

This Sale Deed is made and executed on this the 12¹⁵ day of December 2006 at Secunderabad by:

M/S. MODI VENTURES, a registered partnership firm having its office at 5-4-187/3&4, III Ploor, M. G. Road, Secunderabad 500 003, represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 36 years, Occupation: Business, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

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 36 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

MR. N!TIN CHANDRA, SON OF MR. R. C. SRIVASTAVA, aged about 29 years, residing at 10-3-32/9/56, 3rd Floor, Street No. 8, Lane No. 1, East Marredpally, Secunderabad - 500 026, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For MODI VENTURES

Partner

For Sri Sai Builders

G.P.A. Holder

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~ 2 . Digeston (13 XH C. XOII D) ದಸ್ತಾವೆಜಲ ಮುತ್ತಂ ಕಾಗಿಕಮುಲ సంఖ్య...!. ఈ కాగితపు వరుస Well Street between the season th %oax...../..... Zin 6 3 Soul Roll 30 Das OT HOY TODA ఉప్పల్ సబ్-రిజిస్టారు అఫీసులో & 15. Prableau Aedy තාන්ත් రిజిస్ట్రోషన్ చట్టము, 1908 లోని సెక్షన్ 32 వాను అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు మరియు పేలిముద్రలతో సౌహ దాఖలుచేసి SUB REGISTRAR Receipt No. 104472 Dt. 12 1940 Vide TBH, Habsiguda Branch, Sectate బాసి యిచ్చినట్లు ఓప్పు కొన్నది. క్రాంకా h. B. Reddy occ - seence 5-4-187 3 \$ 4, M. G. Road, Sec Bad, through attested for Presentation of Documents. Vide Doc. NO. 120/ ెరూ**పించినది.** ct sko, wppct. Soidhar Slo. Krochep mally , Amberpet, Andrabad. elo. 2-3-6410 Jo. Yodofini Roday, our. Scale Nagola, 3000 3 5011 & 7 8 50 5 30 15 38 C 192. 5.3.3. 60 50 50 50 50 3 36

- F. The Firm and the Vendor for the purposes of joint development of the scheduled land have reached into an understanding whereby the Vendor agreed to purchase certain area of land out of the total land area of 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 have executed following documents:
 - (a) Joint Development Agreement dated 20.10.2005
 - (b) Agreement of Sale-cum General Power of Attorney dated 20.10.2005

 Both the above documents are registered with the office of the Sub-Registrar Office as documents No.10300/05 and 10302/05 respectively.
- G. By virtue of above two referred documents, the Firm and the Vendor hereto have identified and determined their respective ownership of 350 flats, along with proportionate parking space proposed to be constructed in a group housing scheme named and styled as 'GULMOHAR GARDENS' together with their respective proportionate undivided share in the Scheduled Land.
- H. The respective share / ownership of each flat in Gulmohar Gardens together with proportional share in parking space etc., belonging to the Firm and the Vendor is detailed in the Schedules/ Annexures / Appendix attached to the Joint Development Agreement referred above.
- I. By virtue of the above referred Joint Development Agreement and Agreement of Sale cum General Power of Attorney the Vendor is absolutely entitled to develop and sell its share of flats to any intending buyer.
- J. The Buyer is desirous of purchasing a semi-finished Deluxe apartment bearing flat no. 514 on fifth floor, in block no. 'A' having a super built-up area of 1300 sft together with undivided share in the scheduled land to the extent of 79.95 sq. yds. and a reserved parking space for two wheeler bearing no. 74, admeasuring about 15 sft respectively, in the building known as Gulmohar Gardens and has approached the Vendor, such apartment is hereinafter referred to as Scheduled Apartment.
- K. The Vendor and the Firm have represented to the Buyer that the Scheduled Apartment has fallen to the share of Vendor and thus absolutely belongs to it by virtue of above referred two agreements dated 20.10.2005
- L. The Buyer has inspected all the documents of the title of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and which are attached to and/or are common to the entire project of Gulmohar Gardens. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.
- M. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 12,93,000/- (Rupees Twelve Lakhs Ninety Three Thousand Only) and the Buyer has agreed to purchase the same.

For MODI VENTURES

Partner

For Sri Sai Builders

G.P.A. Holder

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S.R.O. Uppal DIDIAN STAMP AC

Value.

Registration Endorsement An amount of Rs. 93550 (....towards Stamp Duty Including Transfer duty and Rs......

towards Registration Fee was paid by the party through Challan Receipt Number 10443

Dated 12/2/06at SBH Habsiguda Branch Sechad

N.B.H Habelguda /c No. 010000507* AS.R.O. Uppet

NOTE: Construction Agreement filed ము_{హ్యార్త్} along with this sale deed for Rs_326000/ and stamp duty

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

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:

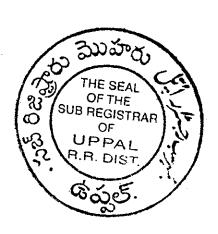
- 1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished, deluxe apartment bearing flat no. 514 on fifth floor in block no. 'A', having a super built-up area of 1300 sft in building known as Gulmohar Gardens
 - a. undivided share in scheduled land to the extent of 79.95 sq. yds.
 - b. a reserved two wheeler parking space bearing no. 74 admeasuring about 15 sft. situated at Sy. No. 93, 94 & 95 of Mallapur Village, Uppal Mandal, Ranga Reddy District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 12,93,000/- (Rupees Twelve Lakhs Ninety Three Thousand Only). The total consideration is towards:
 - a. Sale of undivided share of land is Rs. 6,64,650/-.
 - b. Cost of construction, parking and amenities etc is Rs. 6,28,350/-. The Vendor hereby admit and acknowledge the receipt of the said consideration.
- 2. The Vendor hereby covenant that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
- 3. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.
- The Vendor have this day delivered vacant peaceful possession of Scheduled Apartment

For MODI VENTURES

Partner

For Sri Sai Builders

G.P.A. Holder



- 5. Henceforth the Vendor shall not have any right, title or interest in the scheduled apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
- 6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Apartment unto and in favour of the Buyer in the concerned departments.
- 7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
- 8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the apartments under this sale deed.
- 9. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Gulmohar Gardens as follows:-
- a. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Apartment is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking space in GULMOHAR GARDENS.
- b. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule apartment and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
- c. That the Buyer shall become a member of the Gulmohar Gardens Owners Association that has been / shall be formed by the Owners of the apartments in GULMOHAR GARDENS constructed on the Schedule Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Buyer ever fails to pay maintenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity, etc.

For MODI VENTURES

Partner

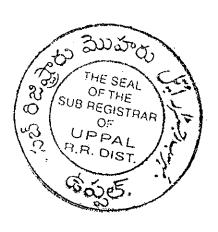
For Sri Sai Builders

G.P.A. Holder

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- 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, 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, facilities etc., or on any other account whatsoever.
- e. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor to the Buyer.
- f. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- g. That the blocks of residential apartments shall always be called GULMOHAR GARDENS and the name thereof shall not be changed.
- h. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled Apartment nor shall 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 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 or voidable any insurance on the building or shutters in the balconies, main door, etc. (h) change the external appearance of the building.

10. Stamp duty and Registration amount of Rs. 1,00,110 - is paid by way of challan no. dated 12.12.2006, drawn on SBH, Habsiguda Branch, Hyderabad.

For MODI VENTURES

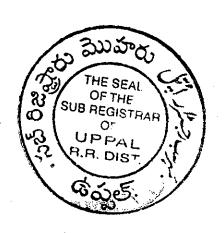
Partner

For Spi Sai Builders

Page - 6 -

G.P.A. Holder

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SCHEDULE OF LAND

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

T- :	and
North By	Part of Sy. No. 95
South By	40' side road (Shakti Sai Nagar road)
2000 13	Shakti Sai Nagar Colony
West By	Sy. No. 92

SCHEDULE OF APARTMENT

All that portion forming apartment no. 514 on the fifth 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 reserved parking space for two wheeler bearing no. 74, admeasuring about 15 sft respectively, in residential apartment named as Gulmohar Gardens, forming part of Survey Nos. 93, 94 & 95, situated at Block No. 14, Shaktisai Nagar, Mallapur, Uppal Mandal, Ranga Reddy District marked in red in the plan enclosed and bounded as under:

North By	Flat No. 515
South By East By	Flat No. 513
West By	6' wide corridor & Open to sky
	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: For MODI VENTURES

WITNESS:

Konny

For Sri Sai Builders

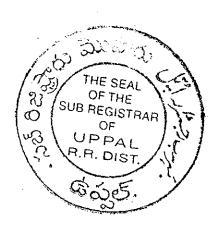
G.P.A. Holder FIRM

VENDOR

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పబ్-రజిస్మార



ANNEXTURE-1-A

1. Description of the Building

: Semi-finished, Deluxe flat bearing no. 514 on the fifth floor, in block 'A' of Gulmohar Gardens, forming a part of Survey Nos. 93, 94 & 95, situated at Residential localities, Block No. 14, Shaktisai Nagar, Mallapur, Uppal Mandal, Ranga Reddy District.

(a) Nature of the roof

: R. C. C. (G+5)

(b) Type of Structure

: Framed Structure

2. Age of the Building

: New

3. Total Extent of Site

: 79.95 sq. yds., U/S Out of Ac. 4-00 Gts.

4. Built up area particulars

(a) Cellar, Parking Area

(b) In the Ground Floor

: 15 sft. - Parking space for two wheeler

(c) In the First Floor

(d) In the Second Floor

(e) In the Third Floor

(f) In the Fourth Floor

(g) In the Fifth Floor

: 1300 sft

5. Annual Rental Value

6. Municipal Taxes per Annum

7. Executant's Estimate of the MV

12.12.2006

of the Building

: Rs. 12,93,000/-

The Mul

For MODI VENTI

Date: 12.12.2006

Date:

Signature of the Executapist tner

CERTIFICATE

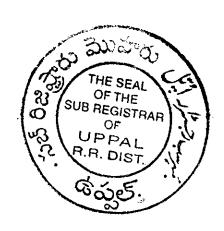
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For Sri Sai Builders

Signature of the Fx

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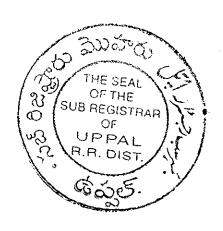
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	LTHU 91	IOWING SEMI-FINISI	HED FLAT NO.514 I	N BLOCK	NO. 'A'	
	ON	THE FIFTH FLOOR IN GU	LMOHAR GARDEN	IS		
IN SURVEY NOS.	93, 9	4 & 95				CITHATEN
	MAL	LAPUR VILLAGE,	UPPAL			SITUATED
VENDOR:		MODI VENTURES & SRI				MANDAL, R.R. DIS
		SOHAM MODI SON OF SI			ESENTED	BY
BUYER:		NITIN CHANDRA, SON O		ΤΛ\/Λ		
REFERENCE: AREA: 79	9.95	SCALE: SQ. YDS. OR	INCL: SQ. MTRS,]	EXCL:
Total Built-up Area Out of U/S of Land	= 1300 = Ac. 4-	sft. 00 Gts.				
	Flat No. 513	COMMISSION AREA: 1300.00 sft.	Forest Prior	Flat No. 515		NOTE Roberty Over briggs ODI VENTURES
ITNESSES:	,	6' wide corridor & O	pen to sky		\bigcirc	Partner
lands			•		For ^s	G.P.A. Holder Utichanke SIG. OF THE BUYER

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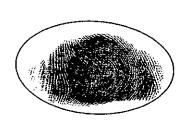
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

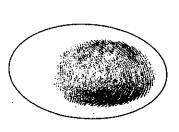
FINGER PRINT IN BLACK (LEFT THUMB)

PASSPORT SIZE PHOTOGRAPH BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER













VENDOR CUM FIRM:

M/S. MODI VENTURES
M/S. SRI SAI BUILDERS
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:

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:

MR. NITIN CHANDRA S/O. MR. R. C. SRIVASTAVA R/O. 10-3-32/9/56, 3RD FLOOR STREET NO. 8, LANE NO. 1 EAST MARREDPALLY SECUNDERABAD - 500 026.

SIGNATURE OF WITNESSES:

1.

2. Comm

For MODI VENTURES

Partner

For Sri Sai Builders

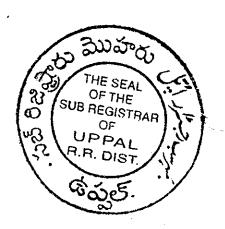
G.P.A. Holder

SIGNATURE OF EXECUTANTS

Vitichardon.

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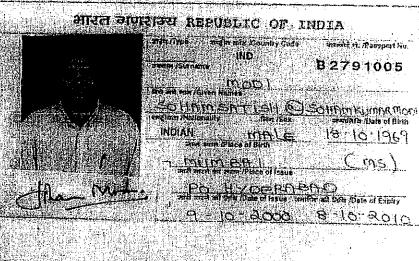
PRABHAKAR BEDDY K PADA REDDY 2-3-04/18/24 JAISWAL GAMDEN AMBERREY HYDERABBD

30/07/2002 DUPLICATE

Licencing Authorit; RTA-HYDERABAD-EZ

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For Spi Sai Builders G.P.A. Holder

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r6-10-1969

het Commissioner of Incomedux, Andhite Presidesh

PACE AND SOL Sign Signs with SOHAM SATISH MODI

स्थाई लेखा संख्या

PERMANENT ACCOUNT NUMBER

ABMPM6725H

Partner

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సబ్-రిజీస్ట్రైత్తా

THE SEAL OF THE SUB REGISTRAR OF UPPAL R.R. DIST.

DRIVING LICENCE

人名英格兰人名



NITTH CHAMDRA R C SRIWASTAUA 302, 10-3-32/9/56 SI.NO. 8 EAST WARREDPALLY SECUNDERABAD

ក្នុង 2€១2×កម្ន ប

M1201899/06 Class Of Vehicle

Non-Transport

Transport Hazardous Validity

DOB

LMV

03-11-2026

Badge No.

Reference No. Original LA.

Blood Gr.

Date of 1st Issue

DLFAP010357952006 RTA SECUNDRABAD

14-01-1977

04-11-2006



