

CS-2489

24/1/08

P-2061 201
Ack: 2698

SCANNED



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
11/24/08
20/8/2008
G. Venkatesh, s/o. G. Ravi Reddy
Modi Ventures, Sec. Bad.

MR. K. RAJARAM
Stamp No. L. No: 106/98 P-346397
18/2008
Sec. Bad. 23

SALE DEED

This Sale Deed is made and executed on this the 28 day of August 2008 at Secunderabad by:

M/S. MODI VENTURES, a registered partnership firm having its office at 5-4-187/3&4, Floor, 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 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 38 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. KOMALI AVADHANI, SON OF MR. KOMALI SURYANARAYANA SASTRI, aged about 41 years, residing at Flat No. 205, Classic Avenue, Pragathi Enclave, Miyapur. Hyderabad, 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

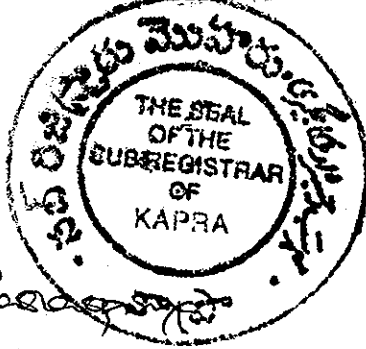
Partner

1వ పుస్తకము 2008 వ సంపు 2414 చట్టసేదలు

మొత్తము కారితముల సంఖ్య..... 17

ఈ కారితపు వరుస సంఖ్య..... 1

24 JUL 2008
సబ్-రిజిస్ట్రారు



2008 వ సంపు... నెల... 2... వ తేది
1930... క. క. సబ్-రిజిస్ట్రారు... 6... వ తేది
... 3... 4... గంటల
మధ్య కాలం... తో
శ్రీ... K... Prabhakar Reddy
... చట్టము 1... సెక్షన్ 2... ఎను
అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు
మరియు వేలిపముద్రాలతో సహా దాఖలుచేసి
కుసుమ రూ... 23270... లు చెల్లించినారు

వాసి ఇచ్చినట్లు ఒప్పకొన్నది
ఎడమ బొటన ప్రేలు

[Signature]



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service, (O). 5-4-187/3 & 4, 2nd Floor, Sahay Mansion, M.G. Road, Secunderabad-03, through attested SPA/SPA for presentation of documents, Vide GP/SPA No. 120/2/2006 dated 27-4-06 registerer at SRO, Uppal, Rangas Reddy District.

నిరూపించినది

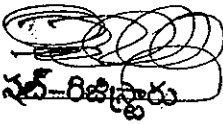
[Signature]

Vankat Ramare Reddy S/o. Anji Reddy
R/o. 11-187/2, Rd No. 2, Green Hills Colony, Hyderabad.

[Signature]

G. Pradeep Kumar R/o. G. Dhari Raj
R/o. 1-10-263, Bownepally, K.R.

2008 వ సంపు... నెల... 2... వ తేది
1930 క... సబ్-రిజిస్ట్రారు... 6... వ తేది



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 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			

- 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

MARKET VALUE Rs:
6,74,000 | —

1వ పుస్తకము 2008.....వ సం పు 2414 దస్తావేజులు
మొత్తము కాగితముల సంఖ్య..... 17
ఈ కాగితపు వసూల సంఖ్య..... 2

ENDORSEMENT

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

- Challan No. 152824 Dt. 28/8/08
- I. Stamp Duty:
- 1. in the shape of stamp papers Rs. 100 | —
 - 2. in the shape of cash Rs. 33600 | —
 - 3. in the shape of cash Rs. —
 - 4. in the shape of cash Rs. —
- II. Transfer Charges:
- 1. in the shape of cash Rs. 13480 | —
 - 2. in the shape of cash Rs. —
- III. Registrar's Fees:
- 1. in the shape of challan Rs. 3370 | —
 - 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. 50650 | —

(Signature)
సబ్-రిజిస్ట్రారు

(Signature)
SUB REGISTRAR
KAPRA

1వ పుస్తకము 2008 సం./ కా.న. 1930వ
పు 2414 నెంబరుగా రిజిస్ట్రు చేయబడి
రిజిస్ట్రేషన్ నిమిత్తం యాజమాన్య వంటపు 1526 —
పు 2414 / 2008 నా యాజమాన్యమునది
2008 సం. ఆగస్టు 28 రి.....వ తేది

(Signature)
సబ్-రిజిస్ట్రారు



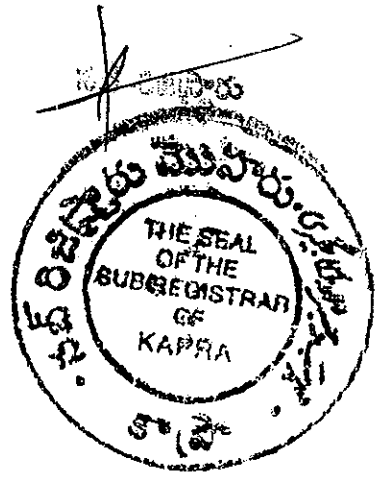
- F. The Firm and the Vendor for the purposes of joint development of the scheduled land have reached into an understanding whereby the Vendor agreed to purchase certain area of land out of the total land area of Ac. 4-00 Gts., and the balance land to be retained by the Firm. To give effect to this broad 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 deluxe apartment bearing flat no. 206 & 207 on second floor, in block no. 'D' having a super built-up area of 970 sft. together with undivided share in the scheduled land to the extent of 59.66 sq. yds. and a reserved parking space for (Two) two wheelers bearing nos. 15 & 16 admeasuring 30 sft., 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. 6,74,000/- (Rupees Six Lakhs Seventy Four Thousand Only) and the Buyer has agreed to purchase the same.
- N. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

For MODI VENTURES



Partner

1. అక్షయము నెవ్వరికి..... 244
2. మొత్తము కాగితముల సంఖ్య..... 17
3. ఈ కాగితపు వరుస సంఖ్య..... 3



- 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 FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the, deluxe apartment bearing flat no. 206 & 207 on second floor in block no. 'D', having a super built-up area of 970 sft. in building known as Gulmohar Gardens together with
 - a. undivided share in scheduled land to the extent of 59.66 sq. yds.
 - b. a reserved (Two) two wheelers parking space bearing no. 15 & 16 admeasuring about 30 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. 6,74,000/- (Rupees Six Lakhs Seventy Four Thousand Only). 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.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Apartment to the Buyer.

FOR MODA VENTURES


Partner

1వ పుస్తకము 2009.....వ సం పు 2014...దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....9.....

~~సహ-రెజిస్ట్రారు~~



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.

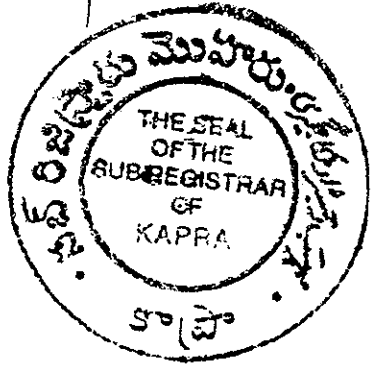
For MODI VENTURES



Partner

ప పుస్తకము వివిధి.....వ సం పు 2414.....వేజులు
మొత్తము కాగితముల సంఖ్య..... 17
ఈ కాగితపు వరుస సంఖ్య..... 5

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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, 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 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. 50,550 /- is paid by way of challan no. 752824, dated 28.8.08, drawn on SBH, Kushaiguda Branch, Hyderabad and VAT paid an amount of Rs. 6740= /- by way the of payorder no. 143089, dated 28.8.08, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For MODI VENTURES

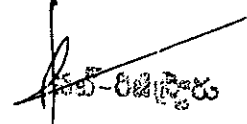


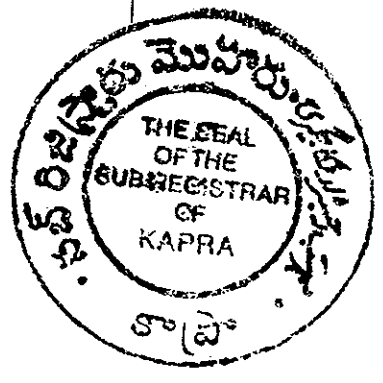
Partner

1వ భువ్వకము 200 రి.....వ సం పు 24/4.....వేతలు

మొత్తము కాగితముల సంఖ్య..... 17.....

ఈ కాగితపు వదున సంఖ్య..... 6.....

 శ్రీ - రజిష్ట్రారు



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 OF APARTMENT

All that portion forming semi-finished deluxe apartment no. 206 & 207 on the second floor in block no. 'D', admeasuring 970 sft. of super built up area together with proportionate undivided share of land to the extent of 59.66 sq. yds. and reserved parking space for (Two) two wheelers bearing nos. 15 & 16 admeasuring about 30 sft. 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. 205
South By	Open to sky
East By	Open to sky
West By	6' wide corridor & 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:

WITNESS:

1.



2.

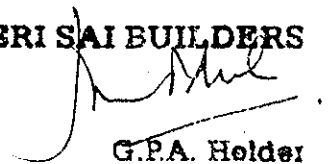


For MODI VENTURES



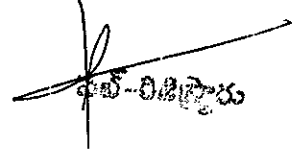
**Partner
VENDOR**

For SRI SAI BUILDERS



**G.P.A. Holder
FIRM**

1వ కృష్ణకము 2008...వ సం పు 2014...వేజులు
మొత్తము కాగితముల సంఖ్య..... 17.....
ఈ కాగితపు వరుస సంఖ్య..... 7.....


కె.వి.సి.సి.సి.సి.



ANNEXTURE - 1 - A

1. Description of the Building : deluxe flat bearing no. 206 & 207 on the second floor, in block 'D' 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(Semi-finished)
2. Age of the Building : New
3. Total Extent of Site : 59.66 sq. yds., U/S Out of Ac. 4-00 Gts.
4. Built up area particulars :
- (a) Cellar, Parking Area :
- (b) In the Ground Floor : 30 sft. - Parking space for (two)two wheelers
- (c) In the First Floor :
- (d) In the Second Floor : 970 sft.
- (e) In the Third Floor :
- (f) In the Fourth Floor :
- (g) In the Fifth Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 6,74,000/-

Date: 28.08.2008

For MODI VENTURES



Partner

Signature of the Executants

C E R T I F I C A T E

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

For MODI VENTURES



Partner

Signature of the Executants

Date: 28.08.2008

1వ కృష్ణదాసు బెగిరి తి.....వ సం పు 24.14.వస్త్రీజాబు

మొత్తము కాగితముల సంఖ్య..... 17

ఈ కాగితపు వదుగు సంఖ్య..... 0

~~నల్-రిజిస్ట్రారు~~



8

2

REGISTRATION PLAN SHOWING

FLAT NO. 206 & 207 IN BLOCK NO. 'D'

ON SECOND 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 & SRI SAI BUILDERS BOTH REPRESENTED BY

SRI SOHAM MODI SON OF SRI SATISH MODI

BUYER: MR. K. AVADHANI, SON OF MR. KOMALI SURYANARAYANA SASTRI

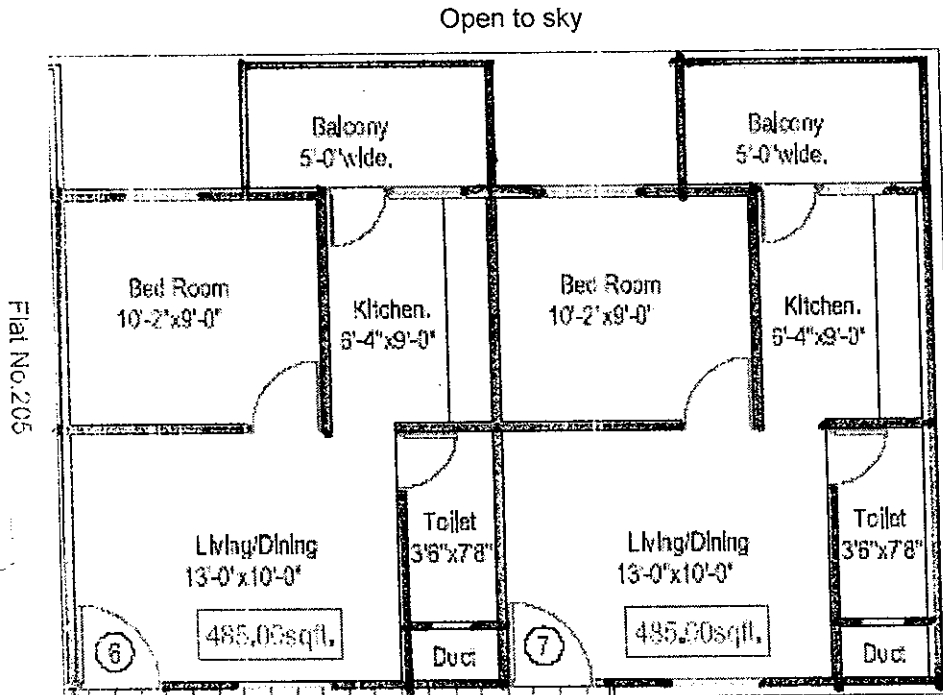
REFERENCE:
AREA: 59.66

SCALE:
SQ. YDS. OR

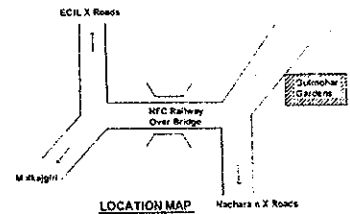
INCL: 
SQ. MTRS.

EXCL: 

Total Built-up Area = 970 sft.
Out of U/S of Land = Ac. 4-00 Gts.





Open to sky

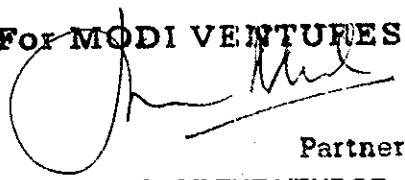


6' wide corridor & Open to sky

WITNESSES:

1. 
2. 

For MODI VENTURES




Partner

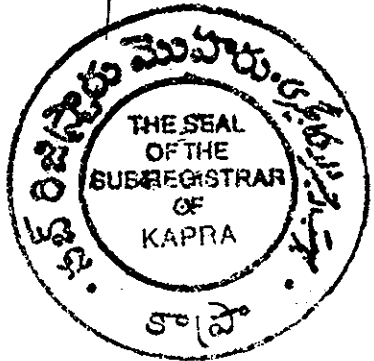
SIG. OF THE VENDOR

ప కృష్ణకము 2009.....వ సం వు. 24/4 దస్తావేజాలు

మొత్తము కాగితముల సంఖ్య..... 17

ఈ కాగితపు విలువ రూపాయ..... 9


సబ్-రెజిస్ట్రారు



**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.

SIGNATURE OF WITNESSES:

1.

2.

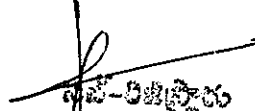
For MODI VENTURES

Partner
SIGNATURE OF EXECUTANTS

1వ భువ్వకము 200౬.....వ సం పు 2414.....చిట్టెజాబు

మొత్తము లాగితముల సంఖ్య..... 17.....

ఈ లాగితపు వరుస సంఖ్య..... 10.....


అవ-లిజిస్ట్రారు



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

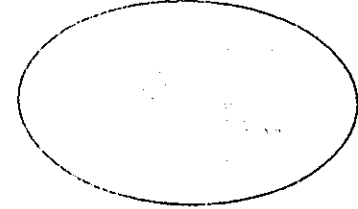
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
--------	--	--	--

BUYER:

MR. KOMALI S. AVADHANI
S/O. MR. KOMALI SURYANARAYANA SASTRI
R/O. FLAT NO. 205
CLASSIC AVENUE
PRAGATHI ENCLAVE
MIYAPUR
HYDERABAD.

REPRESENTATIVE:

MR. G. M. SASTRY
S/O. MR. G. DURGA PRASAD
R/O. 302, ARUNODAYA ENCLAVE
ANNAPURNA COLONY
MALLAPUR
HYDERABAD - 500 076.



SIGNATURE OF WITNESSES:

1. *K. Vijaya Lakshmi*
2. *Anil Prasad*

For **MODI VENTURES**

[Signature]
SIGNATURE OF EXECUTIVE

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative,
Mr. G. M. Sastry, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of
Assurances, Kapra, Ranga Reddy District.

[Signature]

SIGNATURE OF THE REPRESENTATIVE

[Signature]

SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము 2009.....వ సం వు 2414..... పుస్తకాలు

మొత్తము కాగితముల సంఖ్య..... 17.....

ఈ కాగితపు పరుస సంఖ్య..... 11.....


సబ్-రెజిస్ట్రారు


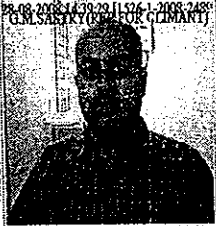



2011-12-10-10:15:15

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

C.S.No./Year: 002489/2008 of SRO: 1526(KAPRA)

28/08/2008 14:39:31

SINo	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1	Manual Enclosure	Manual Enclosure	(CL) KOMALI S.AVADHANI F.NO:205,CLASSIC AVENUE,MIYAPURPRAGATHI ENCLAVE,HYD.	
2			(CL) G.M.SASTRY(REP FOR CLIMANT) 302,ARUNODAYA ENCLAVEWANNAPURNA CXLNY,MALLAPUR,R.R.DI ST	
3	Manual Enclosure	Manual Enclosure	(EX) M/S MODI VENTURES REP BY SOHAM MODI 5-4-187/3&4,SOHAM MANSIONM.G.ROAD,SECB AD	
4	Manual Enclosure	Manual Enclosure	(EX) M/S SRI SAI BUILDERS REP BY SOHAM MODI 5-4-187/3&4,SOHAM MANSIONM.G.ROAD,SECB AD	
5	Manual Enclosure	Manual Enclosure	(EX) M/S MODI VENTURES REP BY SOHAM MODI 5-4-187/3&4,SOHAM MANSIONM.G.ROAD,SECB AD	

Witness Signatures



Operator Signature



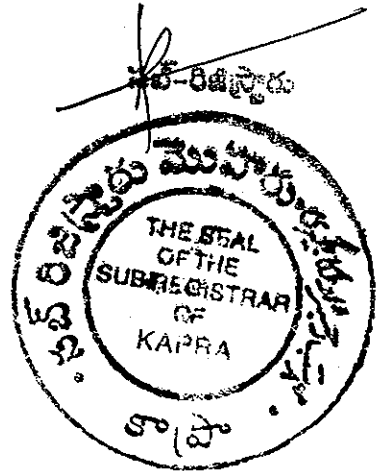
Subregistrar Signature



1వ కృష్ణకము 2000ది.....చ సం పు²⁴¹⁴.....దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....17.....




ఈ కాగితపు వరుస సంఖ్య.....12.....



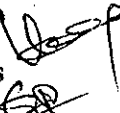
**Photographs and FingerPrints As per Section 32A of Registration Act
1908**

C.S.No./Year: 002489/2008 of SRO: 1526(KAPRA)

28/08/2008 14:39:31

SINo	Thumb Impression	Photo	Name and Address of the Party	PartySignature
6		 <small>28-08-2008 14:37:37 1526-1 2008-2489 K.PRABHAKAR REDDY(GPA HOLDER FOR PRESENTING DOCS)</small>	(EX) K.PRABHAKAR REDDY(GPA HOLDER FOR PRESENTING DOCS) 5-4- 187/3&4,SOHAM MANSIONM.G.ROAD,SECB AD	

Witness
Signatures




Operator
Signature


Subregistrar
Signature

ఈ ఉత్తరము నిండ్రి.....చ సం పు 2414...వస్తావేళలు
మొత్తము కాగితముల సంఖ్య..... 17
ఈ కాగితపు వరుస సంఖ్య..... 13


సబ్-రిజిస్ట్రారు

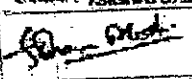


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AE6PM6725H


नाम / NAME
SONAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANLAL MODI


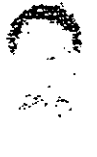
जन्म तिथि / DATE OF BIRTH
18-10-1989

हस्ताक्षर / SIGNATURE


प्रमुख अधिकारी, आयकर विभाग
 Chief Commissioner of Income-tax, Andhra Pradesh

NATIONAL UNION DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE
 OLDAP011193022002

प्रमाणित किया है /
 R PRASAD REDDY R
 2-3-84/1024
 जाति /
 HYDERABAD

30/07/2002 **DUPLICATE**

Licensing Authority
 STA-HYDERABAD-2

For MODI VENTURES


 Partner

1వ కృష్ణకము 2008.....వ సం పు. 2414.....

మొత్తము కారితముల సంఖ్య..... 17.....

ఈ కారితపు వదున సంఖ్య..... 14.....

~~.....~~



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KOMALI AVADHANI

SASTRI SURYANARAYANA KOMALI

22/08/1965

Permanent Account Number

AIWPA7252L

Signature



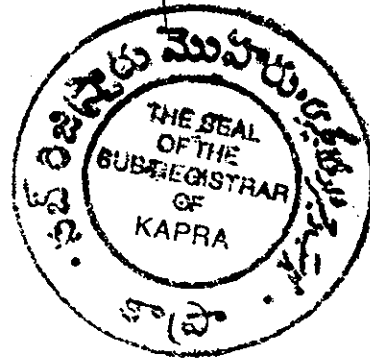
25112006

1వ పుస్తకము 2008.....వ సం పు²⁴¹⁷.....

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....15.....

సి.వి. రిజిస్ట్రారు



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, IInd Floor,
M.G Road, Secunderabad-500003.
Ph:040-66335551, 040-27544058

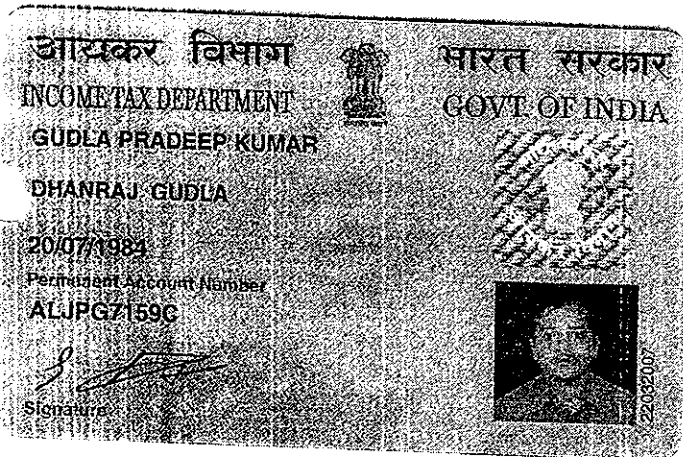
www.modiproperties.com

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 / होने पर कृपया सूचित करें / जांचें :
आयकर चैन रांवा इकाई, एन एर डी एल
पहली मंजिल, टाइम्स टॉवर, कमला मिक्स कंपाउंड,
एस. बी. मार्ग, लोअर परेल, मुंबई - 400 013.

If this card is lost / someone's lost card is found,
please inform / return to :

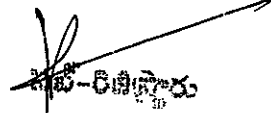
Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kainala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

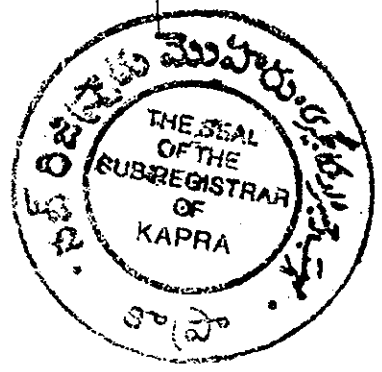
Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,
e-mail: tininfo@nsdl.co.in

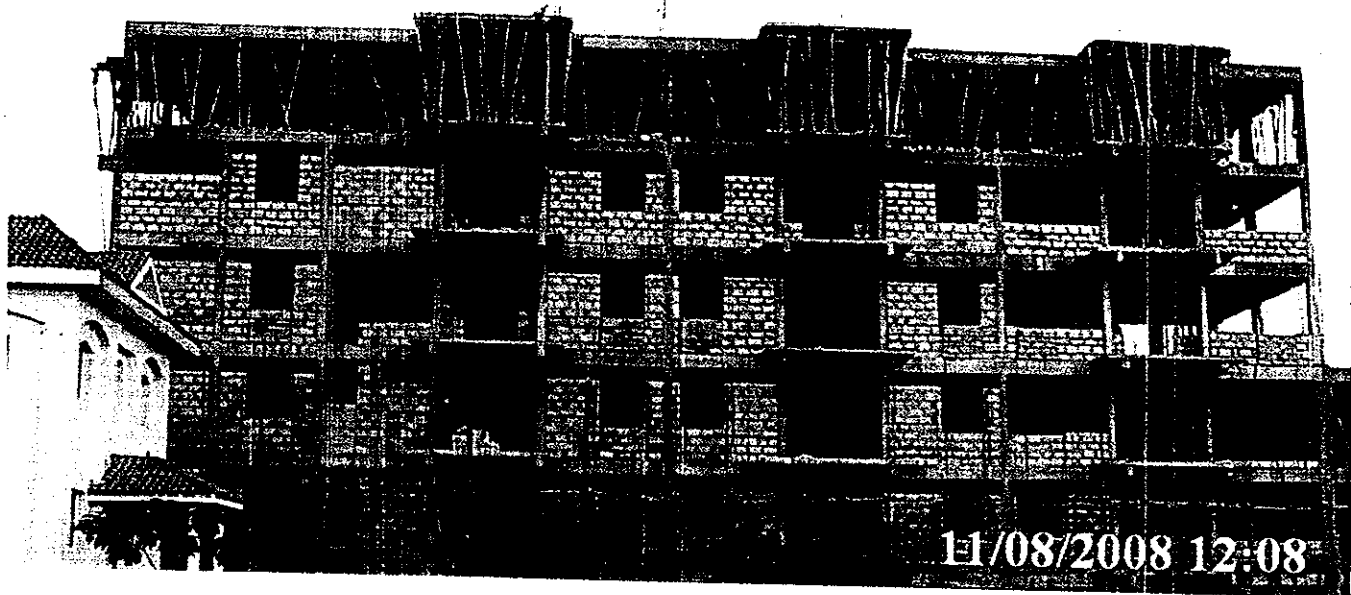
1వ తుదకము 2009.....వ సం వు 2014.....వచ్చివేజులు

మొత్తము కాగితముల సంఖ్య..... 17.....

ఈ కాగితపు వరుస సంఖ్య..... 66.....


సబ్-రెజిస్ట్రారు





11/08/2008 12:08

1వ క్రమము 2008...వ సం. 2414...వ...
మొత్తము కాగితముల సంఖ్య.....

ఈ కాగితపు వరుస సంఖ్య.....

(Handwritten signature)
అధికారి

