



2010 వ సం. డిసెంబరు 18 వ తేదీ  
 1937 శా.క. సంస్కృతి మాసము 28 వ తేదీ

1వ పుస్తకము 2010.....వ సం. వ. 99.....వ తేదీ  
 మొత్తము కాగితముల సంఖ్య.....12.....  
 ఈ కాగితపు పరుస సంఖ్య.....1.....

పగలు.....మరియు.....గంటల  
 మద్య కాప్రా సబ్-రిజిస్ట్రారు కార్యాలయములో  
 శ్రీ...K. Prabhakar Reddy.....  
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎను  
 అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు  
 మరియు వేలిపముద్రలతో సహా దాఖలు చేసి  
 రూ. 6750/- లు చెల్లించినారు  
 ప్రా. ఇచ్చినట్లు ఒప్పకొన్నది  
 ఎడమ బొటన వ్రేలు

*[Signature]*  
 సబ్-రిజిస్ట్రారు



*[Signature]*  
 K. Prabhakar Reddy



అనుపించినది

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. 65/187/09  
 dated 5.6.09 registerer at SRO, Kapra  
 Ranga Reddy District.

1. *[Signature]*

Venkataramang Reddy  
 occ: Service - R/o.  
 Green Hills Colony,

S/o. Anji Reddy  
 11-187/2, Rd No. 2  
 Saroornagar, th 1

2. *[Signature]*

B. RAJ KUMAR  
 occ: BUSINESS

S/o. MUKUND RAO  
 R/o. ALWAL, SEC:AD.

2010 వ సం. డిసెంబరు 18 వ తేదీ  
 1937 శా.క. సంస్కృతి మాసము 28 వ తేదీ సబ్-రిజిస్ట్రారు

**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 10<sup>th</sup> July, 2003 bearing document no. 8184/03 and sale deed dated 5<sup>th</sup> 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 23<sup>rd</sup> March, 2007 bearing document no. 4000/07 (for purchase of Ac. 1-13 Gts.) and sale deed dated 7<sup>th</sup> 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			

FOR MOD VENTURES

  
Partner

1వ పుస్తకము 2010.....వ నెం పు.....99.....వస్తావేటి

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....2.....

MARKET VALUE Rs: 13,50,000/-

ENDORSEMENT

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

By challan No. 524114 Dt. 8/1/10

~~నవ-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. Act. 1899) Rs. —
- 3. in the shape of cash (u/s.41 of I.S. Act. 1899) Rs. —
- 4. adjustment of stamp duty u/s.16 of I.S. Act. 1899, if any Rs. —

II. Transfer Duty:

- 1. in shape of challan Rs. 27000/-
- 2. in the shape of cash Rs. —

III. Registration fees:

- 1. in the shape of challan Rs. 6750/-
- 2. in the shape of cash Rs. —


IV. User Charges

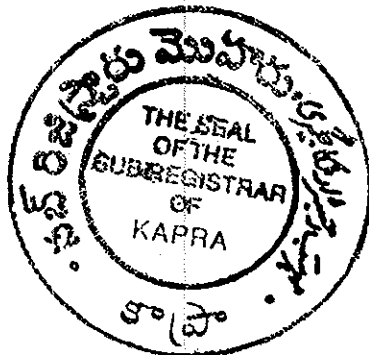
- 1. in the shape of challan Rs. 100/-
- 2. in the shape of cash Rs. —

Total Rs. 33950/-


  
SUB REGISTRAR  
KAPRA

2వ పుస్తకము 2010 సం./ శా.శ. 193/ వ  
పు.....99.....నెంబరుగా రిజిస్టరు చేయబడి  
స్కానింగ్ విమిత్తం సుర్తింపు నెంబరు 1526 —  
.....99...../2010 గా యిప్పడమైనది  
2010 సం. 1వ వ రి.....నెం.....18.....వ తేది

  
నవ-రిజిస్ట్రారు



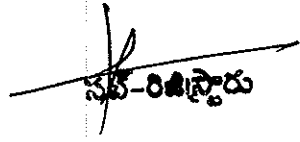
- E. The Firm invited the Vendor to develop the Schedule A Land into residential apartments in a group housing scheme named and styled as 'GULMOHAR GARDENS' and both of them had agreed to do so jointly.
- F. The Firm and the Vendor hereto had applied to the Urban Development Authority and Local Municipality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

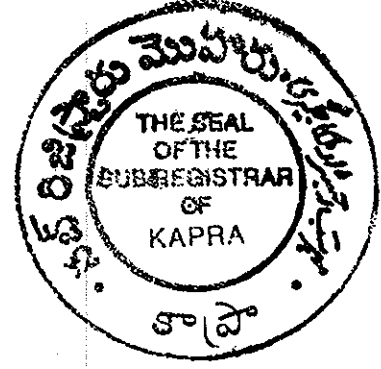
For MODI VENTURES  
  
Partner

1వ పుస్తకము బి(.....)వ సరి పు.....<sup>99</sup>.....

మొత్తము కాగితముల సంఖ్య.....<sup>12</sup>.....

ఈ కాగితపు వరుస సంఖ్య.....<sup>3</sup>.....

  
సబ్-రిజిస్ట్రారు

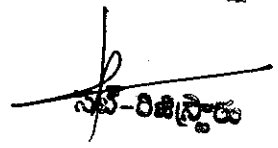


- K. The Firm and Vendor have agreed to jointly develop the flats in Block F falling in the Schedule A Land as per the terms and conditions mentioned in the Supplementary Agreement dated 22.12.2008. As per the terms of the said Supplementary Agreement the Vendor shall become exclusive owners of 28 flats in Block F having an area of about 35,080 sft along with proportionate parking and the Firm shall become absolute owners of 12 flats in Block F having an area of about 15,520 sft along with proportionate parking. The Vendor has agreed to develop Block F including the flats belonging to the Firm and the Firm has agreed to reimburse the cost of construction of its share of flats to the Vendor.
- L. The Vendor and the Firm have further agreed that Block G 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 falling within Schedule B Land which belongs to the Vendor and the Vendor shall be absolute owner of all the flats along with proportionate parking without any let or hindrance from the Firm. The Vendor shall develop Block G at its own cost.
- M. The Vendor and Firm have agreed to share all the amenities and facilities provided in the Schedule A Land and Schedule B Land. The said facilities and amenities shall be for the common use and enjoyment of the owners of flats in all the blocks (A to G) of Gulmohar Gardens.
- N. The respective share / ownership of each flat in Gulmohar Gardens together with proportional share in parking space etc., belonging to the Firm and the Vendor is detailed in the Schedules/ Annexures / Appendix attached to the Joint Development Agreement referred above.
- O. By virtue of the above referred Joint Development Agreement and Agreement of Sale cum General Power of Attorney the Vendor is absolutely entitled to develop and sell its share of flats to any intending buyer.
- P. The Buyer is desirous of purchasing a semi-finished semi-deluxe apartment bearing flat no. 406 on fourth floor, in block no. 'G' having a super built-up area of 1050 sft., together with undivided share in the schedule 'B' land to the extent of 42.00 sq. yds., and a reserved parking space for single car on the basement / stilt floor admeasuring about 100 sft., in the building known as 'Gulmohar Gardens' and has approached the Vendor, such apartment is hereinafter referred to as Scheduled Apartment.
- Q. The Vendor and the Firm have represented to the Buyer that the Scheduled Apartment has fallen to the share of Vendor and thus absolutely belongs to it by virtue of above referred agreements.
- R. The Buyer has inspected all the documents of the title of the Vendor in respect of the Schedule B Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities, which are attached to and/or are common to the entire project of Gulmohar Gardens. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.

FOR MODI VENTURES

  
Partner

1వ ఎన్నికము 2010.....వ సం పు.....99.....వేల  
మొత్తము కారితముల సంఖ్య.....12.....  
ఈ కారితపు వరుస సంఖ్య.....4.....

  
సబ్-రిజిస్ట్రారు





- 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. 13,50,000/- (Rupees Thirteen 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-finished, semi-deluxe apartment bearing flat no. 406 on fourth floor, in block no. 'G' having a super built-up area of 1050 sft., in building known as "Gulmohar Gardens" together with:
  - a. Undivided share in schedule B land to the extent of 42.00 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. 13,50,000/- (Rupees Thirteen Lakhs Fifty Thousand Only). The Vendor hereby admit and acknowledge the receipt for said consideration.
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.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Apartment to the Buyer.

For MODI VENTURES

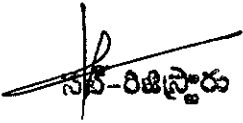


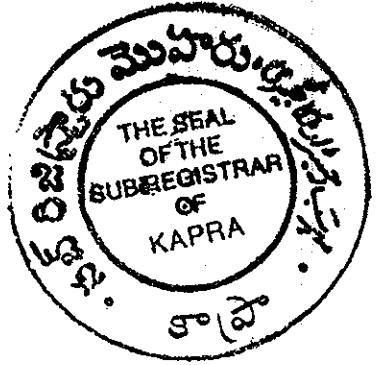
Partner

1వ పుస్తకము 2010.....వ సంపు...99.....వజాలు

మొత్తము కారితముల సంఖ్య.....17.....

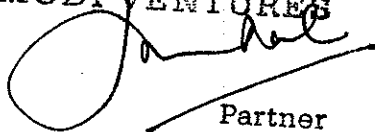
ఈ కారితపు వరుస సంఖ్య.....5.....

  
న.వి.రిజిస్ట్రారు



5. Henceforth the Vendor shall not have any right, title or interest in the scheduled apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Apartment unto and in favour of the Buyer in the concerned departments.
7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the apartments under this sale deed.
9. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Gulmohar Gardens as follows:-
  - a. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Apartment is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking space in GULMOHAR GARDENS.
  - b. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule apartment and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
  - c. That the Buyer shall become a member of the Gulmohar Gardens Owners Association that has been / shall be formed by the Owners of the apartments in GULMOHAR GARDENS constructed on the Schedule B 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. The Buyer shall pay a sum of Rs. 15,000/- & Rs. 20,000/- for two & three bedroom flats respectively, by way of deposit in favour of the Association / Society towards the corpus fund at the time of taking possession of the completed apartments.

For MODI VENTURES

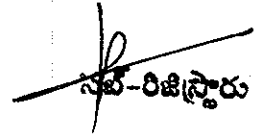


Partner

1వ పుస్తకము 20/0.....వ సం పు...99.....సావేజులు

మొత్తము కాగితముల సంఖ్య.....12.....

ఈ కాగితపు వరుస సంఖ్య.....6.....

  
నవ-రిజిస్ట్రారు



- d. 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 B 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.
- e. 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.
- f. 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.
- g. 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.
- h. That the blocks of residential apartments shall always be called GULMOHAR GARDENS and the name thereof shall not be changed.

FOR MODI VENTURES



Partner

1వ పుస్తకము 2010.....న సం పు.....99.....దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....7.....

  
శా. రిజిస్ట్రారు



- i. 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.
- j. 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. 33,850/- is paid by way of challan No. 53414, dated 16.1.10, drawn on Kushaiguda Branch, Hyderabad and VAT paid an amount of Rs.13,500/- paid by way of pay order no. 153586, dated 11.01.10, drawn on HDFC Bank, S. D. Road, Secunderabad.

FOR MODI VENTURES



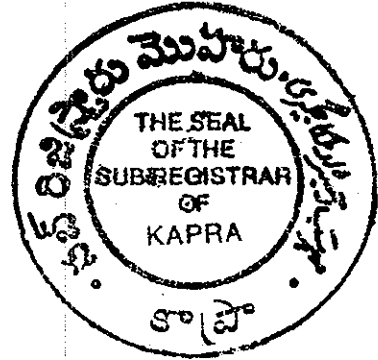
Partner

1వ పుస్తకము 20/0.....వ సం పు.....వస్తావేదాలు

మొత్తము కాగితముల సంఖ్య.....

ఈ కాగితపు వరుస సంఖ్య.....

నవ-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


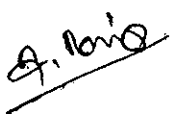
SCHEDULE 'C'  
SCHEDULE OF APARTMENT

All that portion forming semi-finished, semi-deluxe apartment bearing flat no. 406 on the fourth floor, in block no. 'G', admeasuring 1050 sft., of super built up area together with proportionate undivided share of land to the extent of 42.00 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	Open to Sky
West By	6'-6" wide corridor & Staircase

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. 

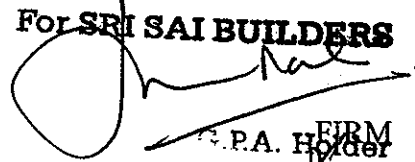
FOR MODI VENTURES



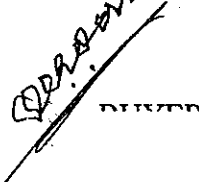
Partner

VENDOR

FOR SRI SAI BUILDERS



P.A. HOLDER



1వ పుస్తకము 20/0.....వ సం పు...99...దస్తావేజులు

మొత్తము కారితముల సంఖ్య.....17.....

ఈ కారితపు వరుస సంఖ్య.....9.....

నల్-రిజిస్ట్రారు




**ANNEXURE-1-A**

1. Description of the Building : semi-deluxe apartment bearing flat no. 406 on the fourth 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 : 42.00 sq. yds., U/S Out of Ac. 1-08 Gts.
4. **Built up area Particulars:**
- a) In the Basement / Stilt Floor : 100 Sft for car parking Space
- b) In the First Floor :
- c) In the Second Floor :
- d) In the Third Floor :
- e) In the Fourth Floor : 1050 Sft
- 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. 13,50,000/-

Date: 11.01.2010

For MODI VENTURES


  
Signature of the Executant Partner

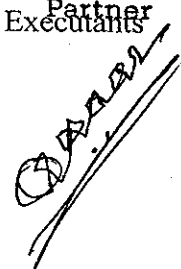
**C E R T I F I C A T E**

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

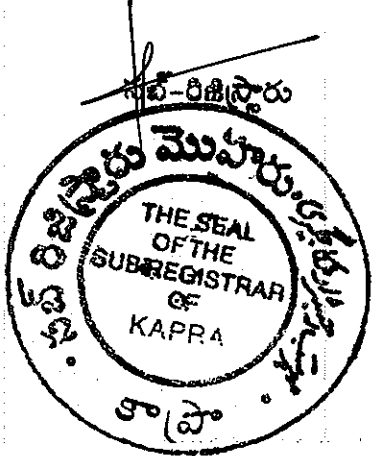
Date: 11.01.2010

For MODI VENTURES

  
Signature of the Executant Partner



1వ పుస్తకము 20/0.....వ సం పు 99.....వేళలు  
మొత్తము కాగితముల సంఖ్య.....17.....  
ఈ కాగితపు వరుస సంఖ్య.....10.....



**REGISTRATION PLAN SHOWING**

FLAT NO. 406 IN BLOCK NO. "G"

ON FOURTH 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. ANIL KUMAR DAS, SON OF LATE HARICHARAN DAS

**REFERENCE:**  
**AREA:**

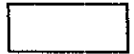
42.00

**SCALE:**  
**SQ. YDS. OR**

**INCL:**  
**SQ. MTRS.**



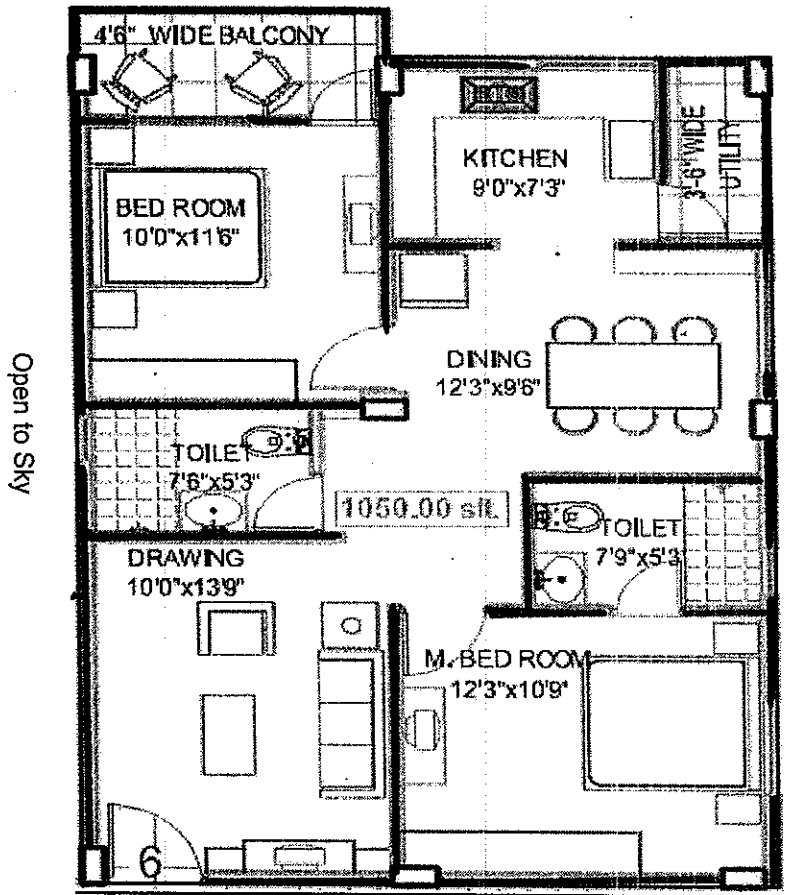
**EXCL:**



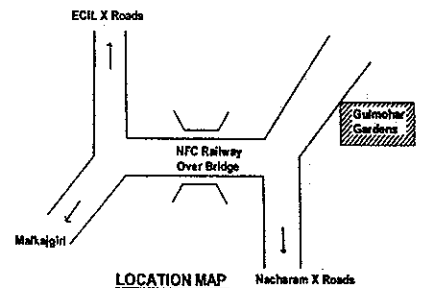
Total Built-up Area = 1050 Sft.  
Out of U/S of Land = Ac. 1-08 Gts.



Open to Sky



6'-6" wide corridor & Staircase



**WITNESSES:**

- 1.
- 2.

FOR MODI VENTURES

Partner

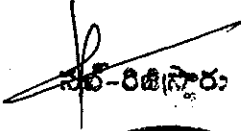
SIG. OF THE VENDOR

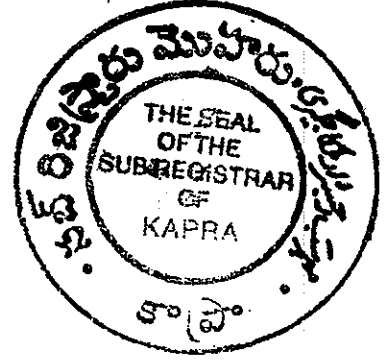
SIG. OF THE BUYER

1వ పుస్తకము 20/0.....వ సం పు...99.....దస్తావేజులు

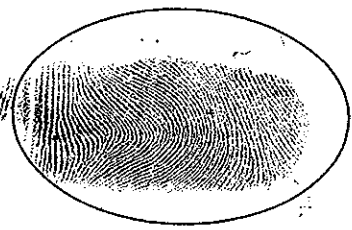

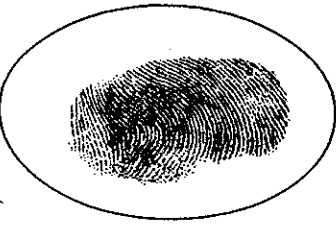

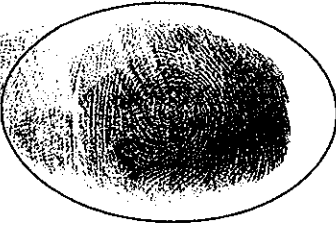

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....11.....


  
సబ్-రిజిస్ట్రారు



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

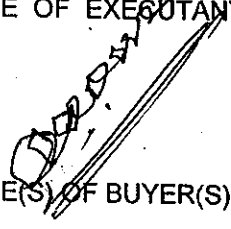
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDOR:</u>  <b>M/S. MODI VENTURES</b> HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003. REP. BY ITS MANAGING PARTNER MR. SOHAM MODI S/O. MR. SATISH MODI
			<u>GPA FOR PRESENTING DOCUMENTS</u> <u>VIDE DOC. NO. 64/IV/2009, Dt. 05.06.2009:</u>  MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD - 500 003.
			<u>BUYERS:</u>  MR. ANIL KUMAR DAS S/O. LATE HARICHARAN DAS R/O. 405, DHP ELEGANCE APARTMENTS D. D. COLONY, HYDERABAD - 500 007.

SIGNATURE OF WITNESSES:

1. 
2. 

  
**MODI VENTURES**

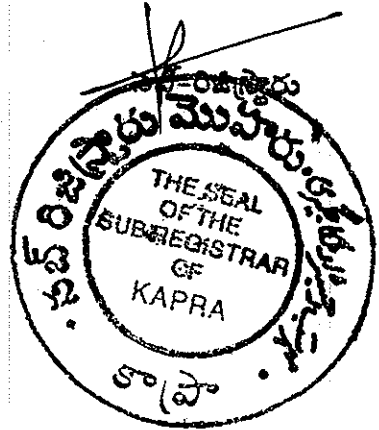
Partner  
 SIGNATURE OF EXECUTANTS

  
 SIGNATURE(S) OF BUYER(S)

1. పుస్తకము 2010.....వ సం పు 99.....వేటలు

మొత్తము కాగితముల సంఖ్య.....12.....

2. కాగితపు పరుస సంఖ్య.....12.....



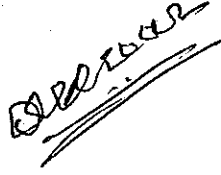
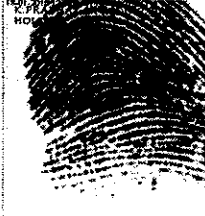

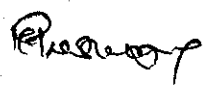




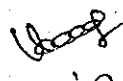
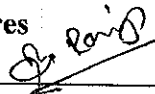
**Photographs and FingerPrints As per Section 32A of Registration Act  
1908**

C.S.No./Year: 111/2010 of SRO: 1526(KAPRA)

18/01/2010 12:39:06

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1		 18-01-2010 12:36:04 11526-KAPRA ANIL KUMAR DAS	(CL) ANIL KUMAR DAS 405, DHP ELEGANCE APT.D.D.CLY, 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	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		 18-01-2010 12:38:06 11526-KAPRA K.PRABHAKAR REDDY(SPA HOLDER)	(EX) K.PRABHAKAR REDDY(SPA HOLDER) H.NO.5-4-187/3&4,II FLOOR,SOHAM MANSION,M.G.ROAD, SECUNDERABAD.	

Witness  
Signatures

Operator  
Signature



Subregistrar  
Signature

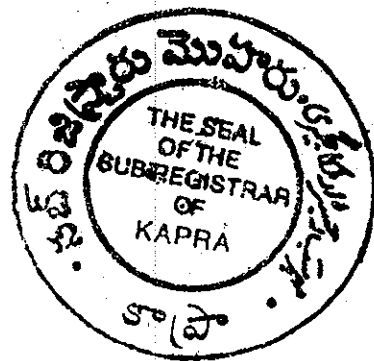


1వ పుస్తకము పేజీ 10.....వ సం పు 99.....వేళాలు

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....13.....

~~సర్-రిజిస్ట్రారు~~

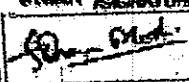


स्थायी लेखा संख्या PERMANENT ACCOUNT NUMBER  
**ABMFM6725H**

नाम NAME  
**SONAM SATISH MODI**

पिता का नाम FATHER'S NAME  
**SATISH MANLAL MODI**

जन्म तिथि DATE OF BIRTH  
**18-10-1969**


हस्ताक्षर SIGNATURE  



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

आयकर विभाग INCOME TAX DEPARTMENT  
 भारत सरकार GOVT OF INDIA

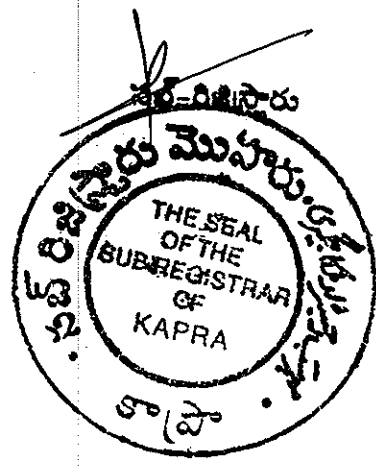
**PRABHAKAR REDDY K**  
**PADMA REDDY KANDI**

15/01/1974  
 Permanent Account Number  
**AWSPB104E**


हस्ताक्षर SIGNATURE  




1వ పుస్తకము 2010.....వ సం పు.....99.....చిట్టావేజాలు  
మొత్తము కాగితముల సంఖ్య.....17.....  
ఈ కాగితపు వరుస సంఖ్య.....14.....



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**ABXPD9236H**



नाम / NAME  
**ANIL KUMAR DAS**

पिता का नाम / FATHER'S NAME  
**HARI CHARAN DAS**

जन्म तिथि / DATE OF BIRTH  
**25-01-1954**

हस्ताक्षर / SIGNATURE

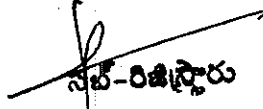
आयकर अधिकारी (सिस्टम), शिल्लोंग  
 COMMISSIONER OF INCOME-TAX(SYSTEMS), SHILLONG

इस कार्ड के लो / गिरा जाने पर कृपया जारी करने  
 वाले अधिकारी को सूचित / ज्ञात कर दें  
 आयकर अधिकारी (सिस्टम),  
 कंप्यूटर सेंटर, आयकर भवन,  
 पो.बॉ.सं. - 20,  
 शिल्लोंग - 793 001.

In case this card is lost/ found kindly inform return to  
 the issuing authority :  
 Commissioner of Income-tax(Systems),  
 Computer Centre, Ayakar Bhawan,  
 Post Box No.-20,  
 Shillong - 793 001.

*(Handwritten signature)*


1వ పుస్తకము 2010.....వ సం పు...99...చస్తాపేజీలు:  
మొత్తము కాగితముల సంఖ్య.....17.....  
ఈ కాగితపు వరుస సంఖ్య.....15.....


  
నబ్-రిజిస్ట్రారు





## WITNESSES NO. 1

Customer Relations Division

 **MODI**  
PROPERTIES &  
INVESTMENTS PVT. LTD.



Name : Ch.Venkata Ramana Reddy  
Designation : Customer Relations Executive  
Signature :   
Valid upto : 30 April 2009  
Issuing Authority :   
Blood Group : O +ve  
Address:  
5-4-187/3&4, 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

BIMRAJ KUMAR  
MUKUND HAO

03/01/1978  
Permanent Account Number  
AIOPR9833L

  
Signature





220122006

इस कार्ड के खो जाने पर / चाहा इजा कार्ड मिलने पर  
कृपया सूचित करें / लौटाएं  
आयकर विभाग, इकाई, एन.एस.डी.ए.  
तीसरी मंजिल, ट्रेड वर्ल्ड, ए.विंग, कानाल 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:

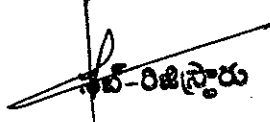
Income Tax PAN Services Unit, NSDL  
3rd Floor, Trade World, A Wing,  
Kanala Mills Compound  
S. B. Marg, Lower Parel, Mumbai - 400 013

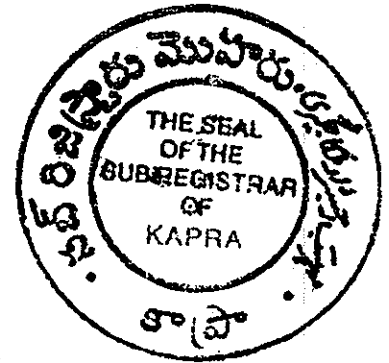
Tel: 91-22-2499-4650; Fax: 91-22-2495-0664  
email: tininfo@nsdl.co.in

1వ పుస్తకము 20/0.....వ సం పు.....99.....వేదాజు

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు వరుస సంఖ్య.....16.....

  
సబ్-రిజిస్ట్రారు





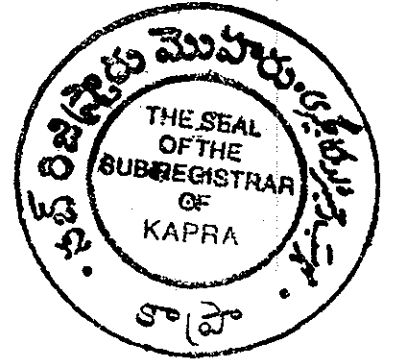


1వ పుస్తకము 2010.....వ సం పు...99.....వేజులు

మొత్తము కాగితముల సంఖ్య.....17.....

ఈ కాగితపు పదున సంఖ్య.....17.....

  
నవ-రిజిస్ట్రారు





**GOVERNMENT OF ANDHRA PRADESH/ఆంధ్రప్రదేశ్ ప్రభుత్వం**  
**REGISTRATION AND STAMPS DEPARTMENT/రిజిస్ట్రేషన్ మరియు స్టాంపుల శాఖ**  
**CERTIFICATE OF ENCUMBRANCE ON PROPERTY/ఆస్తులపై తాకట్టు భార ప్రవేశపెట్టడానికి సర్టిఫికేట్**

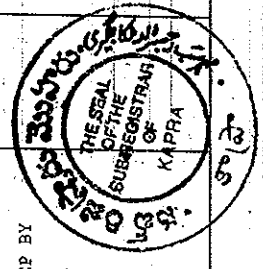
**426 CARD**  
 With us at: <http://www.apregap.gov.in>

SRO/ స.ఓ.స. KAPRA Application No/ దరఖాస్తు సంఖ్య: 426 Date/ తేదీ: 29-01-2010 Page/ పుట: 1 / 1  
 Sri/Smt ANIL KUMAR DAS having applied to me for a certificate giving particulars of registered acts and encumbrances if any, in respect of under mentioned property.  
 (శ్రీ/శ్రీమతి) ANIL KUMAR DAS ఈ దిగువవివరించిన ఆస్తులపై నమోదించిన తాకట్టు భారాలను మరియు ఏదైనా ఉన్న అడ్డంకులను తెలుపు ప్రత్యేకముగా దరఖాస్తు చేసిన మేరకు  
 VILL/COL: MALLAPUR SURVEY: 93,94,95, FLAT: 406 NORTH-OPEN TO SKY SOUTH: OPEN TO SKY EAST: OPEN TO SKY WEST: 6'-6" WIDE CORRIDOR & STAIRCASE

DATE & TIME OF APPLICATION OF EC: 29-01-2010 00:00:00 DATE & TIME OF GENERATION OF EC: 29-01-2010 15:42:02  
 I hereby certify that a search has been made in Book I and in the indexes relating thereto for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

సం. నంబర్ 15 ప్రకారము మరియు అందులకు సంబంధించిన ఇండెక్సులలో సందర్భ ఆస్తుల కోసం సంబంధించిన తాకట్టు భారాలను తెలియజేసిన మేరకు ఈ క్రింద నమోదు చేసిన తాకట్టు భారాలు  
 ప్రస్తుత ఆందుముఖంగా నేను ప్రవేశపెట్టినట్లుగా ఉన్నాయి.

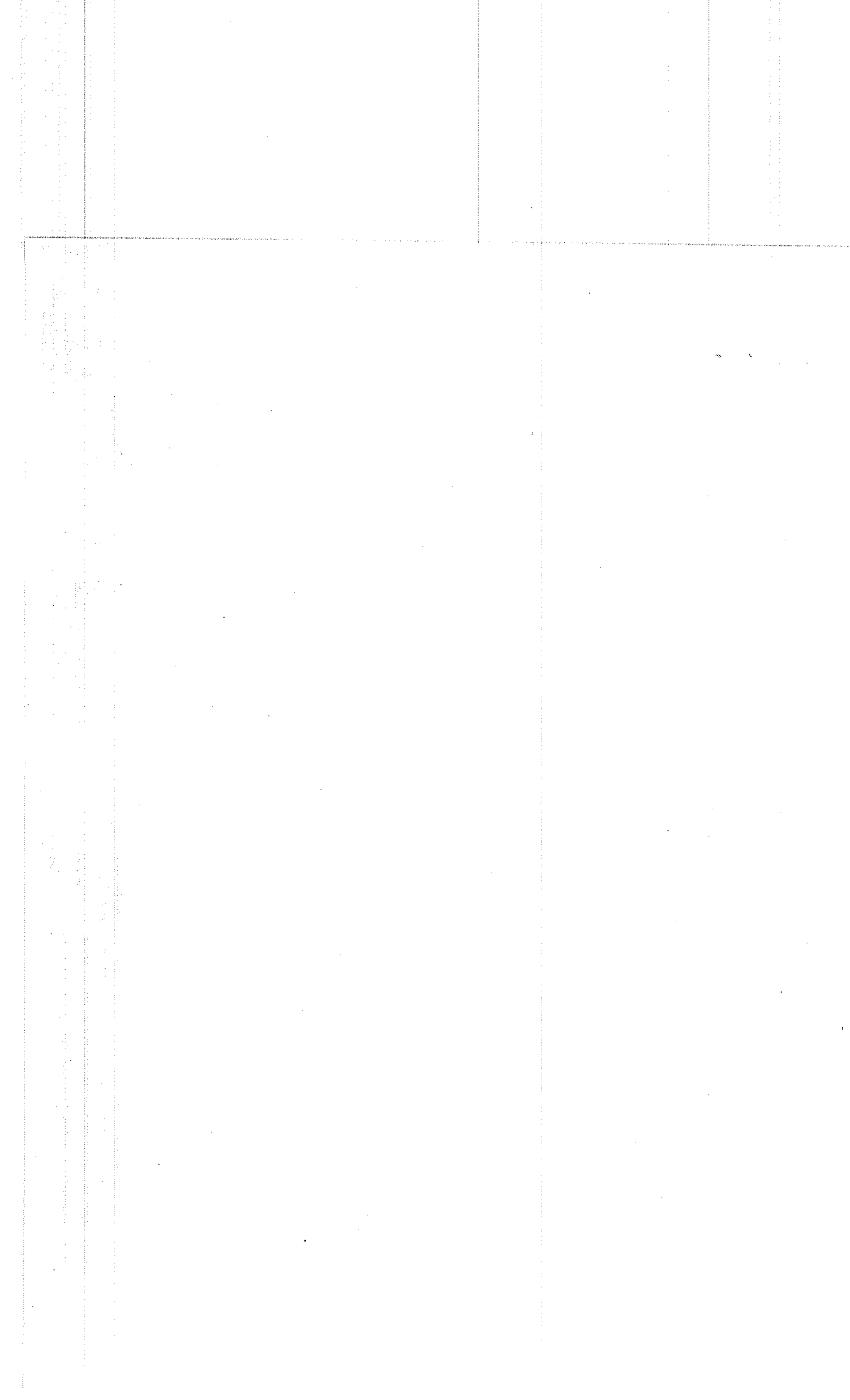
Sl.No. సంఖ్య (1)	(a) Description of Property ఆస్తుల వివరములు (2)	Date of (E)xecution (R)egistration దస్త్రీకరణ తేదీ (3)	(b) Nature & Value of Document దస్త్రీకరణ ప్రకారము మరియు విలువ (4)	Names of Parties / పార్టీల వివరములు Executants (Ex) and Claimants (Cl) ప్రతి ఇచ్చిన వారి హక్కుదారులు (5) (6)	Ref. to Document Entry దస్త్రీకరణ కాన్స్ వివరాలు	
					Vol.No./Page No. వాల్యూం/పుట (7) (8)	Document No./Year దస్త్రీకరణ సం./సం. (9) (10)
1	VILL/COL: MALLAPUR Shakthi Sai Nagar W-B: 3 14 SURVEY: 93/PART 94/PART 95/PART PLOT: 7 HOUSE: / FLOOR:#04,PA,# FLAT: 406 APARTMENT: GULMOHAR GARDENS EXTENT: 0 SQ.Yds BUILT: 1150 Sq.Ft Boundries: (N): OPEN TO SKY (S) OPEN TO SKY (E): OPEN TO SKY (W): 6'-6" WIDE CORRIDOR & STAIRCASE  <b>LINK DOCT: 1526,99/2010#</b>	(R) 18-01-2010 (P) 18-01-2010 (E) 18-01-2010	0109 Sale Mkt.Value:Rs. 575500 Cons.Value:Rs. 764000	1 (EX)M/S MODI VENTURES REP BY SOHAM MODI 10 (CL)ANIL KUMAR DAS	0/0	100 / 2010 of SRO KAPRA 1
2	VILL/COL: MALLAPUR Shakthi Sai Nagar W-B: 3 14 SURVEY: 93/PART 94/PART 95/PART PLOT: / HOUSE: / FLOOR:#04,PA,# FLAT: 406 APARTMENT: GULMOHAR GARDENS EXTENT: 42 SQ.Yds BUILT: 1150 Sq.ft Boundries: (N): OPEN TO SKY (S) OPEN TO SKY (E): OPEN TO SKY (W): 6'-6" WIDE CORRIDOR & STAIRCASE  <b>LINK DOCT: 1507,1311/2004# 1507,4000/2007# 1507,4464/2007# 1507,8184/2003# 1507,10300/2005# 1507,10302/2005#</b>	(R) 18-01-2010 (P) 18-01-2010 (E) 18-01-2010	0101 Sale Mkt.Value:Rs. 693100 Cons.Value:Rs. 1350000	1 (EX)M/S MODI VENTURES REP BY SOHAM MODI 10 (CL)ANIL KUMAR DAS 3 (EX)M/S SRI SAI BUILDERS REP BY SOHAM MODI 5 (EX)M/S MODI VENTURES REP BY SOHAM MODI	0/0	99 / 2010 of SRO KAPRA 1



I also certify that except the aforesaid acts and encumbrances n. other act and encumbrances affecting the said property have been found  
 ఈ ఆస్తుల సంబంధించి పై తెలిపిన తాకట్టు భారాలను మరియు ఏదైనా అడ్డంకులను తెలుపు ప్రత్యేకముగా దరఖాస్తు చేసిన మేరకు ఈ క్రింద నమోదు చేసిన తాకట్టు భారాలు  
 Search-made-and-certificate-prepared-by/ దరఖాస్తు ప్రకారము తయారుచేసినట్లుగా ఉన్నాయి.  
 Search verified and certificate examined-by/ సరిచూచి దరఖాస్తు ప్రకారము సరిచేసినట్లుగా ఉన్నాయి.

Received Rs. 100 +20 towards EC-Fee against Cash Receipt No. 656  
 సీల్ - రిజిస్ట్రేటరు కార్యాలయము  
 OFFICE SEAL & DATE

Signature of Registering Officer/  
 నమోదు చేసిన అధికారి





SCANNED

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AE 594941

984 01/12/2009 100  
 S.No. Date Rs.  
 Name : Anil Kumar  
 S/o. W/o. D/o. Narsingh Rao  
 For Whom : Modi Ventures

M  
**U. MASTANA**  
 S.V.L. No. 09/2009  
 H.No. 8-3-228/678/209  
 YOUSUPGUDA, HYDERABAD.

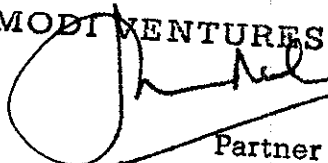
AGREEMENT FOR CONSTRUCTION

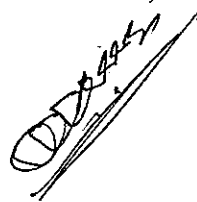
This Agreement for Construction is made and executed on this the 11<sup>th</sup> day of January 2010 at SRO, Kapra, Ranga Reddy District by and between:

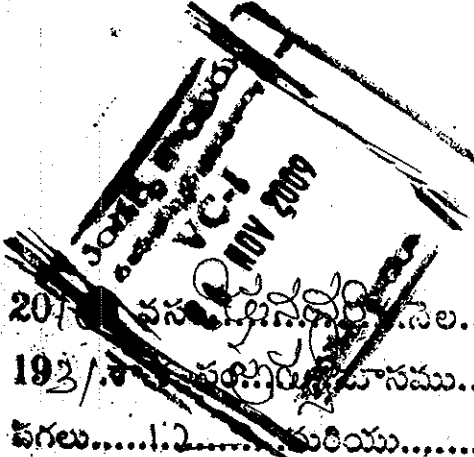
M/S. MODI VENTURES, a registered partnership firm having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad 500 003, represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 39 years, Occupation: Business, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

MR. ANIL KUMAR DAS, SON OF LATE HARICHARAN DAS, aged about 56 years, Occupation: Service, residing at 405, DHP Elegance Apartments, D. D. Colony, Hyderabad - 500 007, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For MODI VENTURES  
  
 Partner





1వ పుస్తకము 2010.....వ సం పు. 100.....దస్త్రపేజీలు

మొత్తము కాగితముల సంఖ్య.....13.....

ఈ కాగితపు వరుస సంఖ్య.....1.....

2010 వ సం. ఫిబ్రవరి నెల.....18.....వ తేది

193/3 వ సం. ఏప్రిల్ మాసము.....28.....వ తేది

పగలు.....12..... గంటలు...../..... గంటల

మధ్య కాప్రా సబ్-రిజిస్ట్రారు కార్యాలయములో

శ్రీ. K. Prabhakar Reddy.....

రిజిస్ట్రేషన్ దుస్తుము 1903 లోని సెక్షన్ 32. ఎను

అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు

మరియు వేలిపముద్రలతో సహా దాఖలు చేసి

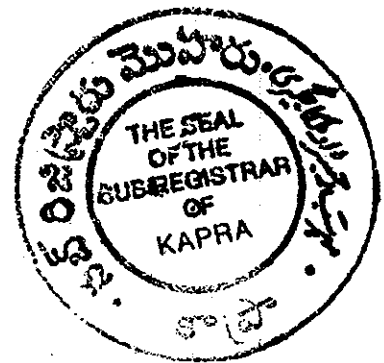
రూ. 1000/- లు చెల్లించినారు

ఇచ్చినట్లు ఒప్పకొన్నది

ఎదమ బొటన వ్రేలు

ఎదమ బొటన వ్రేలు

నిరూపించినది



Handwritten signatures of K. Prabhakar Reddy and K. Padma Reddy.

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 GSA/SPA for presentation of documents, Vide GPA / SPA No. 64/284/09 dated 5.06.09 registerer at SRO, Kapra, Ranga Reddy District.

Handwritten signature of Anil Kumar Das.

Anil Kumar Das s/o. Late Hanicharen Das  
Oce. Service - R/o. 405 DHR Elegance Apts,  
D.O. Colony, Hyderabad - 500007.

Handwritten signature of Venkateswara Reddy.

Venkateswara Reddy s/o. Anji Reddy Oce. Service  
R/o. 11-18/2, Rd No. 2, Green Hills Colony  
Sarabnagar, Hyderabad.

Handwritten signature of B. Raj Kumar.

B. RAJ KUMAR s/o. MURUND RAO  
Oce. BUSINESS. R/o. AIWAL, SEC. RAO.

2010 వ సం. ఫిబ్రవరి నెల.....18.....వ తేది  
193/3 వ సం. ఏప్రిల్ మాసము.....28.....వ తేది చక్-రిజిస్ట్రారు

**WHEREAS:**

- A. The Buyer under a Sale Deed dated 11.01.10 has purchased a semi-deluxe semi-finished, apartment bearing flat no. 406, on the fourth floor in block no. 'G', admeasuring 1050 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 42.00 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. 99/10, 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. 406 on fourth 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.

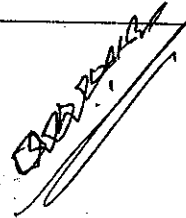
**NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:**

- The Builder shall complete the construction for the Buyer a semi-deluxe apartment bearing flat no. 406 on the fourth floor in block no. 'G' admeasuring 1050 sft. of super built up area and undivided share of land to the extent of 42.00 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 an amount of Rs. 7,64,000/- (Rupees Seven Lakhs Sixty Four Thousand Only).
- The Buyer shall pay to the Builder the balance amount of Rs. 7,64,000/-(Rupees Seven Lakhs Sixty Four Thousand Only) in the following manner:

S. No.	Amount	Due date of payment
I	1,64,000/-	15.01.2010
II	4,00,000/-	On Completion of bathroom tiles, flooring, doors, windows & 1 <sup>st</sup> Coat of Paint
III	2,00,000/-	On Completion

For MODI VENTURES

  
Partner



1వ పుస్తకము 2010.....వ సం. పు. 100.....దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....13.....

ఈ కాగితపు వరుస సంఖ్య.....2.....

MARKET VALUE Rs: 764000/ -

ENDORSEMENT

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

By challan No. 130001... Dt. 18/11/10

నంద-రిజిస్ట్రారు

I. Stamp Duty:

- 1. in the shape of stamp papers Rs. 100/ -
- 2. in the shape of challan (u/s. 42 of S. Act. 1899) Rs. 7540/ -
- 3. in the shape of cash (u/s. 41 of S. Act. 1899) Rs. —
- 4. adjustment of stamp duty u/s. 16 of S. Act. 1899, if any Rs. —

II. Transfer fee:

- 1. in shape of challan 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

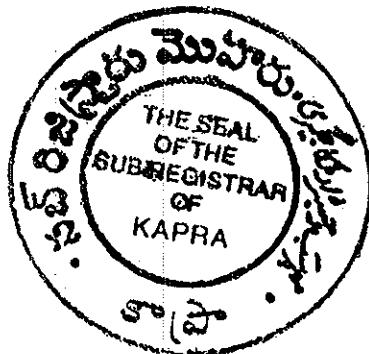
- 1. in the shape of challan Rs. 100/ -
- 2. in the shape of cash Rs. —

Total Rs. 8240/ -

SUB REGISTRAR KAPRA

1వ పుస్తకము 2010 సం./ కా.శ. 192/ వ  
 పు.....100.....నెంబరుగా రిజిస్టరు చేయబడి  
 స్కాన్సింగ్ విమిక్తం గుర్తింపు నెంబరు 1526 —  
 1 = 100 / 2010 గా యివ్వడమైనది  
 2010 సం. 18 నవంబరు నెం. 18.....వ తేది

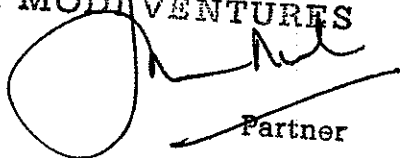
నంద-రిజిస్ట్రారు

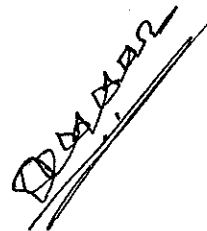




3. In case the Scheduled Apartment is completed before the scheduled date of completion / delivery mentioned in clause 10 below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned in clause 3 above. The buyer 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.
4. 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.
5. 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.
6. The Buyer has handed over the vacant and peaceful possession of the semi-finished apartment bearing flat no. 406 on the fourth floor in block no. 'G' to the Builder for the purposes of completion of construction of the apartment.
7. 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.
8. 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.
9. The Builder shall complete the construction of the Apartment and handover possession of the same by 1<sup>st</sup> 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.

For MODI VENTURES

  
Partner



1వ పుస్తకము 2010.....వ సం పు. 100...దస్తవేజులు

మొత్తము కాగితముల సంఖ్య..... 13

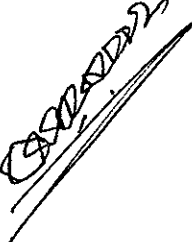
ఈ కాగితపు వరుస సంఖ్య..... 3

  
న.ప. రిజిస్ట్రారు



10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.

FOR MODI VENTURES  
  
Partner

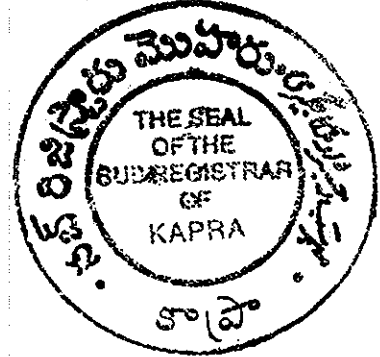


1వ పుస్తకము 2010.....వ సంపు. 100.....

మొత్తము కాగితముల సంఖ్య.....13.....

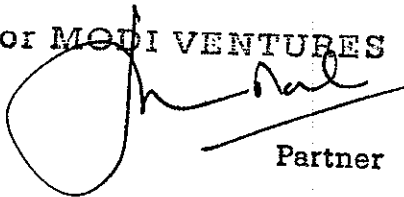
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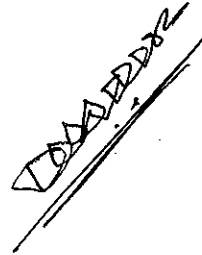
~~సర్-రిజిస్ట్రారు~~



18. 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. Stamp duty and Registration amount of Rs. 8,640/- is paid by way of challan No. 5'34115 dated 18.1.10, drawn on Kusaiguda Branch, Hyderabad and VAT paid an amount of Rs.7,640/- paid by way of pay order no. 153582, dated 11.01.10, drawn on HDFC Bank, S. D. Road, Secunderabad.

FOR MODI VENTURES


  
Partner

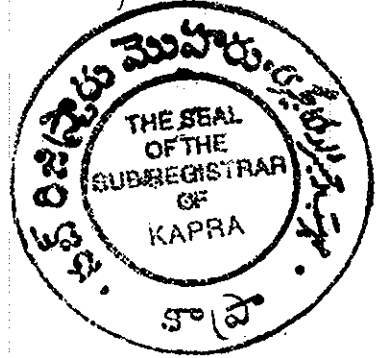


1వ పుస్తకము 2010.....వ సం పు. 1000 వస్త్రవేజాలు

మొత్తము కాగితముల సంఖ్య..... 13

ఈ కాగితపు వరుస సంఖ్య..... 5

  
సబ్-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

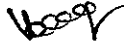
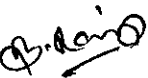
SCHEDULE 'B'

SCHEDULE OF APARTMENT

All that portion forming semi-deluxe apartment bearing flat no. 406 on the fourth floor, in block no. 'G', admeasuring about 1050 sq. ft. of super built up area together with proportionate undivided share of land to the extent of 42.00 sq. yds. and a reserved parking space for Single car on the basement / stilt floor admeasuring about 100 sq. ft., 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	Open to Sky
West By	6'-6" wide corridor & Staircase

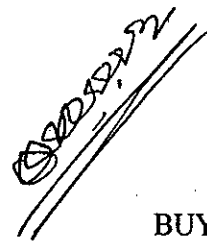
WITNESSES:

1. 
2. 

FOR MODI VENTURES

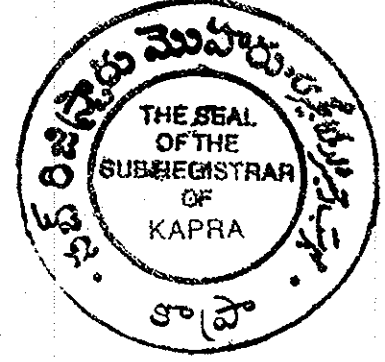
  
Partner

BUILDER

  
BUYER

1వ పుస్తకము 20(0).....వ సంపు. 100...చిస్తావేణలు  
మొత్తము కాగితముల సంఖ్య.....12.....  
ఈ కాగితపు వరుస సంఖ్య.....6.....

~~స. రిజిస్ట్రారు~~





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:

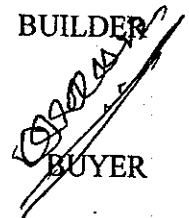
WITNESSES:

1. 
2. 

FOR MODI VENTURES



Partner  
BUILDER

  
BUYER

1వ పుస్తకము 2010.....వ సం పు..100...చస్తాపేజీలు

మొత్తము కాగితముల సంఖ్య.....13.....

ఈ కాగితపు చరున సంఖ్య.....7.....

~~నబ-రిజిస్ట్రారు~~



**REGISTRATION PLAN SHOWING** FLAT NO. 406 IN BLOCK NO. 'G'

ON FOURTH 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. ANIL KUMAR DAS, SON OF LATE HARICHARAN DAS

**REFERENCE:**  
**AREA:** 42.00

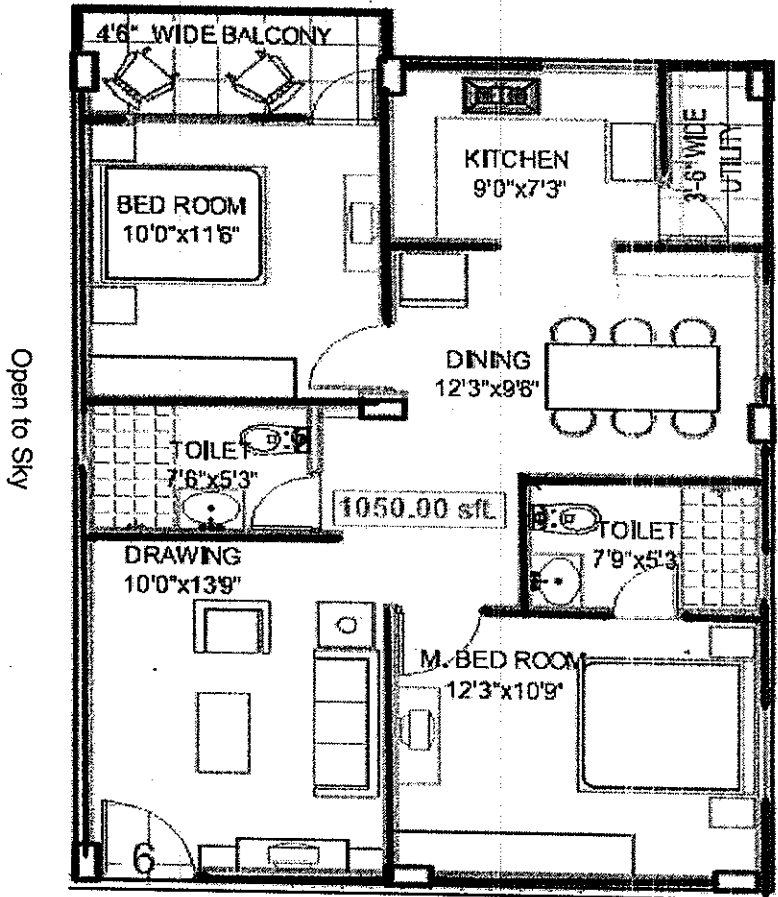
**SCALE:**  
**SQ. YDS. OR**

**INCL:**   
**SQ. MTRS.**

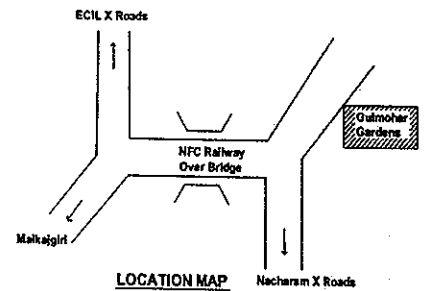
**EXCL:**

Total Built-up Area = 1050 Sft.  
Out of U/S of Land = Ac. 1-08 Gts.

Open to Sky



6'-6" wide corridor & Staircase



**WITNESSES:**

- 1.
- 2.

FOR MODI VENTURES

Partner

SIG. OF THE BUILDER

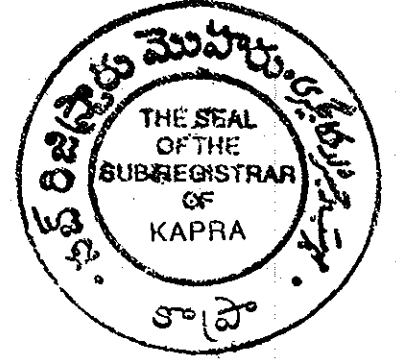
SIG. OF THE BUYER

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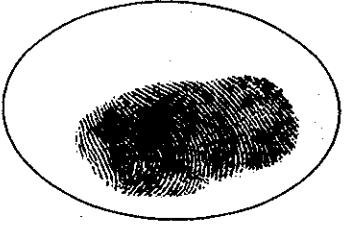

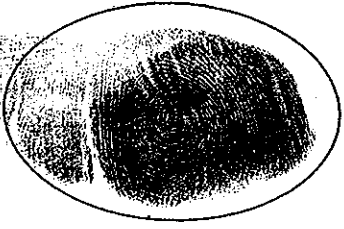

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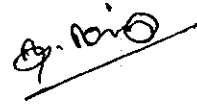
~~నో-రిజిస్ట్రారు~~



**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
			<p><b>BUILDER:</b></p> <p><b>M/S. MODI VENTURES</b>            HAVING ITS OFFICE AT 5-4-187/3 &amp; 4            II FLOOR, SOHAM MANSION            M. G. ROAD, SECUNDERABAD – 500 003.            REP. BY ITS MANAGING PARTNER            MR. SOHAM MODI            S/O. MR. SATISH MODI</p>
			<p><b>GPA FOR PRESENTING DOCUMENTS</b>  <u>VIDE DOC. NO. 64/IV/2009, Dt. 05.06.2009:</u></p> <p>MR. K. PRABHAKAR REDDY            S/O. MR. K. PADMA REDDY            (O). 5-4-187/3 &amp; 4            II FLOOR, SOHAM MANSION            M. G. ROAD            SECUNDERABAD – 500 003.</p>
			<p><b>BUYERS:</b></p> <p>MR. ANIL KUMAR DAS            S/O. LATE HARICHARAN DAS            R/O. 405, DHP ELEGANCE APARTMENTS            D. D. COLONY, HYDERABAD - 500 007.</p>

SIGNATURE OF WITNESSES:

1. 
2. 

FOR MODI VENTURES



Partner

SIGNATURE OF EXECUTANTS



SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము 2010.....వ సం.పు.100.....పేజీలు

మొత్తము కాగితముల సంఖ్య.....13.....

ఈ కాగితపు వరుస సంఖ్య.....9.....



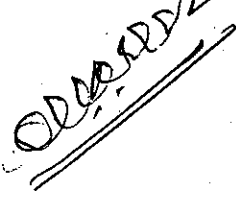

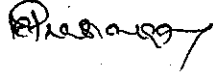
~~నర-రిజిస్ట్రారు~~




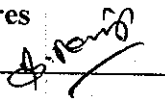
**Photographs and FingerPrints As per Section 32A of Registration Act 1908**

C.S.No./Year: 000113/2010 of SRO: 1526(KAPRA)

18/01/2010 12:38:23


SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) ANIL KUMAR DAS 405, DHP ELEGANCE APT.D.D.CLY, 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 HOLDER) H.NO.5-4-187/3&4,II FLOOR,SOHAM MANSION,M.G.ROAD, SECUNDERABAD.	

Witness Signatures

Operator Signature

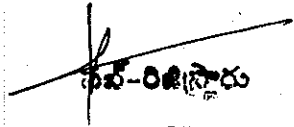


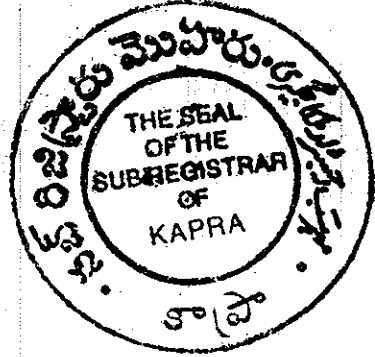
  
Subregistrar Signature

1వ పుస్తకము. 20/0.....వ సం పు. 100....దస్తావేజులు:

మొత్తము కాగితముల సంఖ్య..... 12

ఈ కాగితపు వరుస సంఖ్య..... 10

  
సబ్-రిజిస్ట్రారు



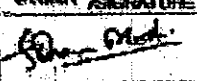


**PERMANENT ACCOUNT NUMBER**  
**AWSPM6725H**

**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**

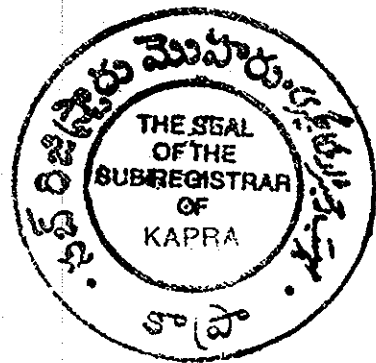
**PRABHAKAR REDDY K**  
**PADMA REDDY KANDI**

**15/01/1974**  
 Permanent Account Number  
**AWSPB104E**

Signature: 

పుస్తకము నెంబెంబు 2010.....వ సం వు.100.....దస్త్రం.....  
మొత్తము కాగితముల సంఖ్య.....13.....  
ఈ కాగితపు పురుస సంఖ్య.....11.....

~~సబ్-రిజిస్ట్రారు~~



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**ABXPD9236H**

नाम / NAME  
**ANIL KUMAR DAS**

पिता का नाम / FATHER'S NAME  
**HARI CHARAN DAS**

जन्म तिथि / DATE OF BIRTH  
**25-01-1954**

फ्रंट / SIGNATURE

आयकर अधिकारी (सिस्टम), शिल्लोंग  
 COMMISSIONER OF INCOME-TAX(SYSTEMS), SHILLONG

इस कार्ड के लो / मिट जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / ज्ञापन कर ई आयकर अधिकारी (सिस्टम), कम्प्यूटर सेंटर, आयकर भवन, पो.बी.सं. - 20, शिल्लोंग - 793 001.

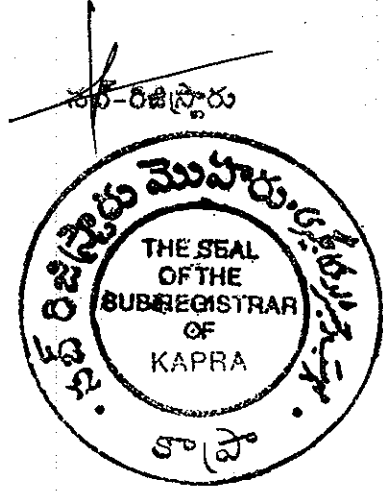
In case this card is lost/ found, kindly inform return to the issuing authority :  
 Commissioner of Income-tax(Systems),  
 Computer Centre, Ayakar Bhawan,  
 Post Box No.-20,  
 Shillong - 793 001.

*(Handwritten signature)*

1వ పుస్తకము 2010.....వ సం పు..100.చిన్నవేజులు



మొత్తము కాగితముల సంఖ్య.....13.....

ఈ కాగితపు వరుస సంఖ్య.....12.....



**WITNESSES NO. 1**

Customer Relations Division



Name : Ch.Venkata Ramana Reddy  
Designation : Customer Relations Executive  
Signature : *[Signature]*  
Valid upto : 30 April 2009  
Issuing Authority : *[Signature]*  
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 RAU KUMAR  
MUKUND RAO  
03/01/1978  
Permanent Account Number  
AIOPR9833L



Signature

22022005

इस कार्ड के जो जाने पर / किसी द्वारा कार्ड मिलने पर  
कृपया सूचित करें / लौटाएं  
आयकर सेवा सेवा इकाई, एन एस डी यू  
तीसरी मंजिल, 22 ई ब्लॉक '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 Parel, Mumbai - 400 013

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

1వ పుస్తకము 20/0.....వ సం పు..100.....దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....13.....

ఈ కాగితపు వరుస సంఖ్య.....13.....

  
సబ్-రిజిస్ట్రారు

