

1077/2009

1077/2009

E-30/A-1311

SCANNED



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl. No. 1107 Date 13/2/09 Rs. 100=
 Sold To G. Venkatesh
 S/o. C. A. Rao
 For Work Modi Ventures

See

L. G. Chimalgi
 R 073156
LEELA G CHIMALGI
 STAMP VENDOR
 Licence No. 1/2009
 5-4-77/A, Warangal, Secunderabad-500 003.

SALE DEED

This Sale Deed is made and executed on this the 23rd day of March 2009 at SRO, Kapra, Ranga Reddy District by:

M/S. MODI VENTURES, a registered partnership firm having its office at 5-4-187/3&4, II Floor, Soham Mansion, M. G. Road, Secunderabad 500 003, represented by its Managing Partner, Mr. Soham Modi, S/o. Sri Satish Modi, aged about 38 years, Occupation: Business, hereinafter referred to as the 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. SHAZED LEHRY, SON OF Mr. ABBAS BHAI, aged about 31 years, Occupation: Business-Proprietor of Cease Fire Safety Systems, residing at 79, Mohamadi House, Mohammadali Road, P. B. 13907, Mumbai - 400 003, hereinafter referred to as the Buyer (which term shall mean and include h/s / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

FOR MODI VENTURES

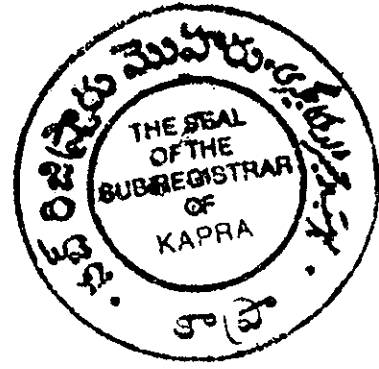
 Partner

అ ప్రస్తుతము విధి కి.....న సం పు...1077వస్తావటాలు

మొత్తము కాగితముల సంఖ్య.....15

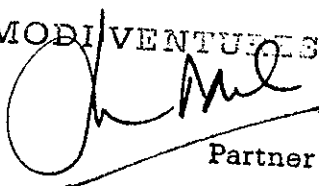
ఈ కాగితపు వలస సంఖ్య.....4


నర-రిజిస్ట్రారు



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.
 - 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.

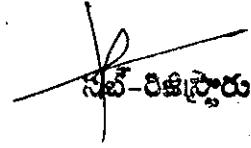
For MODI VENTURES


Partner

1వ పుస్తకము 2000 ఏ.సం.నం పు.....1077.....

మొత్తము కాగితముల సంఖ్య.....15.....

ఈ కాగితపు పేరును సంఖ్య.....5.....


సబ్-రిజిస్ట్రారు



- 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. 19,050/- is paid by way of challan No. 967741, dated 30.05.2009, drawn on SBH, Kushaiguda Branch, Hyderabad and VAT paid an amount of Rs. 7,580/- payorder no.147554, dated 17.03.2009, drawn HDFC Bank, S. D. Road, Secunderabad.

FCI MODI VENTURES

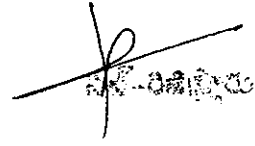


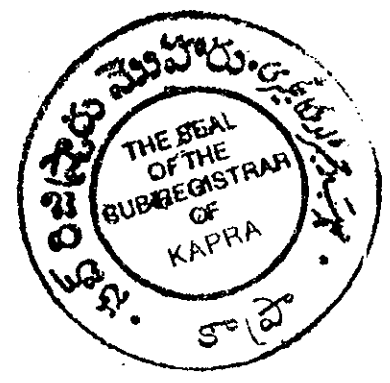
Partner

1వ వ్యవస్థాపకము ఖాతా 9 ...న సంపు. 1077 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 15

ఈ కాగితపు వరుస సంఖ్య..... 6


సబ్-రెజిస్ట్రారు



SCHEDULE 'A'

SCHEDULE OF LAND

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

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

SCHEDULE 'B'


SCHEDULE OF APARTMENT


All that portion forming standard apartment bearing flat no. 309 on the third floor, in block no. 'E', 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. 39, 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	6' wide corridor
South By	Open to sky
East By	Flat No. 308
West By	Flat No. 310

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:

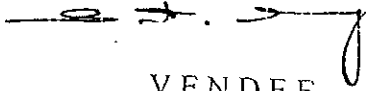
WITNESSES:

1. 
2. B. Raj Kumar

For MODI VENTURES

Partner
VENDOR

For SRI SAI BUILDERS

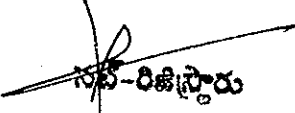
Partner
FIRM


VENDEE

1వ పుస్తకము 200 శ్లో.....వ నం పు.1077.దస్తావేదాలు

మొత్తము కాగితముల సంఖ్య.....15

ఈ కాగితపు వరుస సంఖ్య.....7



సబ్-రిజిస్ట్రారు



ANNEXURE - 1 - A

1. Description of the Building : Standard apartment bearing flat no. 309 on the third floor, in block no. 'E' 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 for Scooter Parking Space
- (c) In the First Floor :
- (d) In the Second Floor :
- (e) In the Third Floor : 485 Sft
- (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. 7,58,000/-


Date: 23.03.2009

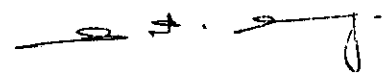
FOR MODI VENTURES

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.

Date: 23.03.2009

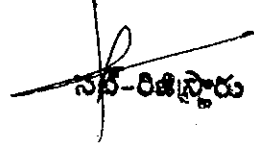
FOR MODI VENTURES

Partner
Signature of the Executants



1వ పుస్తకము 2009 సంపు 1077 పన్నెండు

మొత్తము కాగితముల సంఖ్య 15

ఈ కాగితపు వరుస సంఖ్య 8


నర-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

FLAT NO. 309 IN BLOCK NO. 'E'

ON THIRD 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. SHAZED LEHRY, SON OF Mr. ABBAS BHAI

REFERENCE:

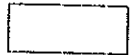
AREA: 29.83

SCALE: SQ. YDS. OR

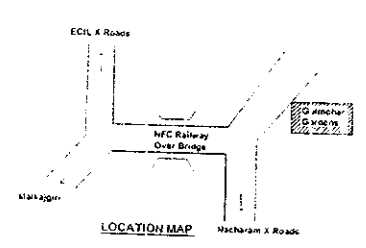
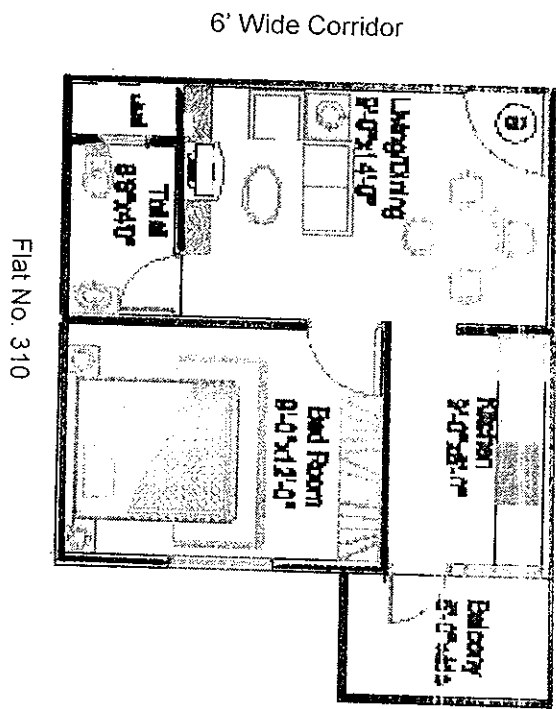
INCL: SQ. MTRS.



EXCL:



Total Built-up Area = 485 sft.
Out of U/S of Land = Ac. 4-00 Gts.



WITNESSES:

-
-

For MODI VENTURES

Partner

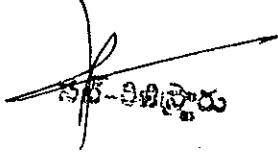
SIG. OF THE VENDOR

SIG. OF THE BUYER

1వ పుస్తకము 2009..... సం సం పు 1077 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 15

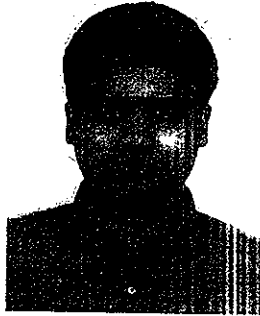
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సహ-రీజిస్ట్రారు



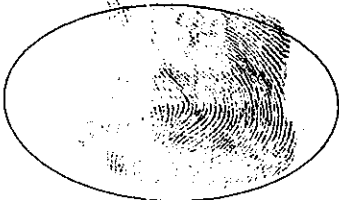
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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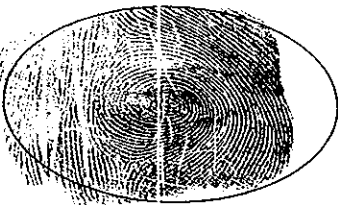
VENDOR CUM FIRM:

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:
VIDE GPA NO. 120/BK/IV/2006. Dt. 27.04.2006

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



BUYER:

Mr. SHAZED LEHRY
S/O MR. ABBAS BHAI
R/O. 79, MOHAMADI HOUSE
MOHDALI ROAD
P. B. 13907
MUMBAI - 400 003.

SIGNATURE OF WITNESSES:

- 1.
- 2.

For MODI VENTURES

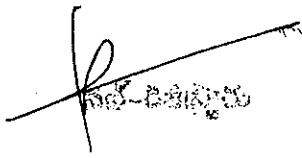
SIGNATURE OF EXECUTANTS
Partner

SIGNATURE OF BUYER

1వ పుస్తకము కింది 9 వ సం. పు. 1077 దస్తావేజులు

మొత్తము కాదిబముల సంఖ్య 15

ఈ కారితపు వరుస సంఖ్య 10



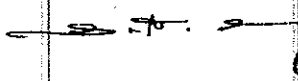


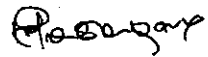

సబ్-రెజిస్ట్రారు



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

C.S.No./Year: 001178/2009 of SRO: 1526(KAPRA)


30/05/2009 12:53:20

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) SHAZED LEHRY R/O 79, MOHAMADI HOUSE, MOHAMMADALI ROAD, MUMBAI.	
2	Manual Enclosure	Manual Enclosure	(EX) M/S MODI VENTURES REP BY SOHAM MODI 5-4-187/3 & 4, III FLOOR, SOHAM MANSION, M.G. ROAD, SECBAD.	
3	Manual Enclosure	Manual Enclosure	(EX) M/S SRI SAI BUILDERS REP BY SOHAM MODI 5-4-187/3 & 4, III FLOOR, SOHAM MANSION, M.G. ROAD, SECBAD.	
4			(EX) K. PRABHAKAR REDDY (SPA FOR PRESENTING DOCT) 5-4-187/3 & 4, III FLOOR, SOHAM MANSION, M.G. ROAD, SECBAD.	

Witness
Signatures



Operator
Signature



Subregistrar
Signature



1వ పుస్తకము 200 గ...ప సం పు 1077 చస్తావేళాలు

మొత్తము కాగితముల సంఖ్య..... 15

ఈ కాగితపు వరుస సంఖ్య..... 11


శా-రిజిస్ట్రారు

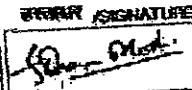


PERMANENT ACCOUNT NUMBER
A13MPM6725H

NAME
SONAM SATISH MODI

FATHER'S NAME
SATISH MANLAL MODI

DATE OF BIRTH
18-10-1989

SIGNATURE



Chief Commissioner of Income-tax, Andhra Pradesh


आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT OF INDIA

PRABHAKAR REDDY K
 PADMA REDDY KANDI

15/01/1974
 Permanent Account Number
AWSPB104E

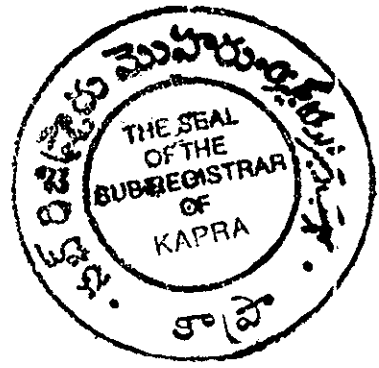
Signature




10062008

1వ పుస్తకము 200 కి.....వ సం పు 1077 వస్త్రవేజులు
మొత్తము కాగితముల సంఖ్య..... 15
ఈ కాగితపు పరుస సంఖ్య..... 12

~~నందీశ్వరులు~~



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABCPL9210A



नाम /NAME

SHAZED ABBAS LEHRY

पिता का नाम /FATHER'S NAME

ABBAS MOHAMED LEHRY

जन्म तिथि /DATE OF BIRTH

05-04-1977

हस्ताक्षर /SIGNATURE

आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले
प्राधिकारी को सूचित / वापस कर दें
आयकर आयुक्त (कम्प्यूटर केन्द्र),
सी-13, प्रत्यक्षकर भवन,
बान्द्रा-कुर्ला कॉम्प्लेक्स,
मुंबई - 400 051.

In case this card is lost/found, kindly inform/return to
the issuing authority :

Commissioner of Income-Tax (Computer Operations),

C-13, Pratyakshakar Bhavan,

Bandra-Kurla Complex,

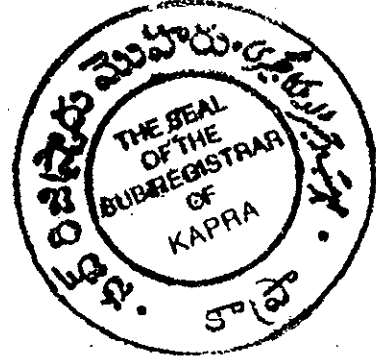
Mumbai - 400 051.

1వ పుస్తకము 200 గ్య.....వ నంబు 1077 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 15

ఈ కాగితపు పరుస సంఖ్య..... 13

~~సబ్-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 :

Group : O +ve

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

www.modiproperties.com

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

In case of Emergency Call

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

WITNESSES NO. 2

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

B M RAJ KUMAR

MUKUND RAO

03/01/1978

Permanent Account Number

AIOPR983:IL

Signature



22022006

इस आई के खो जाने पर / खोया हुआ आई मिलने पर
कृपया सूचित करें / लौटायें :
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तीसरी मंजिल, ट्रेड वर्ल्ड, ए विंग, कामला मिल्स कंपाउंड
एस. बी. मार्ग, लोअर पैरल, मुंबई - 400 013.

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

Income Tax PAN Services Unit, NSDL
3rd Floor, Trade World, A Wing,
Kamala Mills Compound,
S. B. Marg, Lower Parcel, Mumbai - 400 013.

Tel: 91-22-2499 4650; Fax: 91-22-2495 0664
email: tininfo@nsdl.co.in

1వ స్తంభము కేసు 9, పేరు 1077, దస్తావేజులు

మొత్తము లాభివలన సంఖ్య 15

ఈ లాభితపు వదున సంఖ్య 14

~~..... రిజిస్ట్రారు~~

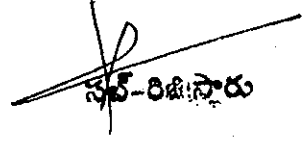




1వ పుస్తకము 200 గ...న సంపు. 1077 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 15

ఈ కాగితపు పనుల సంఖ్య..... 15


నవ-రిజిస్ట్రారు

