

71527 6/12/2006 100/-

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SKINIVAS

City Civil Court, SECUNDERABAD

Name H Rawell S/o. D/o. W/o. Marking

SALE DEED

This Sale Deed is made and executed on this the 8 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 Floor, 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.)

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 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.Q. Uppal, hereinafter called the "Firm" (which expression where the context so permits shall mear and include its successors in interest, nominee, assignee).

IN FAVOUR OF

MR. MD. MASOOD AHMED, SON OF MR. AHMED, aged about 41 years, residing at 2-2-186/5/1, Amberpet, Hyderabad - 500 013, 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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13407/06 The state of the s ్ల ప్రస్తకము.... దస్తావేజుల మొత్తం కాగితముల సంఖ్య...19.ఎ.ఈ కాగితపు పరుస 3 0 noy 200 సంఖ్య....! Y ... SECTION OF ుగలు......గంటల మధ్య ప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో 3 C Prakency Reddy కెజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను SUB REGISTRAR ఇనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు పరియు పేలిము_{డ్}రలతో స్క్రహ్త దాఖలుచేసి రుసుము రూ॥.....2140 - చేలించనారు. Receipt No. (OUV) Dt. 817 6 Vide SBH, Habsiguda Branch, Sec'bad హాసి యిచ్చినట్లు ఒప్పు కొన్నది. ఆ కాంతా కిం గ్- కి- ఇంటర్ను రాణం కంటాం Plo. 2-3-64/10/24, Amberpes, Hyderabad ఎడమ బ్రొటనప్రేలు (0) 5-4-187/264, 2nd floor, schem masion M.G. Road, Sec' and, through attested GRA for Presentation of Documents, vide Doc. No. 120 BK 1/06 of SED, UPPED. ని**రూపించినది.** 5/0 Lets K. Subla R/0 H No 7.72 Nagada Nya alay. Hebrigado. R.R. Dist Rovinde Redy tivantumor 1/2. flet No. 101 si son App oci. Seenie 90. Mapole, 40. 200 65 Noll & Cores 30 6 5 88

192.53.7.8 500 2 200,2 300.

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 are 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. 4-0 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. The said land hereinafter is referred to as The Scheduled Land, which is more fully described at the foot of this sale deed.
- B. The Firm has purchased the Scheduled 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).
- C. 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, Ranga Reddy District, as per details given below:

Survey	Area	Issued	Title Book	Passbook	
No.	Ac–Gts.	in favour of	No.	No.	
93	0-28	TEMPORE OF THE CONTRACTOR			
94	0-29	K. Mogulaiah	179141	73706	
95	2-14				
93	0-27				
94	0-30	K. Jangaiah	179115	73738	
95	2-14				
93	0-27				
94	0-30	K. Narsimhulu	176051	73741	
95	2-13	1			

- D. The Firm invited the Vendor to develop the Scheduled Land into residential apartments in a group housing scheme named and styled as 'GULMOHAR GARDENS' and both of them have agreed to do so jointly.
- E. The Firm and the Vendor hereto have applied to the Urban Development Authority and Local Municipality for obtaining necessary building construction and other permissions at the cost of the Vendor. The permissions have been 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 aggregating to about 2,83,825 sft., along with parking on the stilt floor and other amenities are proposed and agreed to be constructed.

For MODI VENTURES

Partner

For Sri Şai Builders

G.P.A. Holder

13407/66 1 వ పుస్తకము.....సంగావు దస్తావేజుల మొత్తం కాగితముల సంఖ్య....19.ఎఈ కాగితపు వరుసు పంఖ్య....బీ......

I hereby certify that the proper deficit
stamp duty of Rs. Sold Rupees. L. Rupees. L. Rupees.

Light Manufacol and Machine that has been levied in respect of this instrument from Sri. L. P. Tobabakar Radda.

on the basis of the agreed Market Value

consideration of Rs. L. P. Colon.

higher than the consideration agreed Market Value.

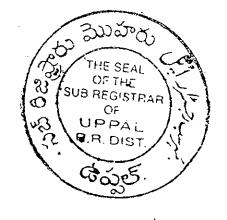
Sub Registrar

and Collector U.S. 41&4

PNDIAN STAMP ACT

> **&.B.H.** Habsiguda **A/c** No. 01000050789 **\$.B.O.** Uppet

NOTE: Construction Agreement filed along with this sale deed for Rs_107000 and Stamp duty
Paid Rs_1070 - Dt \$11000



- 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-deluxe apartment bearing flat no. 410 on fourth floor in block no. 'C', having a super built-up area of 485 sft in building known as Gulmohar Gardens together with
 - a. Undivided share in scheduled land to the extent of 29.83 sq. yds.
 - b. A reserved two wheeler parking space bearing no. 49 admeasuring about 15 sft. Situated at Sy. No. 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. 4,28,000/- (Rupees Four Lakhs Twenty Eight Thousand Only). The total consideration is towards:
 - (a) Sale of undivided share of land is Rs. 1,90,250/-
 - (b) Cost of construction, parking and amenities etc is Rs. 2,37,750/-
- 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.
- 4. The Vendor have this day delivered vacant peaceful possession of Scheduled Apartment to the Buyer.
- 5. Henceforth the Vendor shall not have any right, title or interest in the scheduled apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
- 6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Apartment unto and in favour of the Buyer in the concerned departments.

For MODI VENTURES

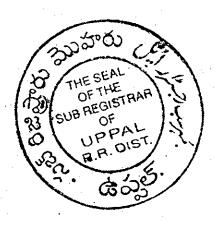
Partner

For Sri Sai Builders

G.P.A. Holder

19407/06 1 వ పుస్తకము.....సంగాష్ట్రి దస్తావేజుల మొత్తం కాగితముల సంఖ్య....! మీఈ కాగిత్తు వరుస సంఖ్య....!4.....

సబ్-రజ్మార



- 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.
 - 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.

For MODI VENTURES

Partner

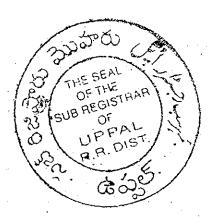
For Sri Sai Builders

G.P.A. Holder

- 5

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సబ్-రిజిస్తారు.



- 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 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. 33,065 /- is paid by way of challan No. 6-104269, dated 08-12-2006, drawn on SBH Habsiguda Branch.

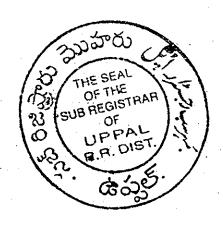
For MODI VENTURES

Partner

For Spi Sai Builders

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:

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 apartment no. 410 on the fourth floor in block no. 'C', admeasuring 485 sft. of super built up area together with proportionate undivided share of land to the extent of 29.83 sq. yds. and a reserved parking space for two wheeler on the stilt floor bearing no. 49, admeasuring about 15 sft., in residential apartment named as Gulmohar Gardens, forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District marked in red in the plan enclosed and bounded as under:

North By	Flat No. 411		 	
South By	Flat No. 409			
East By	6' wide corridor		 •	
West By	Open to sky	reformation to the contract of	 	

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:

K. SRIDHAR

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Partner

VENDOR

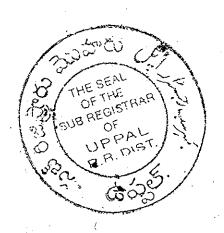
For Sri Sai Builders

G.P.A. Holder

FIRM

19407/06 1 వ పుస్తకము......సంగా రస్తావేజుల మొత్తం కాగితముల సంఖ్య...12...ఈ కాగితశు వరుస్త సంఖ్య...7......

సబ్-రిజిణ్గారు



23

ANNEXTURE-1-A

1. Description of the Building

: Semi-finished, semi-deluxe flat bearing no. 410 on the fourth floor, in block 'C' 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

: 29.83 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

: 485 sft

(g) In the Fifth Floor

(g) In the I ith I loor

5. Annual Rental Value

6. Municipal Taxes per Annum

7. Executant's Estimate of the MV

: Rs. 4,28,000/-

Partner

Date: 08.12. 2006

of the Building

Signature of the Executants

For MODI VENTURES

CERTIFICATE

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

For

G.P.A. Holder

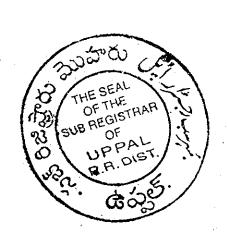
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Date: 08. 12. 2006

Signature of the Executants.

8 -

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For MODE DESCRIPTION

EGISTRATION PL	AN SHOWING	SEMI-FINISHE	D FLAT NO. 410 IN	BLOCK NO. 'C	
	ON THE FOUR	TH FLOOR IN G	ULMOHAR GARDEI	NS	
N SURVEY NOS.	93, 94 & 95	. `			SITUATED AT
•	MALLAPUR VI	LLAGE,	UPPAL		MANDAL, R.R. DIST.
ENDOR:	M/S. MODI VEN	NTURES & SRI S	SAI BUILDERS BOTH	H REPRESENT	ED BY
	SRI SOHAM M	ODI SON OF SR	RI SATISH MODI		
BUYER:	MR. MD. MASC	OOD AHMED, SO	ON OF MR. AHMED		
REFERENCE: AREA: 29.	SCAL .83 SQ. Y	LE: (DS. OR	INCL: SQ. MTRS.		EXCL:
Total Built-up Area Out of U/S of Land	= 485 sft. = Ac. 4-00 Gts.		,		•
· .		·	•		N 💠
•		6' wide corri	dor		▼
	Flat No. 411	cchen. x9'4.5"	Bad Room Bad Ro		ICA FAMA MC RAPAN CAN THAN LOCATION MAD NACHARA A BANA FOR MODI VENTURE
WITNESSES:	SRIDHAR)	,		G.P.A. Holde	raitile
					44 4 4 4

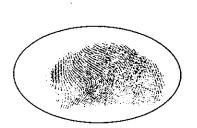
ప్రవే-8జిస్తార్ల



↑ 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









<u>VENDOR CUM FIRM</u>:

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. MD. MASOOD AHMED S/O. MR. AHMED R/O. 2-2-186/5/1 AMBERPET HYDERABAD - 500 013.

SIGNATURE OF WITNESSES:

(K. SRIOHAR)

2.

For Sri Sai Builders

G.P.A. Holder

For MODI VENTURES

Partner

UMMund.

SIGNATURE OF EXECUTANTS

19407/06 15005/06

డస్త్రాఫ్లేజుల మొత్తం కాగితముల

సంఖ్యా! మీ..ఈ కాగితపు వరుస

2000

సబ్-రిఖిస్త్రార



INDIAN UNION DRIVING LICENCE IDHRA PI



DRIVING LICENCE DLDAP011193822002

PRABHAKAR REDDY K PADMA REDDY 2-3-64/18/24 JAISWAL GARDEN AMBERNET HYDERABAD

30/07/2002 DUPLICATE

Licensing Authorit, RTA-HYDERABAD-EZ

There are torequest and rescue the name of the president of the language of then all course which all thouse which it may quoring the theory are preserved the theory international and the preserved and the projection of which his defended by which his defended by the projection of which his defended by the preserved by the preserv सर पता ने सरोहार हो, जब बार्चन एवं अनेका की जाती है किन्ने वाषक की विकास प्रिन्दिक्त, अन्वादों ने आने-जाने हैं, और उने, हर शक्त की ऐसी सरावता और सुरक्षा क्रांत की निस्तकी वार आवस्त्रकता हो ।

Paraport.Office, Hyderad पासदीटं मायरिक्य, हेदरावीय. भार न्याह्य के राजुपति के अदेव से दिया गया ny olaisa ox the presenday of the refugics of india artres-found municipal LA Service Broke Kindle A

प्रतः सामा

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IND **B**2791005 wod / INDIAN 18 - 10 - 136 कित को देखें। एंडर- र हिंदी,

Partner

स्थार तेख

संख्या

PERMANENT ACCOUNT NUMBER

(重要

ABMPM6725H

For MODI VENTURES

जन्म विथि त्याहारा क्षत्रक

16-10-1969

Commissioner of Indonwises, Andhre Pristion

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SATISH MANILAL MODI

SOHAM SATISH MODI

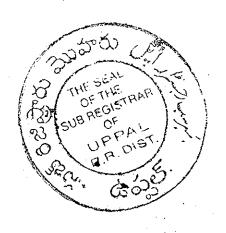
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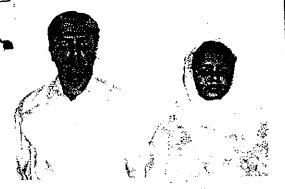
దస్తావేజుల మొత్తం కాగితముల

సంఖ్య... 1 200 కాగిత్తు పరుస

సంఖ్య...!]......

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Family Members Details

S.No	Name	Relation	Date of Birth	Age
2		Wife	01/07/70	36
3	Ayesha Tasneem	Daughter	09/03/96	10
4	Mohd Sohail Ahmed	Son	26/06/97	9
5	Afia Afsheen	Daughter	22/06/00	6
6	Akifa Mahveen	Daughter	29/04/05	1

MMMnod ergarosa zoos DPJan Centre

HOUSEHOLD CARD

Card No F.P Shop No

: PAP167670200229 : 702

పేరు

్రమోహమ్మద.మసూద ఆహమద : Mohd.Masood Ahmed

Name of Head of Household

రండ్రి/భర్త పేరు

్ట్ల ప్రభామద

Father/ Husband name: Md Ahmed

ಖಲ್ಲಿನಕ್ದಿ/Date of Birth: 01/04/1965

వయిప్పు/Age

వృత్తి /Öccupation

: Employee-Private

ಇಂಜಿ.ನಂ./House No.

2-2-186/5/1/1

వధ /Street

• TURAB NAGAR

Colony

: AMBERPET

Ward

: 🗝 ភ្ 2/ Ward- 2

Circle .

: పర్కిల్ 6 / Circle VI

ಜಿಲ್ಲ್ /District

: హైదరాబాదు / Hyderabad

Annual Income (Rs.): 300,000

LPG Consumer No.

: 17510/(Single)

LPG Dealer Name

: Bhagyanagar Gas Agencies,IOC

13 పుస్తకము.....సంగా. దస్తావేజుల మొత్తం కాగితముల సంఖ్య...!మీ.ఈ కాగితపు వరుస్త సంఖ్య...!మీ.

సబ్-రిఖ్యస్థార్ల

