

23/8/2010

2510

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ రాష్ట్ర ప్రదేశం ANDHRA PRADESH

W 588856

S.No. 29264 Date 08/08/2010
 Sold to Santosh
 S/o. S/o. Shantam
 For Whom Modi Ventures

[Signature]
 K. SATISH KUMAR
 SVL.No.13/2000 R.No.16/2009
 5-2-30, Premavallipet (V),
 Rajendranagar (M), R.R. Dist.

SALE DEED

This Sale Deed is made and executed on this the 23rd day of August 2010 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 39 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 39 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 context so permits shall mean and include its successors in interest, nominee, assignee).

IN FAVOUR OF

MR. NADIMPALLY NAGESH, SON OF LATE N. RAMA SUBBA RAO, aged about 56 years, Occupation: Service residing at H. No. 1-9-292/6, Vidyanagar, Ramalayam Street, Hyderabad -- 500 044, 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

[Signature]

377
SCANNED

1వ పుస్తకము 2010.....వ సం. పు. 2315.....వ తేదీ

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....1.....

2010 వ సం. ఏప్రిల్ నెల 23 వ తేదీ

1932 కా. క. సోమన్నపూసము.....వ తేదీ

పగలు.....3.....మరియు.....4.....మొత్తం

మద్య కా. క. సోమన్నపూసము కార్యాలయములో

శ్రీ.....K. Prabhakar Reddy.....

రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32. ఎదు

రనుసరించి సమర్పించబడిన ఫోటోకాపీలు

వందలకు వేటిని ప్రతి ఒక్క ఒకటిగా జాబితా చేసి

రుసుకు మా.....62501.....కు చెల్లించినాడు

వాసి ఇచ్చినట్లు ఒప్పకొన్నది

ఎడమ బొటన ప్రేలు



సోమన్నపూసము

సోమన్నపూసము



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. 64/2010/1 of dated 05.04.2010 registerer at SRO, Kapra, Ranga Reddy District.

లిపి వేసినది

3

Vengatramang Reddy S/o. Anji Reddy
OCC: Service No. 11-187/2, Rd No. 2, Green Hills
Colony, Saroornagar, Hyderabad.

4

B. RAS KUMAR S/o. GURUNO RAO
OCC: SERVICE No. AIWAL, SECCAD.

2010 వ సం. ఏప్రిల్ నెల 23 వ తేదీ

1932 కా. క. సోమన్నపూసము.....వ తేదీ

సోమన్నపూసము
సోమన్నపూసము

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 became 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. 4-00 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 hereinafter the said land is referred to as The Schedule A Land, more fully described in Schedule 'A' annexed to this Agreement.
- B. The Vendor became 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. 1-08 Gts. by way of registered sale deed dated 23rd March, 2007 bearing document no. 4000/07 (for purchase of Ac. 1-13 Gts.) and sale deed dated 7th April 2004 bearing document no. 4464/07 (for sale of Ac. 0-05 Gts.) which are both registered at the office of the Sub-Registrar, Uppal, R. R. District hereinafter the said land is referred to as the Schedule B Land, more fully described in Schedule 'B' annexed to this Agreement.
- C. The Firm and the Vendor had purchased the Scheduled A Land and Scheduled B 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).
- D. 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, R. R. 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			

- E. The Firm invited the Vendor to develop the Schedule A Land into residential apartments in a group housing scheme named and styled as 'GULMOHAR GARDENS' and both of them had agreed to do so jointly.

FOR MODI VENTURES



Partner

- F. The Firm and the Vendor hereto had applied to the Urban Development Authority and Local Municipality for obtaining necessary building construction and other permissions at the cost of the Vendor for the Schedule A Land. The permissions were 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 (A to E) aggregating to about 2,83,825 sft., along with parking on the stilt floor and other amenities were constructed on the Schedule A Land.
- G. The Firm and the Vendor for the purposes of joint development of the Schedule A Land had 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 had 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.
- H. By virtue of above two referred documents, the Firm and the Vendor hereto had 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' forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District, together with their respective proportionate undivided share in the Scheduled A Land.
- I. After the purchase of Schedule B Land, the Vendor applied for obtaining the necessary building construction and other permissions to HUDA & GHMC for the Schedule A Land and Schedule B Land put together as a single project with common amenities and facilities. The permissions for an additional 155 flats in 2 blocks aggregating to about 1,91,650 sft. has been obtained as per proceedings in file no. 0514/CSC/TP1/2008 of GHMC.
- J. In the permission for construction of the first 350 flats (in 5 blocks marked as Block A to E) obtained in the year 2005 and area about 1,623 sq yds was effected in a proposed 100 ft. wide road. The said proposed road was deleted in the new master plan which was notified in April 2008. Accordingly in the permission for construction obtained in 2008 an additional block F consisting of 40 flats on 5 floors having an area of 50,600 sft along with parking on the stilt floor is proposed to be constructed in the area which was earlier effected in the 100 ft wide proposed road. Block F entirely falls within the Schedule A Land. As per the sanction obtained in 2008, Block G which falls entirely in the Schedule B Land, consisting of 115 flats on 5 floors having an area of about 1,41,050 sft along with parking on the stilt and basement floor is proposed to be constructed.

For MODI VENTURES



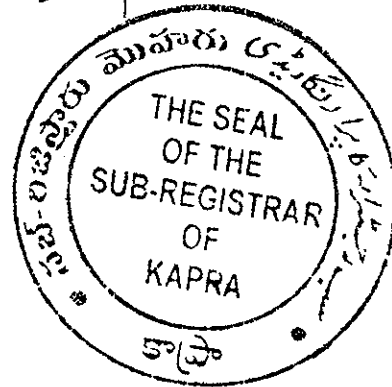
Partner

1వ పుస్తకము 2010.....న సంపుటికి దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు పదున సంఖ్య.....3.....

~~శా-రజిస్ట్రారు~~



- S. 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. 12,50,000/- (Rupees Twelve Lakhs Fifty Thousand Only) and the Buyer has agreed to purchase the same.
- T. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.
- U. 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.

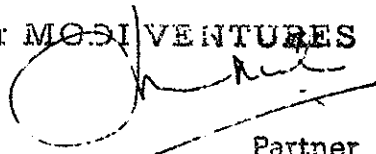
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-deluxe apartment bearing flat no. 301 on third floor, in block no. 'G' having a super built-up area of 1400 sft in building known as Gulmohar Gardens together with:
 - a. Undivided share in schedule B land to the extent of 56.00 sq. yds.
 - b. A reserved parking space for single car on the basement / stilt floor admeasuring about 100 sft.

Situated at Sy. Nos. 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. 12,50,000/- (Rupees Twelve Lakhs Fifty Thousand Only). The Vendor hereby admit and acknowledge the receipt for said consideration in the following manner:

- a) Rs. 9,00,000/- (Rupees Nine Lakhs Only) paid by way of cheque no. 010177, dated 31.07.2010 drawn on HDFC Bank, Kasturba Gandhi Marg., Branch, New Delhi for being Housing Loan issued by Indiabulls Housing Finance Limited,
 - b) Rs. 2,00,000/- (Rupees Two Lakhs Only) paid by way of cheque no. 584032, dated 25.07.2010 drawn on HDFC Bank, Himayathnagar Branch, Hyderabad.
 - c) Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only) (Part Payment) paid by way of cheque no. 791234, dated 02.06.2010 drawn on Yes Bank, Mumbai.
2. The Vendor hereby covenant that the undivided share in Schedule B 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.

FOR MODI VENTURES



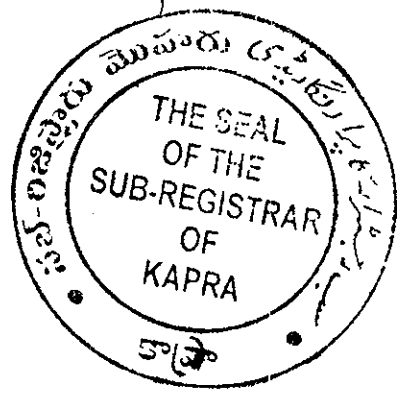
Partner

1వ పుస్తకము అంక 10వ అధ్యాయము సంగ్రహము

మొత్తము కాగితముల సంఖ్య..... 16

ఈ కాగితపు వరుస సంఖ్య..... 5

~~పబ్లికేషన్~~



- S. 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. 12,50,000/- (Rupees Twelve Lakhs Fifty Thousand Only) and the Buyer has agreed to purchase the same.
- T. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.
- U. 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.

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 - a. Undivided share in schedule B land to the extent of 56.00 sq. yds.
 - b. A reserved parking space for single car on the basement / stilt floor admeasuring about 100 sft.

Situated at Sy. Nos. 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. 12,50,000/- (Rupees Twelve Lakhs Fifty Thousand Only). The Vendor hereby admit and acknowledge the receipt for said consideration in the following manner:

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 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.

FOR MOJI VENTURES



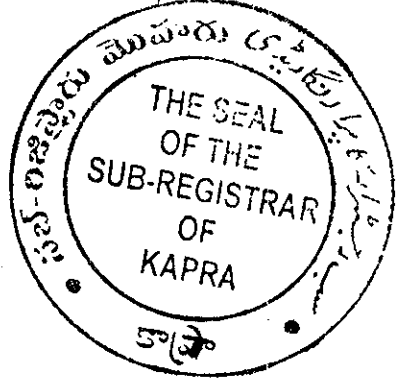
Partner

1వ పుస్తకము చు 10వ అంశం నం 231వ రిజిస్ట్రేషన్

మొత్తము కాగితముల సంఖ్య..... 16

ఈ కాగితపు వరుస సంఖ్య..... 5

~~సబ్ రిజిస్ట్రారు~~



- 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. 93,750/- is paid by way of challan no. 926479 }
dated 23.8.10, drawn on State Bank of Hyderabad, Kushaiguda Branch, Hyderabad and 926480 }
VAT an amount of Rs. 12,500/- paid by way of Pay order No. 157576 dated 18.08.2010
drawn on HDFC Bank, S. D. Road, Secunderabad.

For MODI VENTURES



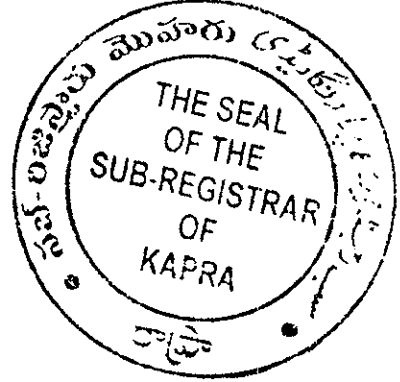
Partner

1వ పుస్తకము 2010.....న సం పు 20215.....పేజీలు

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....7.....

~~న.వి.సి.సి.సి.~~



- 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.
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- 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.
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10. Stamp duty and Registration amount of Rs. 93,750/- is paid by way of challan no. 926479 } dated 23.8.10, drawn on State Bank of Hyderabad, Kushaiguda Branch, Hyderabad and VAT an amount of Rs. 12,500/- paid by way of Pay order No. 157576 dated 18.08.2010 drawn on HDFC Bank, S. D. Road, Secunderabad.

For MODI VENTURES



Partner

1వ పుస్తకము 2010.....న సం పు 2021/5.....వేతలు

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....7.....

~~నా-రిజిస్ట్రారు~~



SCHEDULE 'A'
SCHEDULE OF LAND

ALL THAT PIECE OF LAND admeasuring Ac. 4-00 Gts., forming part of Sy 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	Land belong to Vendor -- Schedule B Land
West By	Sy. No. 92

SCHEDULE 'B'
SCHEDULE OF LAND

ALL THAT PIECE OF LAND admeasuring Ac. 1-08 Gts., forming part of Sy 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	Neighbors land
East By	Shakti Sai Nagar Colony
West By	Land belonging to Firm and Vendor -- Schedule A Land


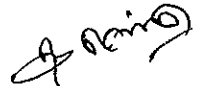
SCHEDULE 'C'
SCHEDULE OF APARTMENT

All that portion forming semi-deluxe apartment bearing flat no. 301 on the third floor, in block no. 'G', admeasuring 1400 sft. of super built up area together with proportionate undivided share of land to the extent of 56.00 sq. yds. and a reserved parking space for Single car on the basement / stilt floor admeasuring about 100 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	Open to Sky
East By	6'-6" wide corridor
West By	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:

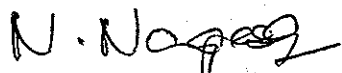
WITNESSES:

1. 
2. 

FOR MODI VENTURES


Partner
For Sri Sai Builders


FIRM
G.P.A. Holder

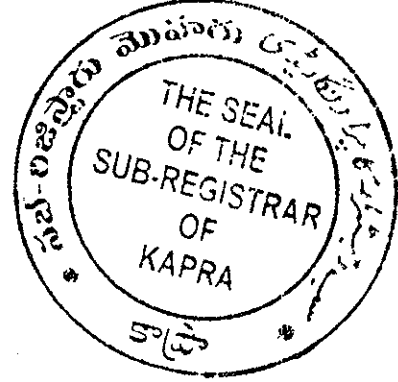

BUYER

1వ పుస్తకము ఖె010.....వ సం పు.23/5.దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 16

ఈ కాగితపు వరుస సంఖ్య..... 8


~~శ్రీ-లింగయ్య~~



ANNEXURE-1-A

1. Description of the Building : SEMI-DELUXE apartment bearing flat no. 301 on the third floor, in block no. 'G' 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 : Under Construction
3. Total Extent of Site : 56.00 sq. yds., U/S Out of Ac. 1-08 Gts.
- 4. Built up area Particulars:**
- a) In the basement / stilt floor : 100 Sft for single car parking space
- b) In the First Floor :
- c) In the Second Floor :
- d) In the Third Floor : 1400 Sft
- e) In the Fourth Floor :
- f) In the Fifth Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 12,50,000/-

Date: 23.08.2010

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: 23.08.2010

FOR MODI VENTURES

Partner
Signature of the Executants

N. Nagesa

REGISTRATION PLAN SHOWING

FLAT NO. 301 IN BLOCK NO. 'G'

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 REPRESENTED BY ITS MANAGING PARTNER

SRI SOHAM MODI SON OF SRI SATISH MODI

BUYER:

MR. NADIMPALLY NAGESH, SON OF LATE N. RAMA SUBBA RAO

REFERENCE:
AREA:

56.00

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.

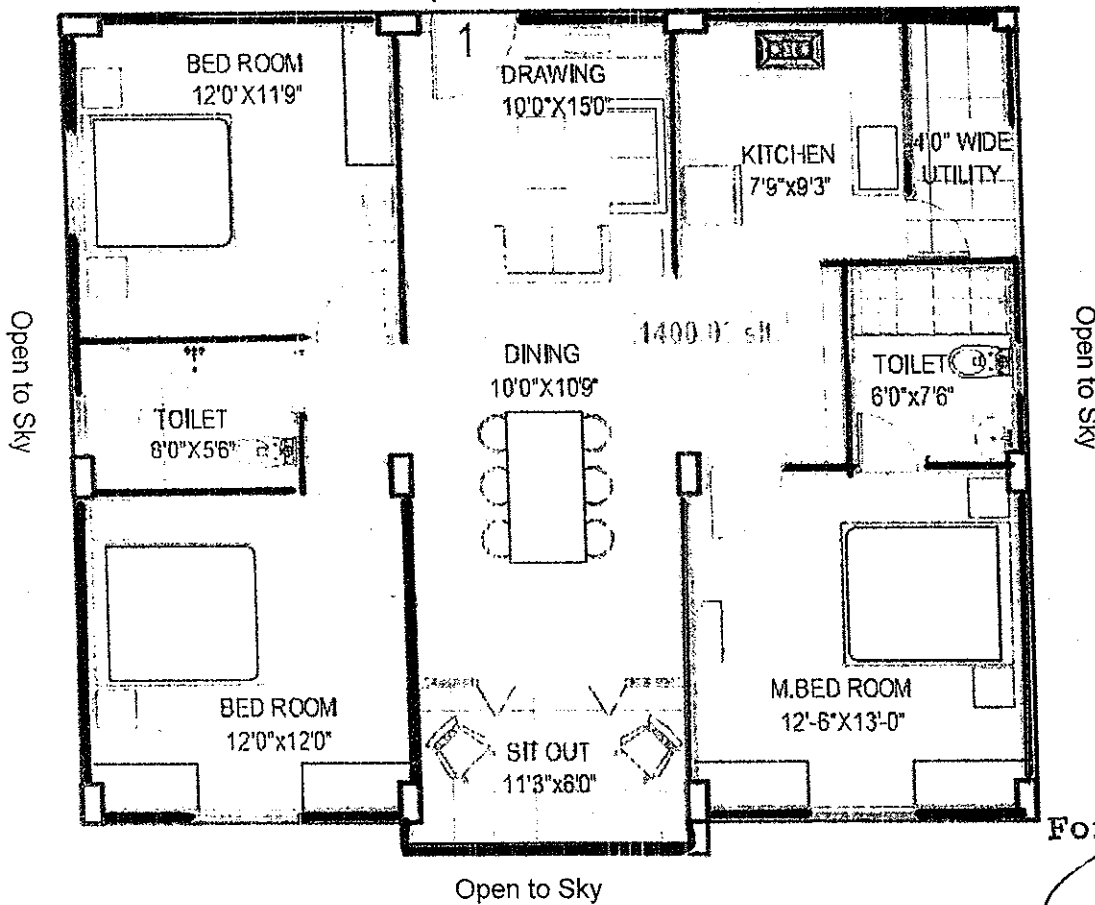


EXCL:



Total Built-up Area = 1400 sft.
Out of U/S of Land = Ac. 1-08 Gts.

6'-6" Wide Corridor



WITNESSES:

- 1.
- 2.

For MODI VENTURES

Partner

SIG. OF THE VENDOR

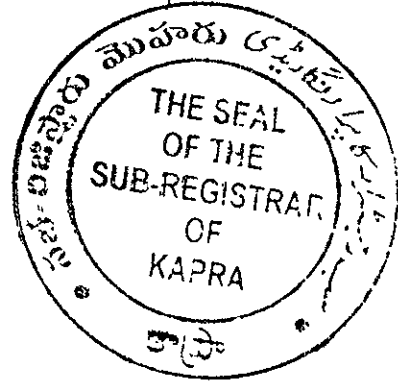
SIG. OF THE BUYER

... పుస్తకము ఖె10.....న సం పు.2315.దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....10.....

~~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
--------	--	--	--

VENDOR:

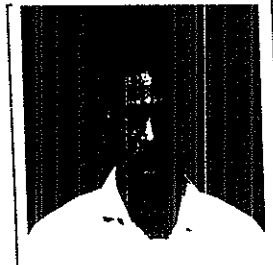
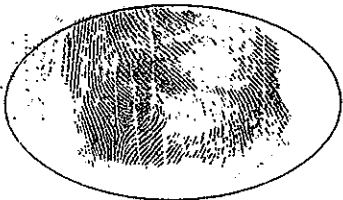
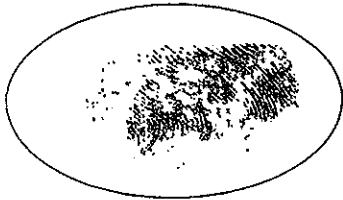
M/S. MODI VENTURES
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD – 500 003.
REP. BY ITS MANAGING PARTNER
MR. SOHAM MODI
S/O. MR. SATISH MODI

GPA FOR PRESENTING DOCUMENTS:
VIDE GPA NO. 64/BK/IV/2009, Dt. 05.06.2009

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

BUYER:

MR. NADIMPALLY NAGESH
S/O. LATE N. RAMA SUBBA RAO
R/O. H. NO. 1-9-292/6
VIDYANAGAR
RAMALAYAM STREET
HYDERABAD – 500 044



SIGNATURE OF WITNESSES:

- 1.
- 2.

For MODI VENTURES

Partner
SIGNATURE OF EXECUTANTS

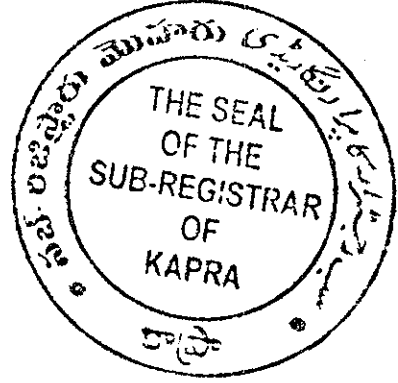
SIGNATURE(S) OF BUYER(S)

పుస్తకము 2010.....న సం పు.2315.కస్తావేళలు

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు పరుస సంఖ్య.....11.....






శ్రీ రవిశ్యాం



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

C.S.No./Year: 2377/2010 of SRO: 1526(KAPRA)

23/08/2010 14:32:25

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) NADIMPALLY NAGESH 1-9-292/6, VIDYANAGAR, RAMALAYAM ST.HYD.	<i>N Nagesh</i>
2	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.	
3	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.	
4	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.	
5			(EX) K.PRABHAKAR REDDY (SPA HOLDER) H.NO.5-4-187/3&4,II FLOOR, SOHAM MANSION, M.G.ROAD,SECUNDERABAD.	<i>K. Prabhakar Reddy</i>

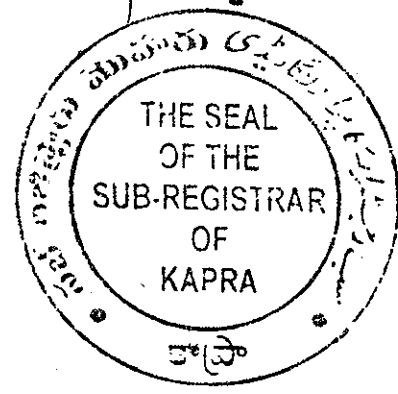
Witness
Signatures

A. Krishna
Operator
Signature

[Signature]
Subregistrar
Signature

1వ పుస్తకము 2010..... సం పు. 2.2.15 వస్తావీరాలు
మొత్తము కాగితముల సంఖ్య..... 16
ఈ కాగితపు వరుస సంఖ్య..... 12

సబ్-రిజిస్ట్రారు

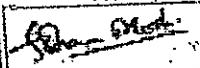


स्थायी लेखा संख्या PERMANENT ACCOUNT NUMBER
AE1P16725H

नाम NAME
SONARI SATESH MODI

पिता या माता FATHER'S NAME
SATISH HANILAL MODI

जन्म तिथि DATE OF BIRTH
18-10-1968


हस्ताक्षर SIGNATURE


मुख्य आयकर अधिकारी, अंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh

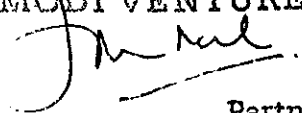
आयकर विभाग INCOME TAX DEPARTMENT
 भारत सरकार GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI
 15/01/1974
 Permanent Account Number
AWSP8104E

हस्ताक्षर
 Signature



Prabhakkar

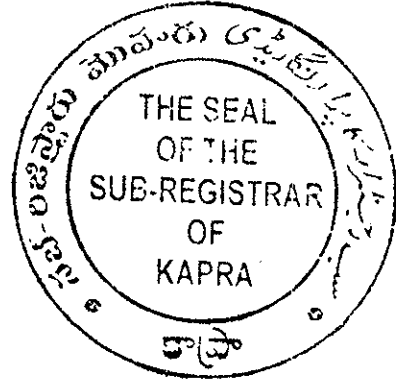
FOR MODI VENTURES

 Partner




1వ పుస్తకము డి/0.....వ సం పు.2.2/5...స్థావేజులు.

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....13.....

~~సబ్-రిజిస్ట్రారు~~



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	AAQPN1499Q	
नाम /NAME	NAGESH NADIMPALLY	
पिता का नाम /FATHER'S NAME	RAMASUBBA RAO NADIMPALLY	
जन्म तिथि /DATE OF BIRTH	15-08-1953	
हस्ताक्षर /SIGNATURE		
	मुख्य आयकर आयुक्त, भोपाल	
	CHIEF COMMISSIONER OF INCOME-TAX, BHOPAL	

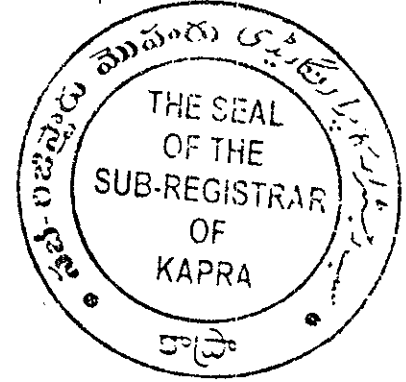
N. Nagesh

1వ పుస్తకము 2010.....న నం పు 2315...దస్త్రావేదాలు

మొత్తము కాగితముల సంఖ్య..... 16

ఈ కాగితపు వరుస సంఖ్య..... 14

~~శ్రీ-రజిస్ట్రారు~~



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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

B M RAJ KUMAR

MUKUND RAO

03/01/1978

Permanent Account Number

AIOPR9833L

Signature



22022005

इस कार्ड के खो जाने पर / खोया हुआ कार्ड मिलने पर
कृपया सूचित करें / लौटायें :
आयकर धन सेवा इकाई, एन एन सी एल
तीसरी मंजिल, ट्रेड वर्ल्ड, ए विंग, कमला मिल्स कंपाउंड
एल. बी. मार्ग, लोअर पैरल, मुंबई - 400 013

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

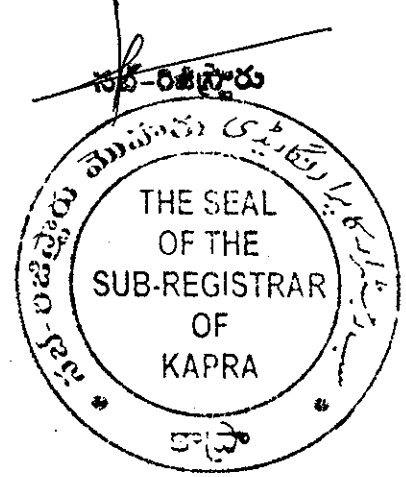
Income Tax PAN Services Unit, NSDL
3rd Floor, Trade World, A Wing,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

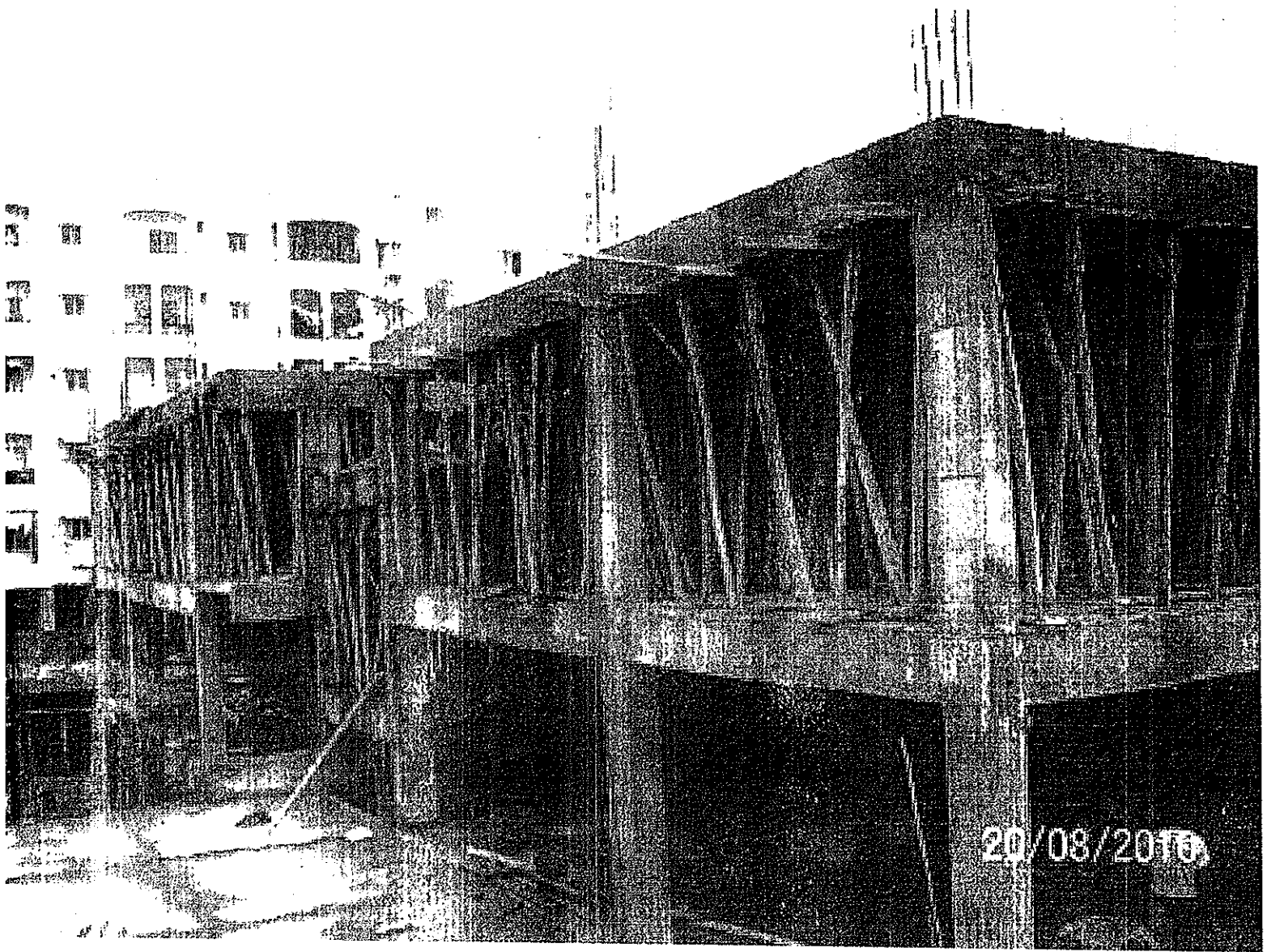
Tel: 91-22-2499 4650; Fax: 91-22-2495 0664,
email: tininfo@nsdl.co.in

1వ పుస్తకము చితి(0.....వ సం పు 23/5/15.....వ తేదీలు

మొత్తము కాగితముల సంఖ్య..... 16

ఈ కాగితపు వరుస సంఖ్య..... 15

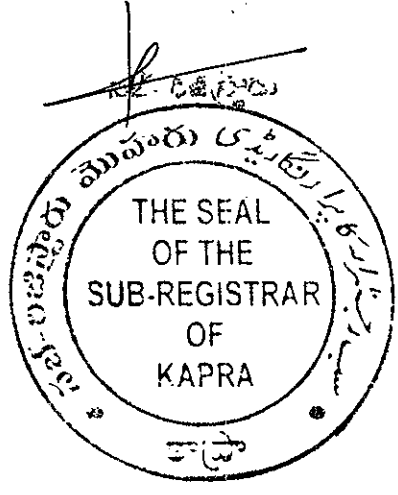




ನಂ. ೨೩೧೦ ೨೩೧೦

..... 16

..... 16



22/6/2010

2511

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ రాష్ట్ర ప్రదేశ ANDHRA PRADESH

W 588858

S.No. 29266 Date 08/07/2010
Sold to Santosh
S/o. D/o. W/ Shankar
For Whom modi ventures

K. SATISH KUMAR
SVL.No.13/2000 R.No.16/2009
S-2-30, Premavathipet (V),
Rajendranagar (S), R.R. Dist.

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 23rd day of August 2010 at SRO, Kapra, Ranga Reddy District by and between:

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 39 years, Occupation: Business, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

MR. NADIMPALLY NAGESH, SON OF LATE N. RAMA SUBBA RAO, aged about 56 years, Occupation: Service residing at H. No. 1-9-292/6, Vidyanagar, Ramalayam Street, Hyderabad - 500 044, 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

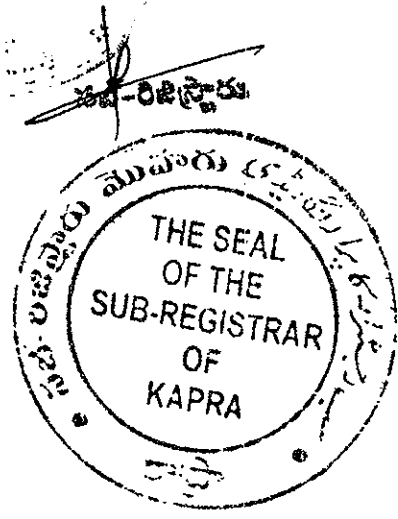
Partner

1వ వున్నకము 2010.....వ సం. పు.సె.కె. దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 13

ఈ కాగితపు వరుస సంఖ్య.....

2010 వ సం. లి.నె.ల. 23 వ తేది
1932 కా.క. సబ్-రెజిస్ట్రారు గారికి..... వ తేది
పగలు..... కురియు..... కంటల
మద్య కాఫీ సబ్-రెజిస్ట్రారు కార్యాలయములో
శ్రీ K. Prabhakar Reddy.....
రెజిస్ట్రారు నిర్ణయము ప్రకారము కే.పి.ఎను
లను సరికి సమర్పించుటకు సబ్-రెజిస్ట్రారులు
వంతులు వేతివారు..... వారు జాబబుచేసి
రూ. 1000/- చెల్లించినారు



Handwritten signatures and names in Telugu script.

వాసి ఇచ్చినట్లు ఒప్పుకొన్నది
ఎడమ బొటన మీద



ఎడమ బొటన ప్రేలు

N. Nagesh

Nadimpally Nagesh
S/o. Late N. Ramu Subba Rao, Occ: Service
R/o. 1-9-292/6, Vidyanagar, Ramalayam, Street,
Hyderabad.



బయపించినది

Handwritten signature.

Yenkat Ramang Reddy, S/o. Anji Reddy Occ: Service
R/o. 11-18/2, Rd no. 2, Green Hills Colony, Secunderabad

Handwritten signature.

B. RAS KUMAR S/o. MURUNO RAO Occ: SERVICE
R/o. ATMAL - SECABD.

2010 వ సం. లి.నె.ల. 23 వ తేది
1932 కా.క. సబ్-రెజిస్ట్రారు గారికి..... వ తేది

Handwritten signature and name: (అర్. శ్రీనివాస ర.)

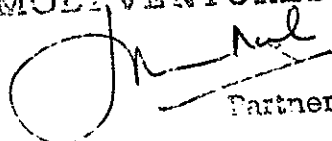
WHEREAS:

- A. The Buyer under a Sale Deed dated 23.08.2010 has purchased a semi-deluxe apartment bearing flat no. 301, on the third floor in block no. 'G', admeasuring 1400 sft. of super built up area in residential apartments styled as 'Gulmohar Gardens', forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District; together with:
- Proportionate undivided share of land to the extent of 56.00 sq. yds.
 - A reserved parking space for single car on the basement / stilt floor admeasuring about 100 sft.
- This Sale Deed is registered as document no. 2319/10 in the office of the Sub-Registrar, Kapra, R. R. District. This Sale Deed was executed subject to the condition that the Buyer shall enter into a Agreement for Construction for completion of construction of the semi-finished apartment as per the agreed specifications.
- B. The Buyer is desirous of getting the construction completed with respect to the scheduled apartment by the Builder.
- C. The Buyer as stated above had already purchased the semi-finished apartment bearing flat no. 301 on the third floor in block no. 'G' and the parties hereto have specifically agreed that this construction agreement and the Sale Deed referred herein above are and shall be interdependent and co-existing agreements.
- D. The parties hereto after discussions and negotiations have reached certain understandings, terms and conditions etc., for the completion of construction of the scheduled apartment and are desirous of recording the same into writing.

NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:

- The Builder shall complete the construction for the Buyer a semi-deluxe apartment bearing flat no. 301 on the third floor in block no. 'G' admeasuring 1400 sft. of super built up area and undivided share of land to the extent of 56.00 sq. yds., and a reserved parking space for single car on the basement / stilt floor admeasuring about 100 sft. as per the plans annexed hereto and the specifications given hereunder for a amount of Rs. 17,19,000/- (Rupees Seventeen Lakhs Nineteen Thousand Only).
- The Buyer has already paid an amount of Rs. 75,000/- (Rupees Seventy Five Thousand Only) before entering into this agreement, which is admitted and acknowledged by the Builder.

FOR MODE VENTURES


Partner

N. Nagaraj

1వ పుస్తకము 2010.....వ సం పు 2316 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....13.....

ఈ కాగితపు పరుస సంఖ్య.....2.....

MARKET VALUE Rs: 179000/ -

ENDORSEMENT

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

By challan No. 92648 / Dt. 22/8/10

[Handwritten Signature]
సబ్ రిజిస్ట్రారు

I. Stamp Duty:

1. in the shape of stamp papers Rs. 100/ -

2. in the shape of challan (u/s. 41 of I.S.A. 1899) Rs. 17090/ -

3. in the shape of cash (u/s. 42 of I.S.A. 1899) Rs. _____

4. adjustment of ... duty (u/s. 16 of I.S.A. 1899, if any) Rs. _____

II. Transfer Fee:

1. in the shape of ... Rs. _____

2. in the shape of cash Rs. _____

III. Registration fees:

1. in the shape of challan Rs. 1000/ -

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 18290/ -

[Handwritten Signature]
SUB REGISTRAR
KAPRA

1వ పుస్తకము 2010 సం./ కా.శ. 1982 వ పు 2316

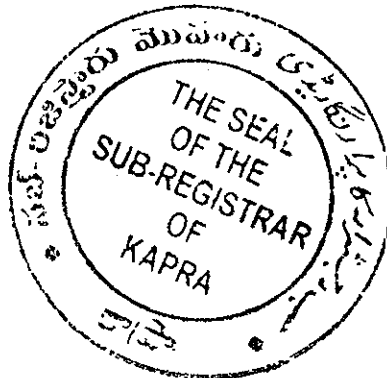
సెంటరుగా రిజిస్టరు చేయబడి

స్టాంప్ నిమిత్తం సుద్ధింపు నెంబరు 1526

2316 / 2010 గా యివ్వబడ్డది

2010 సం. 23 వ తేది

[Handwritten Signature]
సబ్ రిజిస్ట్రారు



3. The Buyer shall pay to the balance amount of Rs. 16,44,000/- (Rupees Sixteen Lakhs Forty Four Thousand Only) in the following manner:

Installment	Amount	Due Date of Payment
Installment I	8,44,000/-	26.07.2010
Installment II	2,25,000/-	26.08.2010
Installment III	3,75,000/-	On completion of flooring, bathroom tiles, windows & 1 st coat of paint
Installment IV	2,00,000/-	On completion

4. In case the Scheduled Apartment is completed before the scheduled date of completion / delivery mentioned in clause 10 below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned in clause 3 above. The buyer shall be liable to pay the balance outstanding within 15 days of receiving an intimation from the Vendor as to completion of the Scheduled Apartment, notwithstanding the installments and due dates mentioned above.
5. The Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 1 month from the due date.
6. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan to the Buyer for whatsoever reason. The payment of installments to the Builder by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.
7. The Buyer has handed over the vacant and peaceful possession of the semi-finished semi-deluxe apartment bearing no. 301 on the third floor in block no. 'G' to the Builder for the purposes of completion of construction of the apartment.
8. The Builder shall construct the Apartment in accordance with the plans and designs and as per specifications annexed hereto. Cost of any additions and alterations made over and above the specifications at the request of the Buyer shall be charged extra.
9. The Builder shall be liable to pay all such amounts for and on behalf of the Buyer as may be required by concerned government / quasi government departments for water & electricity connections and for any other amenities. Such payments shall solely be borne by the Builder.

FOR MODI VENTURES

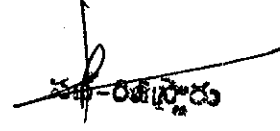

Partner

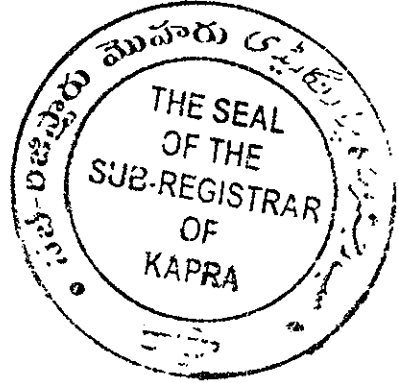


1వ పుస్తకము ఖి10.....వ పంపు 2316 చట్టములలో

మొత్తము శాసితముల సంఖ్య.....13.....

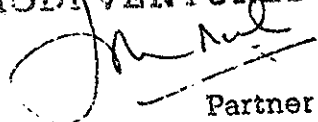
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శాసితము



10. The Builder shall complete the construction of the Apartment and handover possession of the same by 1st April 2011 with a further grace period of 6 months provided the Buyer fulfils all his obligations under this agreement. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said Apartment within the stipulated period if the construction is delayed or stopped by the reason of non-availability of essential inputs like steel, cement etc. or on account of prevention, obstruction, prohibition, ordinance, legislation and/or notification by any governmental / quasi governmental authorities and agencies on account of any other reasons which are beyond the control of the Builder like war, civil commotion etc. The Buyer shall not have any right to claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.
11. The Builder upon completion of construction of the Apartment shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the Apartment provided however. that the Buyer shall not be entitled to take possession if he / she has not fulfilled the obligations under this agreement. After such intimation, the Builder shall not be liable or responsible for any loss, theft, breakages, damages, trespass and the like.
12. The Buyer upon taking possession of the apartment shall own and possess the same absolutely and shall have no claims against the Builder on any account, including any defect in the construction.
13. The Buyer upon receipt of the completion intimation from the Builder as provided above, shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said Apartment.
14. The Builder shall deliver the possession of the completed Apartment to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.
15. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions, alterations to the structures etc., that may be necessary for execution of the Gulmohar Gardens project.
16. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall not seek or cause the stoppage or stay of construction or related activity in the Gulmohar Gardens project or cause any inconvenience or obstructions whatsoever. However, the claim of the Buyer against the Builder shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Builder. This understanding is specifically reached amongst the parties for the overall interest of the other Buyers in the project and for the smooth uninterrupted execution of the works for the project as a whole.

FOR MODI VENTURES

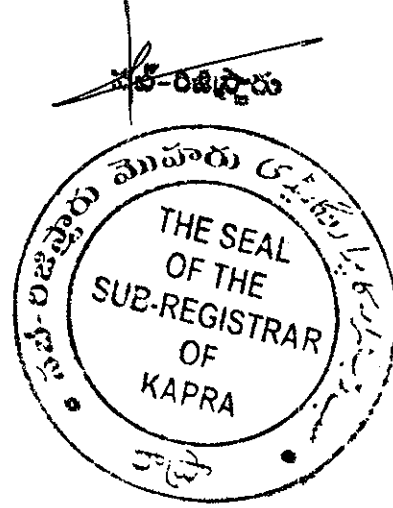

Partner



1వ పుస్తకము 2010.....వ సంపు 2316 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....13.....

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17. It is hereby agreed and understood explicitly between the parties hereto that the Buyer shall be solely responsible for payment of any, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the Apartment under this agreement, or the sale deed.
18. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.
19. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement, the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to forfeit a sum equivalent to 50% of the total agreed consideration as liquidated damages from the amounts paid by the Buyer to the Builder. The Builder shall further be entitled to allot, convey, transfer and assign the said Apartment to any other person of their choice and only thereafter, the Builder will refund the amounts paid by the Buyer after deducting liquidated damages provided herein.
20. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form as amended from time to time shall be deemed to be the part of this agreement unless otherwise specifically waived and/or differently agreed upon in writing.
21. In case of any dispute between the parties, the matter shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Secunderabad and the proceedings shall be in English. The place of legal jurisdiction shall be at Secunderabad.
22. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
23. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.
24. Stamp duty and Registration amount of Rs. 18,190/- is paid by way of challan No. 92648/ dated 23.8.10 drawn on SBH Kushaiguda Branch, Hyderabad and VAT paid an amount of Rs. 17,190/- by way of pay order no. 157577, dated 18.08.2010, drawn on HDFC Bank, S. D. Road, Secunderabad.

FOR MODI VENTURES


Partner

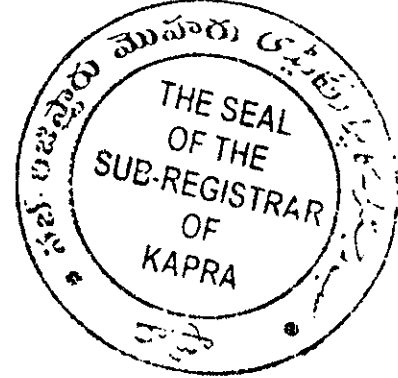
N. Nagaraj

1వ పుస్తకము పేజీ 10.....చ సం పు 2316...దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 13

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నల్ల-రిజిస్ట్రారు



SCHEDULE 'A'

SCHEDULE OF LAND

ALL THAT PIECE OF LAND admeasuring Ac. 1-08 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	Neighbors land
East By	Shakti Sai Nagar Colony
West By	Land belonging to Firm and Vendor – Schedule A Land


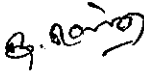
SCHEDULE 'B'

SCHEDULE OF APARTMENT

All that portion forming semi-deluxe apartment bearing flat no. 301 on the third floor, in block no. 'G', admeasuring 1400 sft. of super built up area together with proportionate undivided share of land to the extent of 56.00 sq. yds. and a reserved parking space for Single car on the stilt floor / basement admeasuring about 100 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	Open to Sky
East By	6'-6" wide corridor
West By	Open to Sky

WITNESSES:

1. 
2. 

FOR MODI VENTURES

Partner
BUILDER

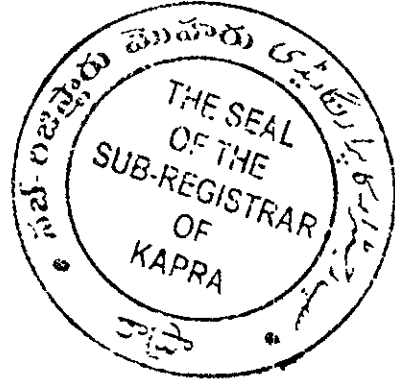

BUYER

1వ పుస్తకము బి/0.....వ సం పు.2316.దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....13

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SCHEDULE 'C'

SPECIFICATION OF CONSTRUCTION


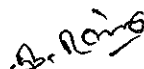
Item	Semi-deluxe Apartment	Deluxe Apartment
Structure	RCC	RCC
Walls	4"/6" solid cement blocks	4"/6" solid cement blocks
External painting	Exterior emulsion	Exterior emulsion
Internal painting	Smooth finish with OBD	Smooth finish with OBD
Flooring	Ceramic Tiles	Vitrified Tiles
Door frames	Wood (non-teak)	Wood (non-teak)
Doors	Moulded main door, others flush doors	All doors – moulded
Electrical	Copper wiring with modular switches	Copper wiring with modular switches
Windows	Powder coated aluminum sliding windows with grills	Powder coated aluminum sliding windows with grills
Bathroom	Designer ceramic tiles with 7' dado	Designer ceramic tiles with 7' dado
Sanitary	Raasi or similar make	Raasi or similar make
C P fittings	Branded CP Fittings	Branded CP Fittings
Kitchen platform	Granite Slab, 2 ft ceramic tiles dado, SS sink.	Granite slab, 2 ft ceramic tiles dado, SS sink.
Plumbing	GI & PVC pipes	GI & PVC pipes

Note:

1. Choice of 2 colours for interiors, western / Anglo-Indian WC, 2 or 3 combinations of bathroom tiles & sanitary fittings shall be provided.
2. Changes to external appearance and colour shall not be permitted.
3. Fixing of grills to the main door or balconies shall not be permitted.
4. Change of doors or door frames shall not be permitted.
5. Changes in walls, door positions or other structural changes shall not be permitted.
6. Only select alterations shall be permitted at extra cost.
7. RCC lofts and shelves shall not be provided.
8. Specifications / plans subject to change without prior notice.

IN WITNESS WHEREOF the parties hereto have signed this agreement in token of their acceptance after understanding the contents with free will and without any influence or coercion in presence of the witness:

WITNESSES:

1. 
2. 

For MODI VENTURES


Partner
BUILDER

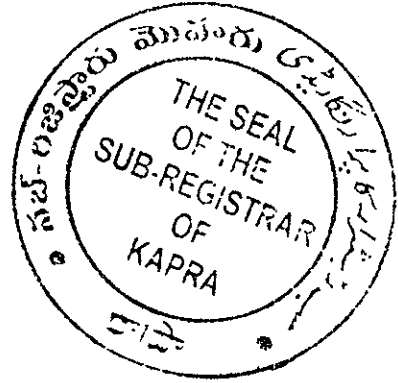

BUYER

1వ పుస్తకము 2010.....వ సం పు. 23/6 దస్తావేజులు

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REGISTRATION PLAN SHOWING

FLAT NO. 301 IN BLOCK NO. G'

ON THIRD FLOOR IN PROJECT KNOWN AS "GULMOHAR GARDENS"

IN SURVEY NOS.

93, 94 & 95

SITUATED AT

MALLAPUR VILLAGE,

UPPAL

MANDAL, R.R. DIST.

BUILDER:

M/S. MODI VENTURES REPRESENTED BY ITS MANAGING PARTNER

SRI SOHAM MODI SON OF SRI SATISH MODI

BUYER:

MR. NADIMPALLY NAGESH, SON OF LATE N. RAMA SUBBA RAO

REFERENCE:
AREA:

56.00

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.

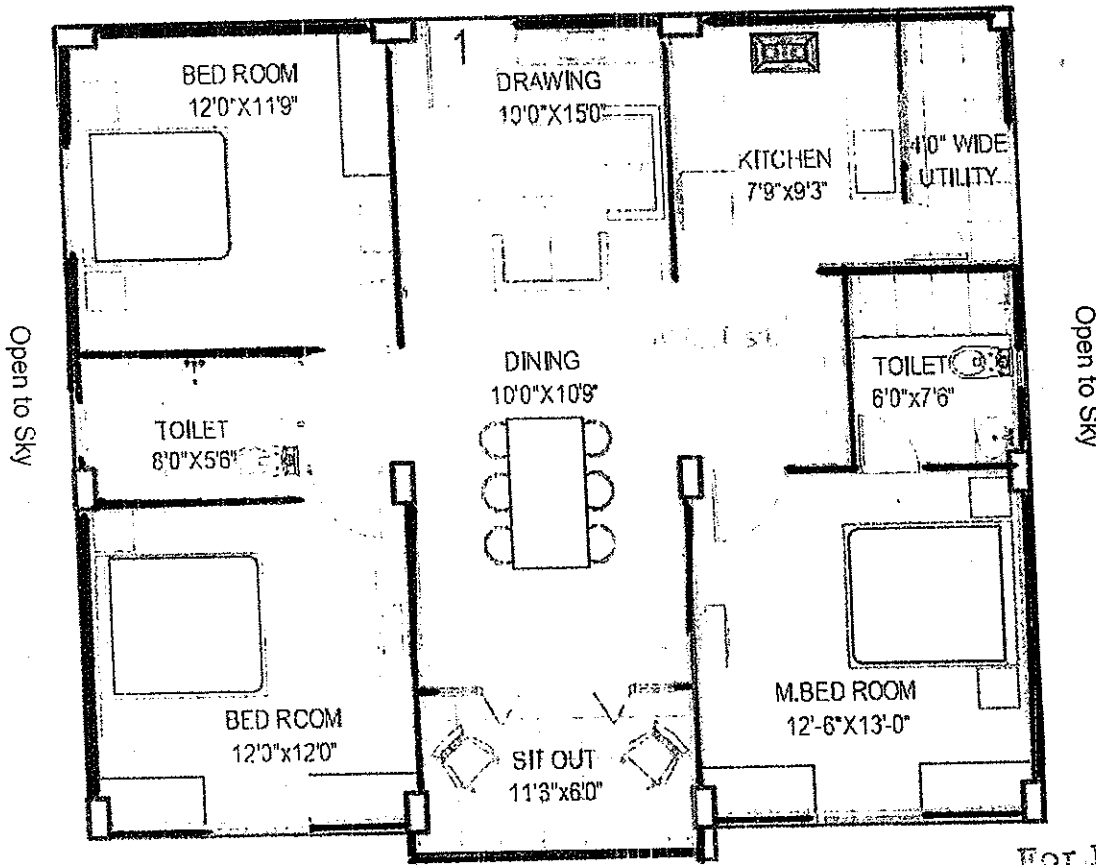


EXCL:



Total Built-up Area = 1400 sft.
Out of U/S of Land = Ac. 1-08 Gts.

6'-6" Wide Corridor



WITNESSES:

- 1.
- 2.

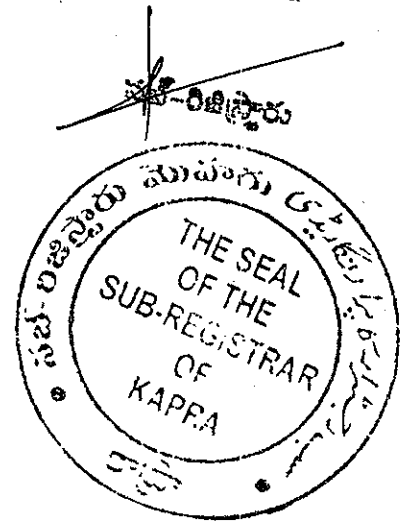
FOR MODI VENTURES

Partner

SIG. OF THE BUILDER

SIG. OF THE BUYER

స పుస్తకము 2010.....వ సం పు.2.31.16 దస్తావేజులు
మొత్తము కాగితముల సంఖ్య..... 13
ఈ కాగితపు వరుస సంఖ్య..... 8



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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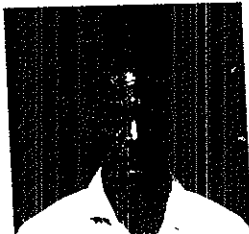
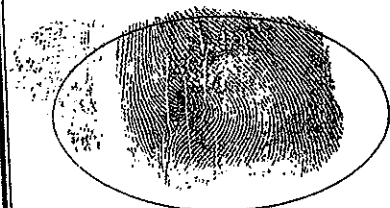
BUILDER:

M/S. MODI VENTURES
 HAVING ITS OFFICE AT 5-4-187/3 & 4
 II FLOOR, SOHAM MANSION
 M. G. ROAD, SECUNDERABAD – 500 003.
 REP. BY ITS MANAGING PARTNER
 MR. SOHAM MODI
 S/O. MR. SATISH MODI



GPA FOR PRESENTING DOCUMENTS:
VIDE GPA NO. 64/BK/IV/2009, Dt. 05.06.2009

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



BUYER:

MR. NADIMPALLY NAGESH
 S/O. LATE N. RAMA SUBBA RAO
 R/O. H. NO. 1-9-292/6
 VIDYANAGAR
 RAMALAYAM STREET
 HYDERABAD – 500 044

SIGNATURE OF WITNESSES:

- 1.
- 2.

FOR MODI VENTURES

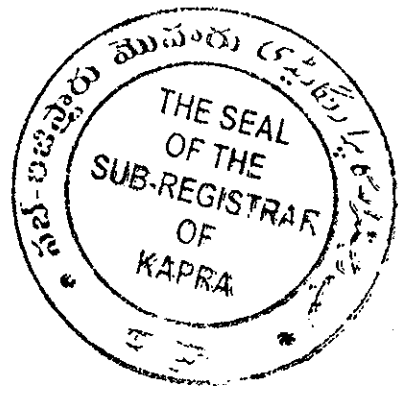
Partner

SIGNATURE OF EXECUTANTS

SIGNATURE(S) OF BUYER(S)

పుస్తకము 2010.....వ సం పు. 2316.....వేదాలు
మొత్తము కాగితముల సంఖ్య..... 13
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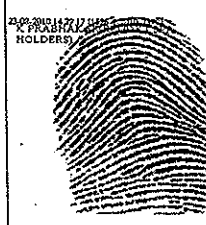

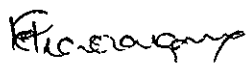
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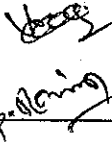
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 002378/2010 of SRO: 1526(KAPRA)

23/08/2010 14:31:46

S.No.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) NADIMPALLY NAGESH 1-9-292/6, VIDYANAGAR, RAMALAYAM ST.HYD.	
2	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.	
3			(EX) K.PRABHAKAR REDDY (SPA HOLDERS) H.NO.5-4-187/3&4,II FLOOR, SOHAM MANSION, M.G.ROAD,SECUNDERABAD.	

Witness
Signatures



Operator
Signature



Subregistrar
Signature

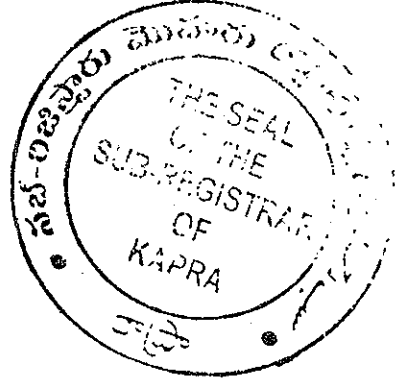


1వ పుస్తకము 2010.....వ సం పు.23.16.....వీణలు

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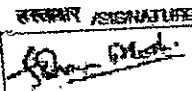


PERMANENT ACCOUNT NUMBER
AEIIPR6725H

नाम NAME
SOHANI SATESH MODI

पिता का नाम FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि DATE OF BIRTH
19-10-1989

हस्ताक्षर SIGNATURE


प्रमुख आयकर अधिकारी, अहमदाबाद
 Chief Commissioner of Income-tax, Ahmedabad


आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

PRABHAKAR REDDY K
 PADMA REDDY KANDI

15/01/1974
 Permanent Account Number
AWSP8104E

हस्ताक्षर
 Signature



Prabakar

FOR MODI VENTURES

[Signature]

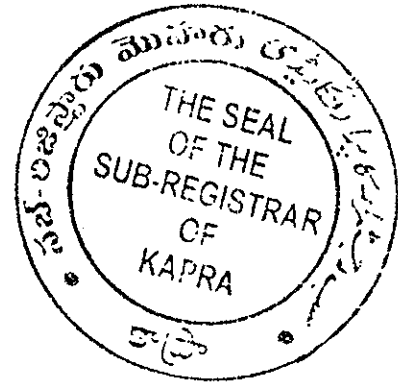
Partner




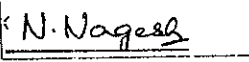
1వ పుస్తకము 2010.....వ సం పు 2316.....వేదాలు

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~~సర్కారు~~



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	AAQPN1499Q	
	नाम /NAME NAGESH NADIMPALLY	
	पिता का नाम /FATHER'S NAME RAMASUBBA RAO NADIMPALLY	
	जन्म तिथि /DATE OF BIRTH 15-08-1953	
हस्ताक्षर /SIGNATURE		
	मुख्य आयकर आयुक्त, भोपाल CHIEF COMMISSIONER OF INCOME-TAX, BHOPAL	

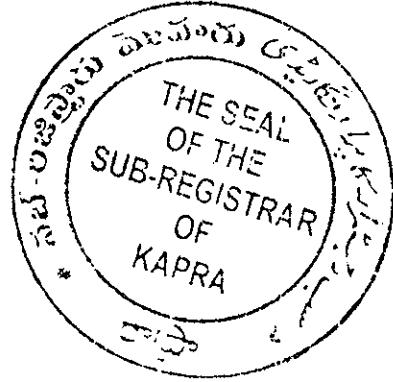
N. Nagesh

1వ పుస్తకము కి010.....వ నం పు2316...రస్తావేజులు

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ఈ కాగితపు పనుల వివరము.....12.....

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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:
5-4-137/3&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 Adm.Div Immediately

WITNESSES NO. 2

आयकर विभाग
INCOME TAX DEPARTMENT

B M RAJ KUMAR

MUKUND RAO

03/01/1978

Permanent Account Number

AIOPR9833L

Signature



भारत सरकार
GOVT. OF INDIA



22022006

इस कार्ड के खो जाने पर / खोया हुआ कार्ड मिलने पर
कृपया सूचित करें / लौटायें :
आयकर पैन सेवा इकाई, एन एस डी यूए
तीसरी मंजिल, ट्रेड वर्ल्ड, ए विंग, कामला मिल्स कंपाउंड
एस. बी. मार्ग, लोअर पार्ल, 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 Parel, Mumbai - 400 013.

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

1. ಪುಸ್ತಕ ಸಂಖ್ಯೆ 10 ಸಂಖ್ಯೆ 2316 ದಸ್ತಾವೇಜು

2. ವೆಂಚೂರು ಸಂಖ್ಯೆ 13

3. ಸಾಕ್ಷಿಯ ಸಂಖ್ಯೆ 13

