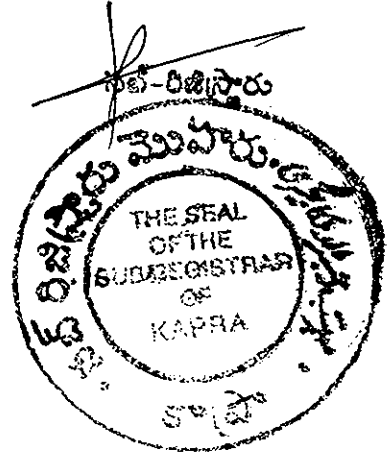
Partner

Rashmi Jain
Sandeep Kr. Jain

1వ పుస్తకము 2009.....వ సం పు 3140...కట్టవేటలు

మొత్తము కాగితముల సంఖ్య.....13.....

ఈ కాగితపు పుస్తక సంఖ్య.....4.....



19. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form as amended from time to time shall be deemed to be the part of this agreement unless otherwise specifically waived and/or differently agreed upon in writing.
20. In case of any dispute between the parties, the matter shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Secunderabad and the proceedings shall be in English. The place of legal jurisdiction shall be at Secunderabad.
21. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
22. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.
23. Stamp duty and Registration amount of Rs. ³⁵⁷⁰⁷~~5210~~/- is paid by way of challan No. ⁹²⁵³⁷⁶~~96268~~, dated ^{21.11.08}~~30.10.08~~, drawn on SBH Kushaiguda Branch, Hyderabad and VAT paid an amount of Rs. ²⁹²⁰/- by way of Payorder No. ¹⁴⁵²⁴⁵, dated ^{20.11.08}, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

FOR MODI VENTURES


Partner

Ruchmi Jain
Sandeep K. Jain

1వ పుస్తకము 200 రీ.....వ సం వు 31.40. వర్జీకాలు

మొత్తము కారితముల సంఖ్య..... 13

ఈ కారితపు పదన సంఖ్య..... 5

సబ్-రిజిస్ట్రారు



SCHEDULE 'A'
SCHEDULE OF LAND

All that piece of land admeasuring Ac. 4-0 Gts., forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District are bounded as under:

North By	Part of Sy. No. 95
South By	40' side road (Shakti Sai Nagar road)
East By	Shakti Sai Nagar Colony
West By	Sy. No. 92

SCHEDULE 'B'


SCHEDULE OF APARTMENT

All that portion forming semi-finished deluxe apartment no. 314 on the third floor, in block no. 'A', admeasuring 1300 sft. of super built up area together with proportionate undivided share of land to the extent of 79.95 sq. yds. and a reserved parking space for two wheeler and car on the stilt floor bearing nos. 44 & 35, admeasuring about 15 and 100 sft. respectively., in residential apartment named as Gulmohar Gardens, forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District marked in red in the plan enclosed and bounded as under:

North By	Flat No. 315
South By	Flat No. 313
East By	6' wide corridor & Open to sky
West By	Open to sky

WITNESSES:

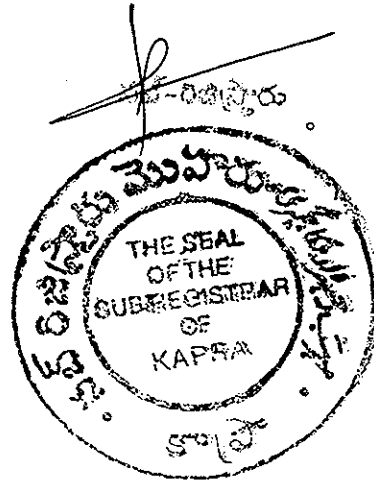
1. 
2. 

For MODI VENTURES

BUILDER Partner
Rashi Jain
Sandeep Kr Jain
BUYER

1వ పుస్తకము 2008.....వ సం పు 3/40..దస్తావీజాలు

మొత్తము లాగితముల సంఖ్య..... 13

ఈ లాగితము వ్రాసిన తేదీ..... 6




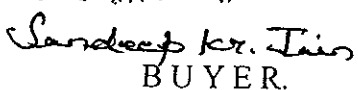
SCHEDULE OF SPECIFICATION FOR COMPLETION OF CONSTRUCTION

Item	Standard Apartment	Semi-deluxe Apartment	Deluxe Apartment
Structure	RCC	RCC	RCC
Walls	4"/6" solid cement blocks	4"/6" solid cement blocks	4"/6" solid cement blocks
External painting	Exterior emulsion	Exterior emulsion	Exterior emulsion
Internal painting	Sponge finish with OBD	Smooth finish with OBD	Smooth finish with OBD
Flooring - Drawing & Dining	Mosaic	Ceramic Tiles	Marble slabs
Flooring - Bedrooms	Mosaic	Ceramic Tiles	Marble tiles
Door frames	Wood (Non-teak)	Wood (Non-teak)	Wood (Non-teak)
Doors	Moulded main door, others flush doors	Moulded main door, others flush doors	All doors – moulded
Electrical	Copper wiring with standard switches	Copper wiring with modular switches	Copper wiring with modular switches
Windows	Powder coated aluminum sliding windows with grills	Powder coated aluminum sliding windows with grills	Powder coated aluminum sliding windows with grills
Bathroom	Ceramic tiles with 7' dado	Designer ceramic tiles with 7' dado	Designer ceramic tiles with 7' dado
Sanitary	Raasi or similar make	Raasi or similar make	Raasi or similar make
C P fittings	Standard fittings	Standard fittings	Branded CP fittings
Kitchen platform	Granite tiles, 2 ft ceramic tiles dado, SS sink.	Granite tiles, 2 ft ceramic tiles dado, SS sink.	Granite slab, 2 ft ceramic tiles dado, SS sink.
Plumbing	GI & PVC pipes	GI & PVC pipes	GI & PVC pipes
Lofts	Loft in each bedroom & kitchen	Loft in each bedroom & kitchen	Loft in each bedroom & kitchen

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

WITNESS:

1. 
2. 

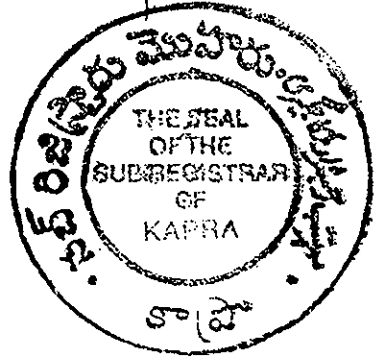
FOR MODI VENTURES

BUILDER
 Partner
 Rashmi Jain.

BUYER.

1వ పుస్తకము 2018.....వ సం పు. 3140..దస్త్రవేజులు

మొత్తము కాగితముల సంఖ్య.....13.....

ఈ కాగితపు వదన సంఖ్య.....7.....

~~సబ్-రిజిస్ట్రారు~~



REGISTRATION PLAN SHOWING

FLAT NO. 314 IN BLOCK NO. 'A'

ON THIRDFLOOR IN PROJECT KNOWN AS "GULMOHAR GARDENS"

IN SURVEY NOS. 93, 94 & 95

SITUATED AT

MALLAPUR VILLAGE, UPPAL

MANDAL, R.R. DIST.

BUILDER: M/S. MODI VENTURES REPRESENTED BY

SRI SOHAM MODI SON OF SRI SATISH MODI

BUYER: 1. MRS. RASHMI JAIN, WIFE OF MR. SANDEEP KUMAR JAIN

2. MR. SANDEEP KUMAR JAIN, SON OF MR. RAICHAND NOLAKHA,

REFERENCE:
AREA: 79.95

SCALE:
SQ. YDS. OR

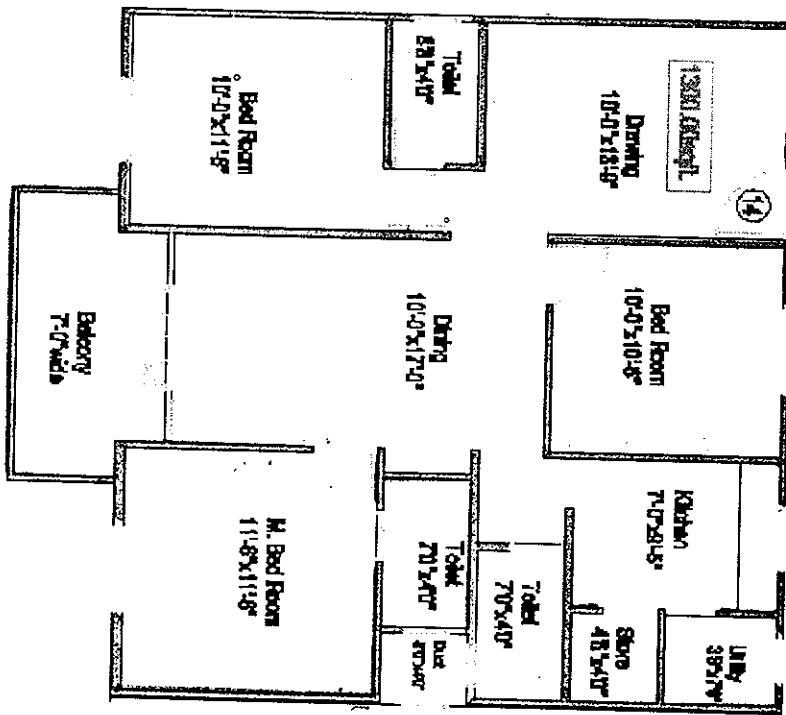
INCL:
SQ. MTRS.

EXCL:

Total Built-up Area = 1300 sft.
Out of U/S of Land = Ac. 4-00 Gts.

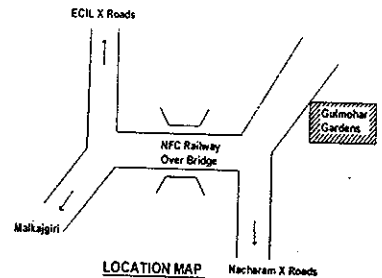


Flat No. 315



Flat No. 313

Open to Sky & 6' wide Corridor



WITNESSES:

- 1.
- 2.

FOR MODI VENTURES

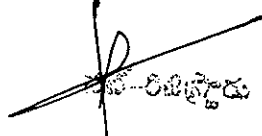
Partner
SIG. OF THE VENDOR

Rashmi Jain
Sandeep K. Jain
SIG. OF THE BUYER

1వ పుస్తకము 2008.....వ సం. 31.60. గస్తావేతాలు

మొత్తము కార్యముల సంఖ్య..... 13.....

ఈ కార్యముల వివరములు..... 8.....

 రిజిస్ట్రారు



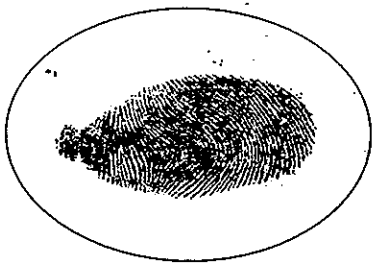
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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



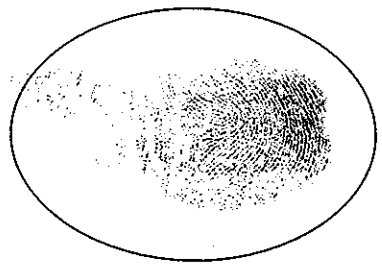
BUILDER :

M/S. MODI VENTURES
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD
SECUNDERABAD – 500 003.
BOTH REPRESENTED BY
SRI SOHAM MODI
SON OF SATISH MODI



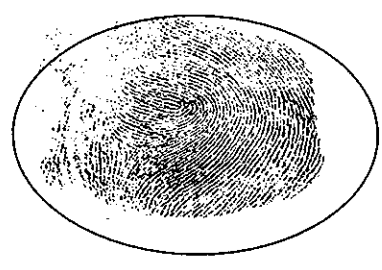
GPA FOR PRESENTING DOCUMENTS
VIDE DOC.NO. 120/BK/IV/2006, Dt. 27.04.2006

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



BUYER:

1. MRS. RASHMI JAIN
W/O. MR. SANDEEP KUMAR JAIN
R/O.FLAT NO. 404
SHARADA APATMENTS
H. NO: 3-4-9, BHOOMONA LANE
BARKATPURA
HYDERABAD – 500 027.



2. MR. SANDEEP KUMAR JAIN
S/O. MR. RAICHAND NOLAKHA
R/O.FLAT NO. 404
SHARADA APATMENTS
H. NO: 3-4-9, BHOOMONA LANE
BARKATPURA
HYDERABAD – 500 027.

SIGNATURE OF WITNESSES:

1.

2.

FOR MODI VENTURES

SIGNATURE OF EXECUTANTS

Rashmi Jain

Sandeep K. Jain
SIGNATURE OF BUYER

1వ పుస్తకము 2006.....వ సం పు 3140...దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 13

ఈ కాగితపు వరుస సంఖ్య..... 9







~~సబ్-రిజిస్ట్రారు~~



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

C.S.No./Year: 003255/2008 of SRO: 1526(KAPRA)

21/11/2008 14:24:04

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) RASHMI JAIN F.NO404,SHARADA APTS,3-4-9,BHOOMANA LANEBARKATPURA,HYD.	<i>Rashmi Jain</i>
2			(CL) SANDEEP KUMAR JAIN F.NO404,SHARADA APTS,3-4-9,BHOOMANA LANEBARKATPURA,HYD.	<i>Sandeep K. Jain</i>
3	Manual Enclosure	Manual Enclosure	(EX) M/S MODI VENTURES REP BY MNG.PRTNR : SOHAM MODI OFF:5-4-187/3&4, SOHAM MANSION, M.G.ROADSECBAD	
4			(EX) K.PRABHAKAR REDDY(GPA FOR PRESENTING DOCS) OFF:5-4-187/3&4, SOHAM MANSION, M.G.ROADSECBAD	<i>K. Prabhakar</i>

Witness
Signatures

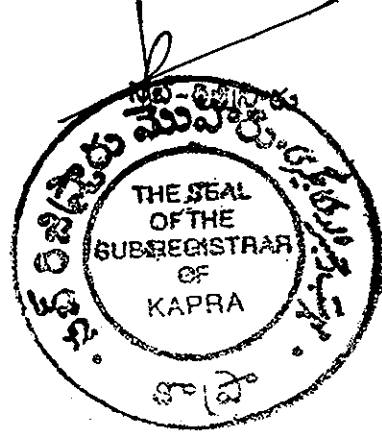
V. Lishore
Operator
Signature

[Signature]
Subregistrar
Signature

1వ పుస్తకము 2008.....వ సం. పు.నె.40...దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....13.....

ఈ కాగితపు పరుస సంఖ్య.....10.....

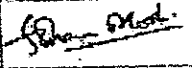


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPN6725H

नाम / NAME
SOHAN SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANLAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1969

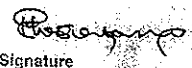
हस्ताक्षर / SIGNATURE



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

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

PRABHAKAR REDDY K
 PADMA REDDY KANDI
 15/01/1974
 Permanent Account Number
AWSP8104E

हस्ताक्षर / SIGNATURE

 Signature



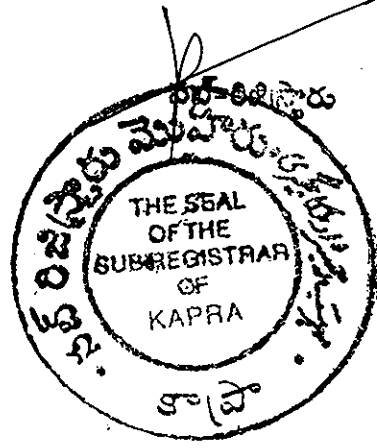
For MODI VENTURES

 Partner

1వ పుస్తకము 2008.....వ సం పు 3140 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 13

ఈ కాగితపు వయస్ సంఖ్య..... 11





Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Rashmi Jain	Wife	27/08/78	28
3	Suraj Devi Naulakha	Mother	02/04/42	64
4	Rai Chand Naulakha	Father	04/02/39	67
5	Sushi! Kumar Naulakha	BROTHER	04/12/61	45
6	Sushma Devi Naulakha	Sister in law	11/07/68	38
7	Shristy Jain	NEICE	30/05/92	14
8	Samanta Jain	NEICE	17/01/95	11
9	Eshaan Jain	NEPHEW	27/03/01	5

Sandeep Jain 16/03/2006
 కర్ణాటక రాష్ట్రం/కర్ణాటక
 జాతీయ రేడియో కమ్యూనికేషన్ కమిషన్
 L.S. Circle No.

Rashmi Jain
Sandeep K. Jain

HOUSEHOLD CARD

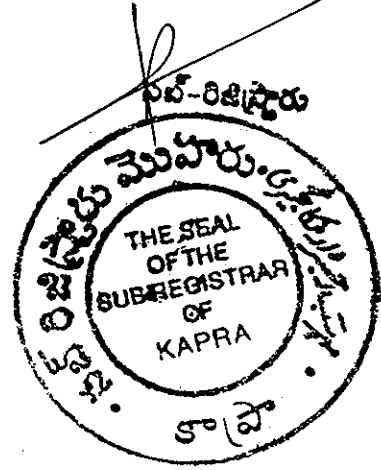
Card No : PAPI67442100850
 F.P Shop No : 421
 పేరు : ... సందీప్ కుమార్ జైన్
 Name of Head of Household : .. Sandeep Kumar Jain
 తండ్రి/భర్త పేరు : రాయ చాంద్ నౌల్కా
 Father/ Husband name : Rai Chand Naulkha
 పుట్టిన తేదీ/Date of Birth : 24/04/1977
 వయస్సు/Age : 29
 వృత్తి/Occupation : Others(Doctor)
 ఇంటి.నెం./House No. : 3-4-9
 వీధి /Street : Barkatpura
 Colony : Barkatpura
 Ward : వార్డ్ 3
 Circle : పట్టణం 4
 Circle IV
 జిల్లా /District : హైదరాబాద్ / Hyderabad
 Annual Income (Rs.) : 120,000
 LPG Consumer No. (1) : /(No Cylinder)
 LPG Dealer Name (1) :
 LPG Consumer No. (2) : /
 LPG Dealer Name (2) :



1వ పుస్తకము జి.08.....వ సం 3/40...దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....13.....

ఈ కాగితపు వరుస సంఖ్య.....12.....



WITNESSES NO. 1

Customer Relations Division



MODI
PROPERTIES &
INVESTMENTS PVT. LTD.



Name : Ch.Venkata Ramana Reddy

Designation : Customer Relations Executive

Signature :

Valid upto : 30 April 2009

Issuing Authority :

Blood Group : O +ve

Address:

5-4-187/3&4, 11nd Floor,
M.G Road, Secunderabad-500003.
Ph:040-66335551, 040-27544058

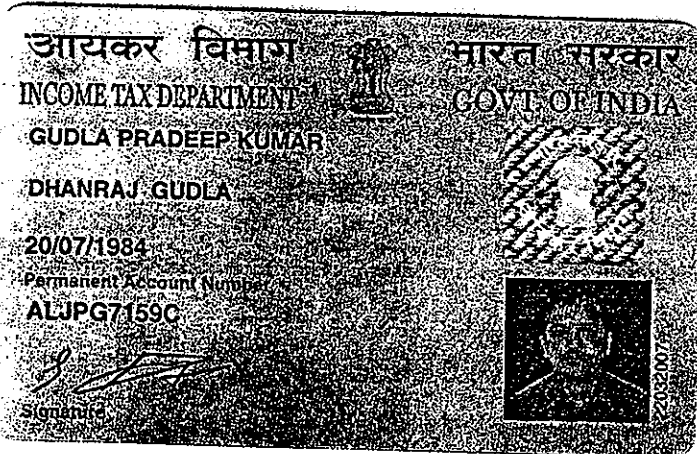
www.modiproperties.com

Resi.Add.:
11-187/2, Road No.2,
Green Hills Colony,
Saroor Nagar,
Hyderabad.
Ph:9393381666, 9246165561

In case of Emergency Call

1. Employee must display this card while on duty
2. This card has to be surrendered while leaving the organization
3. The loss of the card must be reported to the Admin.Div.Immediately

WITNESSES NO. 2



इस कार्ड के खोने / पाने पर कृपया सूचित करें / नोटारें :
आयकर पैन सेवा: इकाई, एन एस डी एल
पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कम्पाउंड,
एस. बी. मार्ग, लोअर परेल, मुम्बई - 400 013.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.
Tel: 91-22-2499 4630, Fax: 91-22-2495 0664,
e-mail: tininfo@nsdl.co.in

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