

6-311

2869/08

3211



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 363768

Date : 21-08-2008 Serial No : 33,244 Denomination : 100

Purchased By :

D. RAMESH
S/O D. VENKARAM
HYD

P. Giniya
Sub Registrar
Ex. Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :

MODI VENTURES
SECERAB

SALE DEED

This Sale Deed is made and executed on this the 16 day of October 2008 at Secunderabad 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. AMBARISH DESHMUKH, SON OF MR. DEEPAK RAO, aged about 27 years, residing at Flat No. 105, Block No. B, Gulmohar Gardens, Shaktisainagar, Mallapur, Hyderabad - 500017., (hereinafter called the 'PURCHASER')

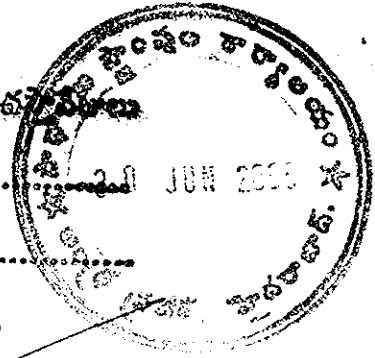
For MODI VENTURES

Partner

2008 వ సం. జ్యూలై నెల 18 వ తేది

శా.స. కె.పద్మావతి 26 వ తేది

ఈ కారితీపు వచన శంఖ్య 1



2008 వ సం. జ్యూలై నెల 18 వ తేది

శా.స. కె.పద్మావతి 26 వ తేది

...

...

K. Prabhakar Reddy

...

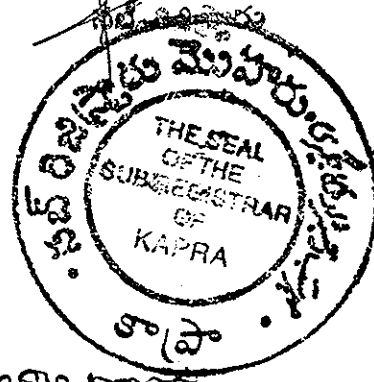
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K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service, (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road, Secunderabad-03, through attested GPA/SPA for presentation of documents, Vide GPA/SPA No. 120/12/2006 dated 27.4.06 registerer at SRO, Ranga Reddy District.

...

1 Venkataromana Reddy S/o Anji Reddy occ: Service 11-187/2, Green Hills Colony, Secunderabad, And.

2 G. Anudeep Kumar S/o. G. Venkatesh R/o. Bonareddy, sec Bad.

2008 వ సం. జ్యూలై నెల 18 వ తేది
శా.స. కె.పద్మావతి 26 వ తేది

The terms 'VENDOR' and the 'PURCHASER' herein used shall wherever the context so admits and include their respective heirs, successors, legal representatives, executors, nominee, assignees etc., as the parties themselves.

Whereas the PURCHASER has purchased semi-deluxe apartment bearing flat no. 311 on the third floor in block no. 'E', admeasuring 750 sft. of super built up area together with proportionate undivided share of land to the extent of 46.13 sq. yds. and a reserved parking space for two wheeler on the stilt floor bearing no. 41. 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, by virtue of Sale Deed dated 2nd January 2008 registered as document no. 02/2008 in the Office of the Sub-Registrar, Kapra, R. R. Dist

Whereas the VENDOR is the absolute owner of car parking no. 18 in the stilt floor of block no. 'E' admeasuring about 100 sft., in the project known as "GULMOHAR GARDENS" situated at Survey Nos. 93, 94 & 95, Mallapur Village, Uppal Mandal, Kapra Municipality, Ranga Reddy District, herein after referred to as the 'Scheduled Property'.

At the request of the PURCHASER, the VENDOR has agreed to sell the said car parking for a consideration of Rs. 1,25,000/- (Rupees One Lakh Twenty Five Thousand Only) on the following terms and conditions:

NOW THIS SALE DEED WITNESSETH AS UNDER:

- 1) That in pursuance of the aforesaid agreement and in consideration of said sum Rs. 1,25,000/- (Rupees One Lakh Twenty Five Thousand Only) paid by the PURCHASER herein, the receipt of which is acknowledged by the VENDOR, the VENDOR do hereby sell, transfer, convey unto the PURCHASER the Scheduled Property which is more particularly described at the foot of this document.
- 2) Henceforth the VENDOR shall not have any right, title or interest in the Schedule Property which shall be enjoyed absolutely by the PURCHASER without any let or hindrance from the VENDOR or anyone claiming through them.
- 3) The VENDOR has delivered vacant position of the Schedule Property to the PURCHASER and the PURCHASER doth hereby confirms and acknowledges the same.
- 4) The Vendor covenants with the Purchaser that the Schedule Premises is free from all encumbrances, charges, gifts, mortgages, liens, and court attachments.
- 5) The market value of the property is Rs. 1,25,000/-.
- 6) Stamp duty and Registration amount of Rs. 9,375 /- paid by way of Challan No. 966178, dated 4.10.08, drawn of SBH, Kushaiguda Branch, Hyderabad.

For MODI VENTURES



Partner

1వ పుస్తకము 2008.....న నంబర్ 2862 స్పష్టీకరణ

మొత్తము కాగితముల సంఖ్య..... 10

ఈ కాగితపు వివరణ సంఖ్య..... 2

MARKET VALUE Rs: 1,25,000/-

[Handwritten signature]
నామ్-రిజిస్ట్రార్

ENDORSEMENT

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

By challan No. 966178... Dt. 6-10-08

I. Stamp Duty

- 1. In the shape of stamp duty Rs. 100/-
- 2. In the shape of stamp duty Rs. 6150/-
- 3. In the shape of stamp duty Rs. —
- 4. In the shape of stamp duty Rs. —

II. Transfer

- 1. In the shape of stamp duty Rs. 2500/-
- 2. In the shape of stamp duty Rs. —

III. Registration

- 1. In the shape of stamp duty Rs. 625/-
- 2. In the shape of stamp duty Rs. —

IV. User Charges

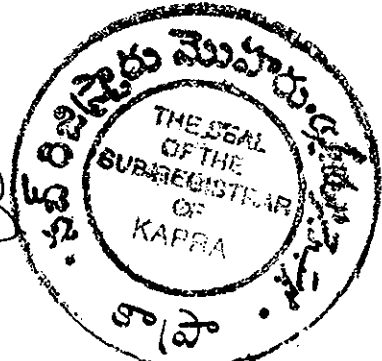
- 1. In the shape of stamp duty Rs. 100/-
- 2. In the shape of cash Rs. —

Total Rs. 9475/-

[Handwritten signature]
SUB-REGISTRAR
KAPRA

1వ పుస్తకము 2008 నం./ కా.క. 1980వ
నంబర్ 2862... రిజిస్ట్రారు గారి ద్వారా చేయబడి
స్టాంప్ విముక్తం చేయబడి సంఖ్య 1526 —
2862... గా యివ్వబడినది
100 గ్రాంట్ సంఖ్య 18... పత్రం

[Handwritten signature]
నామ్-రిజిస్ట్రార్



SCHEDULE OF THE PROPERTY

All that the Car Parking Space No. 18, on Stilt Floor in Block No. 'E' admeasuring about 100 sft., in the group housing scheme known as 'GULMOHAR GARDENS' situated at Survey Nos. 93, 94 & 95, Mallapur Village, Uppal Mandal, Kapra Municipality, Ranga Reddy District and more fully shown in the plan in red colour annexed hereto and bounded by:

North	: Car Parking no. E-17
South	: Car Parking no. E-19
East	: Passage
West	: Scooter parking

In WITNESS WHEREOF this Sale Deed for car parking is made and executed on the date mentioned above by the parties hereto in the presence of the witnesses mentioned below:

WITNESSES:

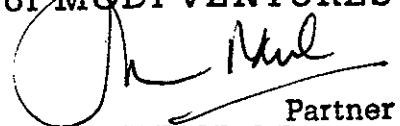
1.



2.



For **MODI VENTURES**


Partner
VENDOR

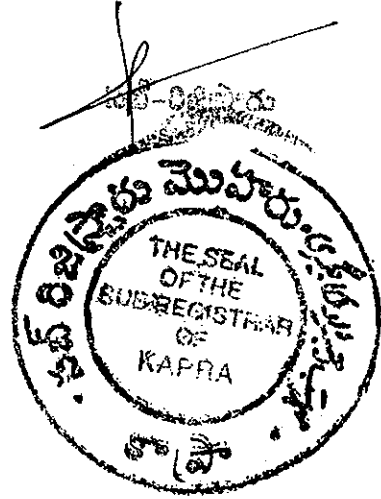


PURCHASER

1వ పుస్తకం సంఖ్య 2862

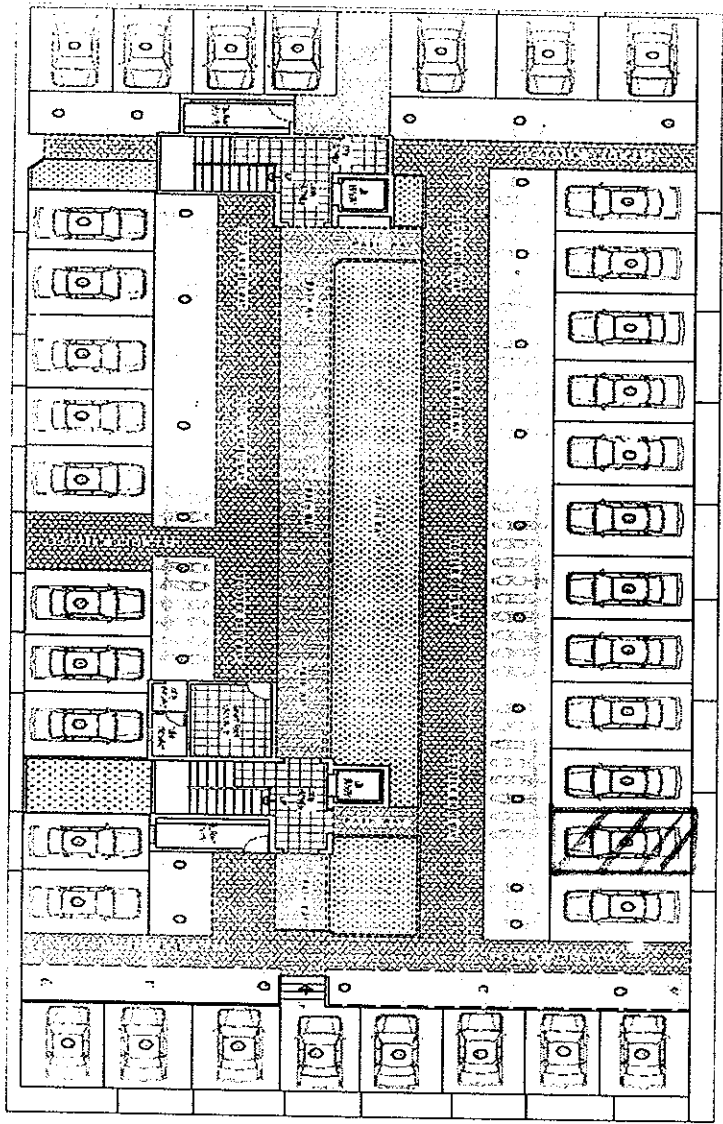
మొత్తము కాగితముల సంఖ్య 10

ఈ కాగితపు పనితీరు సంఖ్య 3



Plan showing Car Parking No. 18 on the stilt floor in block no. 'E' of Gulmohar Gardens at Survey Nos. 93 to 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District.

Vendor: M/s. Modi Ventures
 Buyer: Mr. Ambarish Deshmukh
 Parking Area: 100 Sft.



Boundaries:

North:	Car Parking No. 17
South:	Car Parking No. 19
East:	Passage
West:	Scooter Parking

For MODI VENTURES

[Handwritten Signature]
 Partner

VENDOR

For SRI SAI BUILDERS

[Handwritten Signature]
 G.P.A. Holder

FIRM

[Handwritten Signature]
 BUYER

WITNESSES:

1. *[Handwritten Signature]*

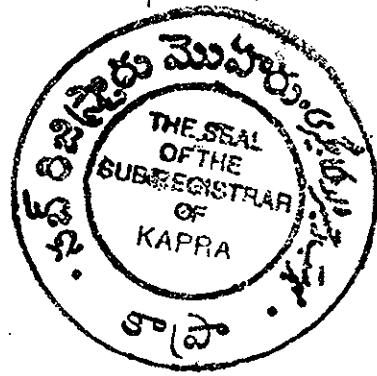
2. *[Handwritten Signature]*

1వ పుస్తకము 2008.....న సం. నం. 2862

మొత్తము వారితముల సంఖ్య.....10

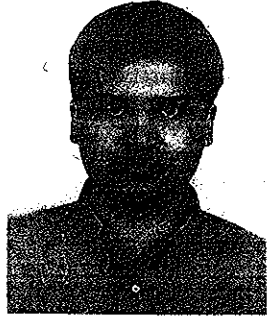
ఈ వారితము వారిత సంఖ్య.....4

~~సబ్-రిజిస్ట్రారు~~



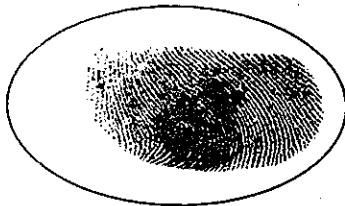
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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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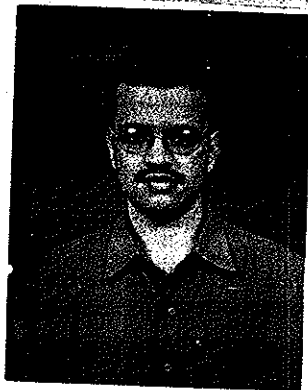
VENDOR CUM FIRM :

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:

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. AMBARISH DESHMUKH
S/O. MR. DEEPAK RAO
R/O. FLAT NO. 105, BLOCK NO. B
GULMOHAR GARDENS
SHAKTISAINAGAR, MALLAPUR
HYDERABAD - 500 017.

SIGNATURE OF WITNESSES:

1.

2.

For MODI VENTURES

Partner

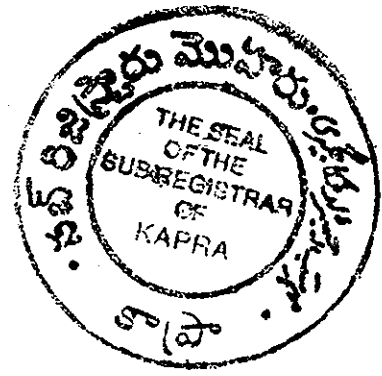
SIGNATURE OF EXECUTANTS

1వ పుస్తకము 2008.....న రెండు 2862.....

మొత్తము రూపాయలు రు. 10.....

ఈ రు. 5.....






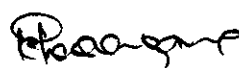
~~10-08-2008~~



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

C.S.No./Year: 002957/2008 of SRO: 1526(KAPRA)

18/10/2008 13:56:26

No.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
			(CL) AMBARISH DESHMUKH F.NO.105,GULMOHAR GARDENS,SHAKTI SAINAGARMALLAPUR,HYD.	
	Manual Enclosure	Manual Enclosure	(EX) M/S MODI VENTURES REP BY SOHAM MODI H.NO.5-4-187/3&4,II FLOOR,SOHAM MANSION,M.G.ROAD,SECUNDERABAD.	
	Manual Enclosure	Manual Enclosure	(EX) M/S SRI SAI BUILDERS REP BY SOHAM MODI H.NO.5-4-187/3&4,II FLOOR,SOHAM MANSION,M.G.ROAD,SECUNDERABAD.	
	Manual Enclosure	Manual Enclosure	(EX) M/S MODI VENTURES REP BY SOHAM MODI H.NO.5-4-187/3&4,II FLOOR,SOHAM MANSION,M.G.ROAD,SECUNDERABAD.	
			(EX) K.PRABHAKAR REDDY(GPA FOR PRESENTING DOCS) H.NO.5-4-187/3&4,II FLOOR,SOHAM MANSION,M.G.ROAD,SECUNDERABAD.	

Witness
Signatures



Operator
Signature

Subregistrar
Signature

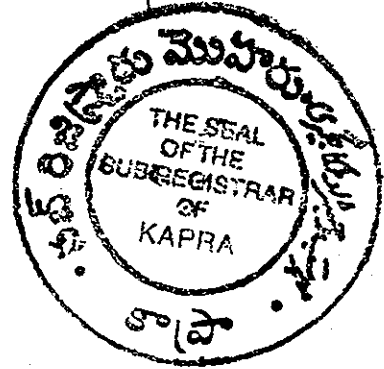



IS ప్రస్తుతం నెంబి 8.....న తం పు 2.06.25...బాబు


మొత్తము కార్యముల సంఖ్య.....10.....

ఈ కార్యముల వలన సంఖ్య.....6.....

~~సబ్-రిజిస్ట్రారు~~

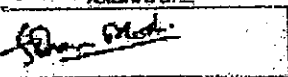


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPN6725H



 नाम / NAME
SOHANI SATISH MODI


पिता का नाम / FATHER'S NAME
SATISH MANLAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1989

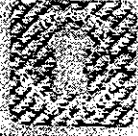
हस्ताक्षर / SIGNATURE



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

आयकर विभाग / INCOME TAX DEPARTMENT
 भारत सरकार / GOVT. OF INDIA



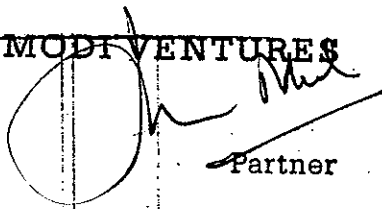
PRABHAKAR REDDY K
 PADMA REDDY KANDI
 15/01/1974
 Permanent Account Number
AWSPR8104E





हस्ताक्षर / Signature

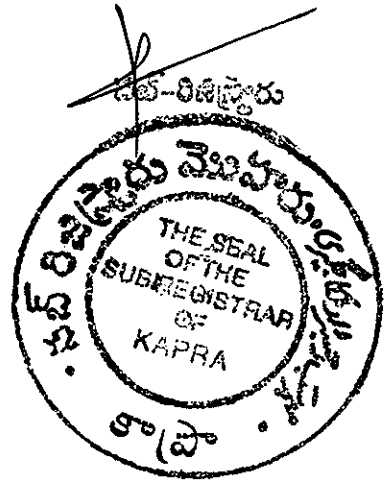
FOR MODI VENTURES



 Partner

దాఖలు నెంబర్.....న పంపు 2862 నెంబర్.....

మొదటి పేజీల సంఖ్య.....10.....

ఈ దాఖలు వదిలిన తేదీ.....7.....




 नाभिकीय ईंधन सम्प्लेक्स
NUCLEAR FUEL COMPLEX
 ECIL
 HYDERABAD-500 062
 GOVT. OF INDIA



AMBARISH DESHMUKH
SCIENTIFIC OFFICER ↑
 96/6186
 31/12/2007

Sign. → Commandant CISF

5682	D.O.B. 04/04/81	B.G. O-VE
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INSTRUCTIONS : IDENTITY CUM ACCESS CONTROL BADGE

1. Please display badge on your person. Not permitted to enter without badge.
2. Use this badge to enter / exit, Complex / Work Area.
3. This badge is not transferable and must be produced on demand by authority.
4. Damage / Loss of badge entails penalty and charge for issue of fresh badge.
5. This badge is to be surrendered on transfer, retirement, resignation, etc.
6. Responsibility of safe preservation of this badge is on the employee.
7. Finder may please drop in nearest post box.

NUCLEAR FUEL COMPLEX
 ECIL (P. O.),
 Hyderabad - 500 062, India.
 Phone : (040) 7120151.

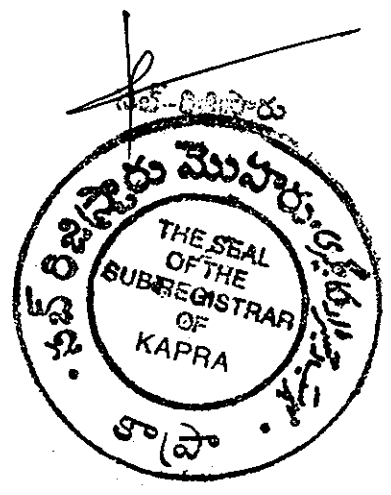
Bus Route

□ - □ □

నంబరు 1008.....వ సం 28.6.2.....

మొత్తము వారసులు సంఖ్య.....10.....

ఈ వారసుల వయస్సు.....8.....



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:
E-4-187-3&4, 11th Floor,
M.G. Road, Secunderabad-500003.
Ph. 040-66335551, 040-2754358

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

GUDLA PRADEEP KUMAR

DHANRAJ GUDLA

20/07/1984

Taxpayer's Account Number

ALJPG7159C

20/08/09

भारत सरकार

GOVT. OF INDIA



22082007

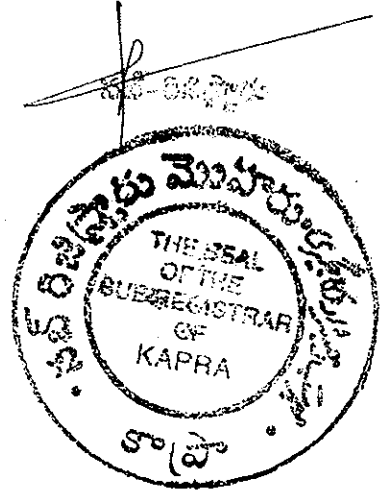
आयकर विभाग
आयकर विभाग
आयकर विभाग
आयकर विभाग

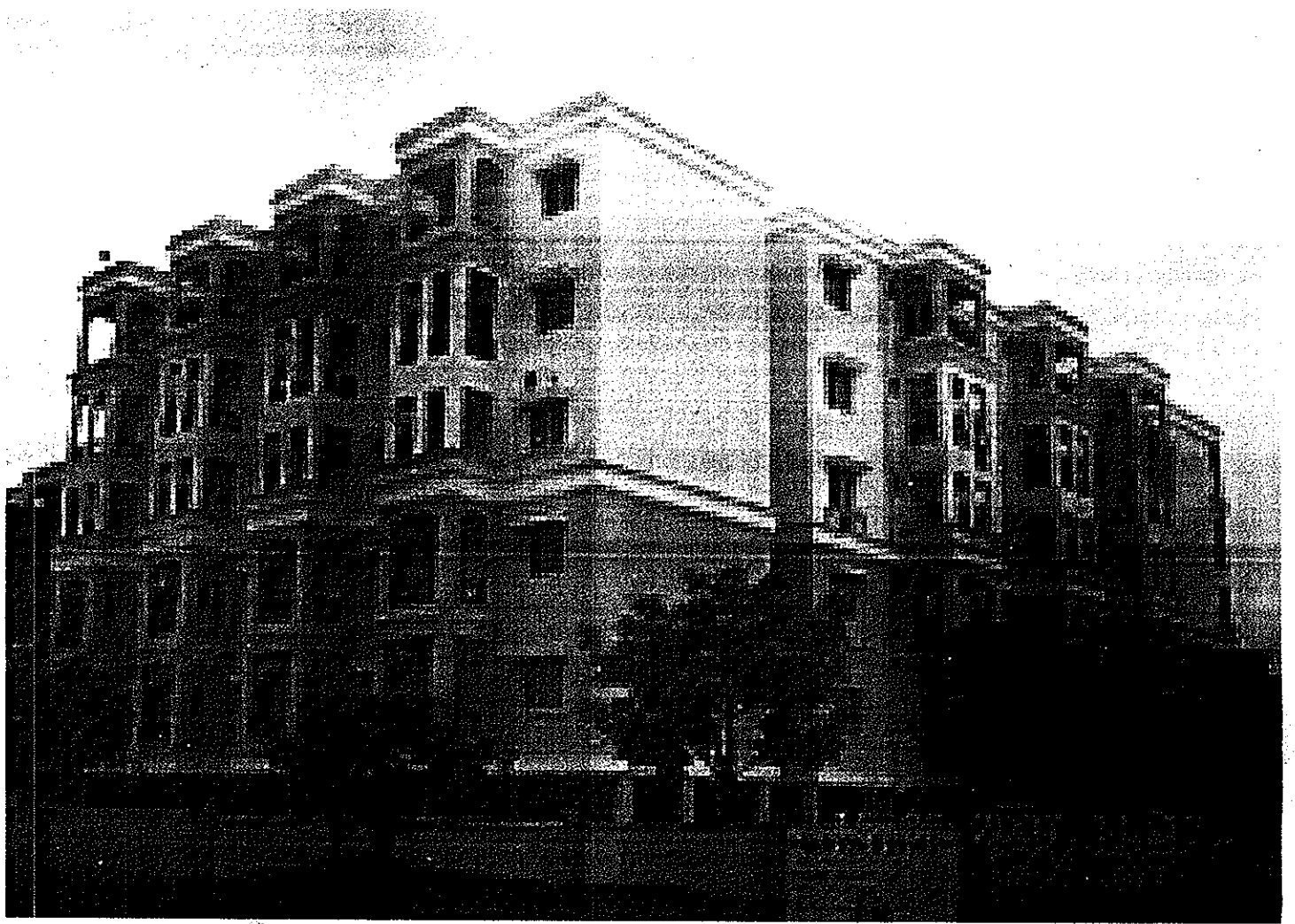
Income Tax PAN Service
Income Tax PAN Service
Income Tax PAN Service
Income Tax PAN Service

1వ పుస్తకము బిరిగి.....న సం. 2.8.62.వస్తావేటలు

మొత్తము కాగితముల సంఖ్య.....10.....

ఈ కాగితపు చదువ సంఖ్య.....9.....

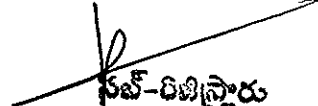




1వ పుస్తకం నంబర్.....వ సంపు.2.8.6.2.....

మొత్తము తాగిపోయిన సరిఖర్చు.....10.....

ఈ తాగిపోయిన సరిఖర్చు.....10.....


సబ్-రిజిస్ట్రారు

