

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

MS. 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/B. 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 Nirtue 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, nomince, assignee).

IN FAVOUR OF

MR. SHANKER. R., SON OF MR. K. K. RAMALINGAM, aged about 31 years, residing at Plat No. A-63, Sarvani Residency, D. No. 203, Madhuranagar, Hyderabad hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal regresentatives, administrators, executors, successor in interest, assignee, etc).

Partner

_ a vingsam.1387.1.3011 vi ద్రస్తావేజుల మొత్తం కాగితముల సంఖ్య.... ఈ కాగితపు పరుస సంఖ్య.....)...... Bodez Pros and the way of the second సట్-కిజిశ్వరు Z 3 JAH 2007 4.8 - 2.2.5. BYD cosalant. Trans 2007 3 non Zun ... de ... d. 91.00 1928- వ.శ.శాడుడ్డాడు...మ్మాసము...నే...తేది పగలు......గంటల మధ్య. ఉప్పల్ సబ్-రిజిస్ట్రారు అఫీసులో & K. Prablakar Reddy A.R. DIS రిజిస్ట్రేషన్ చట్టము, 1908 లోని నక్షన్ 32 ఎ-ను అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు మరియు పేలిముద్రలతో సహ దాఖ**లుపేసి** రుసుము రూ॥.....ఫ్ కెట్లిని........చెల్టించినారు._ Receipt No.LO 9398 Dt 29/107 Vide SBH, Habsiguda Branch, Sec'bad Hoosen 810. Ky. Keday oco: Save ద్రాసి యిచ్చినట్లు ఒప్పు కొన్నది. (0)5-4-18 3/564, 2'm floor, folsom monsion. 🍿 ఎడ్డమ్మ బ్రొటనద్రేలు makool, see-box. shrough attested ala. In pusuatolin of socious vite EPA no. 120/BK 12/06. at SKO, Uppal. నిరూపించినది. P. RREBAU S/o. Y. Prakos Lom. Rlo. A-64, Six Roghor Pore D. no. F-1, machina ragon, Yosufguda, Hyd. Sto Bali Chandramouli 8/0. Chandramouli RIO. Plot no: - A-63, Savani Residency D. no: -203, modhue negar. Hyd - 018. 200.73. Non. 22.5. 18 19 19 27 3 36 FOR MOIN VERKUISES

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WHEREAS:

- A. The Firm constituted by its partners (1) Sri Narcddy 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 | | 179141 | 73706 | |
| 94 | 0-29 | K. Mogulaiah | | | |
| 95 | 2-14 | | | | |
| 93 | 0-27 | | 179115 | 73738 | |
| 94 | 0-30 | K. Jangaiah | | | |
| 95 | 2-14 | - | | | |
| 93 | 0-27 | | 176051 | 73741 | |
| 94 | 0-30 | K. Narsimhulu | | | |
| 95 | 2-13 | | 1 210051 | | |

- 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... slong with parking on the stilt floor and other amenities are proposed and agreed to be constructed.

For MODI VENTURES

Partner

For Sri Sai Builders

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I hereby certify that the proper deficit stamp duty of Rs. 1000 Rupees E.S. Market Lix Market and State and Collection 17. 41&4 INDIAN STAMP ACT

Registration Endorsement

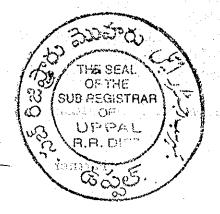
An amount of Rs & & & & O / Lowards Stamp Duty Including Transfer duty, and Rs. 5840/ towards Registration Fee was paid by the party through Challan Receipt Number 10935 United 2911/0. Tat SRH Habsiguda Branch Sec bas.

8.B.H. Habsiguda A/c No. 01000050723 M S.R.O. Uppal.

NOTE: Construction Agreement filed 1012 along with this sale deed for

Paid Rs 2920 Pt 18 110 A

SUB REGISTRAR



- 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 4.00acres 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 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. 404 & 405 on fourth floor, in block no. D having a super built-up area of 970 together with undivided share in the scheduled land to the extent of 59.66 sq. yds. And a reserved (2nos) two wheeler parking for space bearing nos. 31 & 32 admeasuring about 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 20th day of November 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 facilities, 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. 11,68,000/- (Rupees Eleven Lakhs Sixty Eight 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

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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 litigation. 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 Deluxe apartment bearing flat no. 404 & 405 on fourth 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 wheeler parking for space bearing no. 31 & 32 admeasuring about 30 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. 11,68,000/- (Rupees Eleven Lakh Sixty Eight Thousand only). The total consideration is towards:

(a) Sale of undivided share of land is Rs. 6,92,500/-

(b) Cost of construction, parking and amenities etc is Rs. 4,75,500/-

- 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.
- 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.

FOR MODI VENTURES

Partner

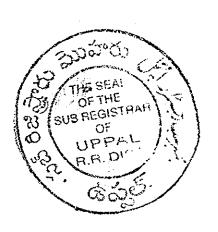
For Sri Sai Builders

- 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 GULMQHAR 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. <u>90415=/-</u> is paid by way of challan No. <u>10977</u>8 dated 29.01.の, drawn on SBH Habsiguda Branch, Hyderabad.

FOI MODI VENTURES

Partner



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 | \Box |
|----------|---------------------------------------|--------|
| South By | 49° side road (Shakti Sai Nagar road) | |
| East By | Shakti Sai Nagar Colony | |
| West By | Sv. No. 92 | |

SCHEDULE 'B'

SCHEDULE OF APARTMENT

All that portion forming apartment no. 404 & 405 on the fourth 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 a reserved parking space for (2nos) two wheeler on the stilt floor bearing no. 31 & 32, admeasuring about 30 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 | Open to sky | |
|-----------|------------------|---|
| South By | Flat No. 406 | |
| East By | Open to sky- | : |
| West By ' | 6' wide corridor | |

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 VENTI

WITNESS

1. X

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For Sri Sai Builders

VENDOR

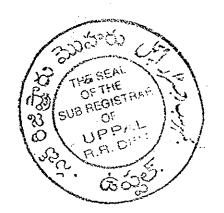
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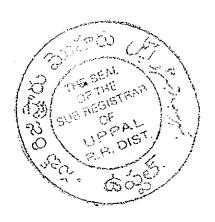
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| IN SURVEY NOS. | 93, 94 & 95 | | | | |
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| VENDOR: | | LAGE. | | | MANDAL, R.R. DIST |
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| BUYER: | MR. SHANKER. I | R., SON OF MR. K | CK-RAMALINGAI | vi | |
| REFERENCE: AREA: 59. | SCALE. | | INCL: SQ. MTRS. | | EXCL: |
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PHÓTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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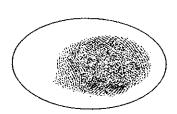
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PRESENTANT / SELLER / BUYER





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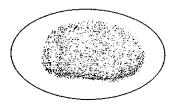
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HAVING ITS OFFICE AT 5-4-187/3 & 4
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M. G. ROAD
SECUNDERABAD --500 003.
BOTH REPRESENTED BY
SRI SCHAM MODI
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GPA FOR PRESENTING DOCUMENTS:

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. SHANKER, R. S/O. MR. K. K. RAMALINGAM R/O. PLOT NO. A-63, SARVANI RESIDENCY D. NO. 203, MADHURANAGAR HYDERABAD - 500 018.

SIGNATURE OF WITNESSES:

1. R. Jul

2. Jan

For Sri Sai Builders

G.P.A. Holder

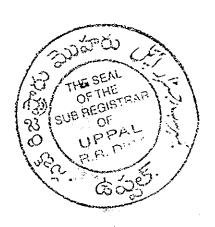
For MODI VENTURES

Partner

SIGNATURE OF EXECUTANTS

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For Sri Sai Baildera

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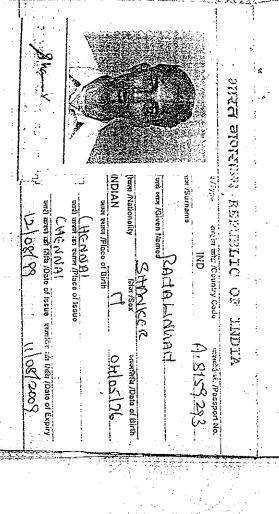
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For Sri Sai Builders

P.A. Holder

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कृते क्रेमीय बाए सम डांडवाक Per Regional Passport Offices Said / Chance

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