

2678

26/11/2010

28



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

13969 31810 del
Santosh s/o Shankar - And
Modi Ventures - And

AM 133436
DUSA SRINIVAS RAO
S.V.L No: 23/1998. R. No: 09/2010
12-11-696, Warasiguda,
SECUNDERABAD.

SALE DEED

This Sale Deed is made and executed on this the 27th day of September 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 40 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 40 years, Managing Partner of M/s. Modi Ventures who are the Agreement of Sale cum General Power of Attorney Holders by virtue of document no. 10302/05 registered at S.R.O. Uppal, hereinafter called the "Firm" (which expression where the context so permits shall mean and include its successors in interest, nominee, assignee).

IN FAVOUR OF

1. MR. CHANDRA SEKHAR, SON OF MR. B. V. R. SARMA, aged about 45 years, Occupation: Service
2. MRS. P. DURGA BHAVANI, WIFE OF MR. CHANDRA SEKHAR, aged about 40 years, Occupation: Housewife, both are residing at 303, PRINIK RESIDENCY, 4th CROSS HMT NAGAR, NACHARAM, Hyderabad - 500 076, 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

1వ పుస్తకము 2010.....వ సంపుట 2611.....పన్నెవేలలు

మొత్తము కారితముల సంఖ్య..... 18.....

ఈ కారితపు వరుస సంఖ్య..... 1.....

2010 వ సం. సెప్టెంబరు నెల... 27...వ తేది

1932 శా.శ. సరియైన సమయము.....వ తేది

పగలు..... 1.....మరియు..... 2.....కుంటల

మద్య కాట్రా సబ్-డివిజన్ కార్యాలయములో

శ్రీ K. Prabhakar Reddy.....

రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎను

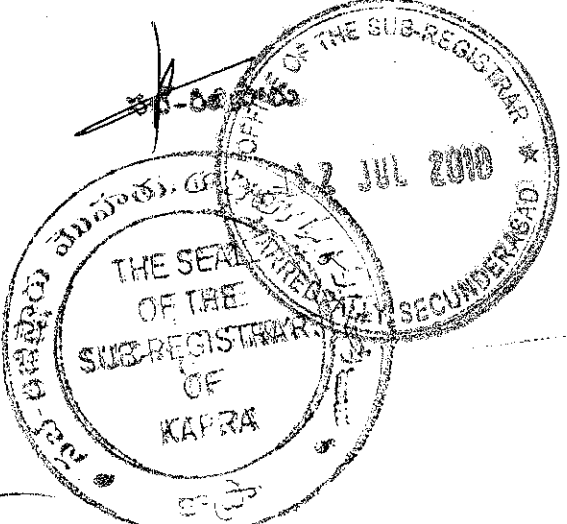
అనుకరించి సమర్పించవలసిన ఫోటోగ్రాఫ్లు

మరియు వేతిముద్రలతో కూడి జాబ్బుచేసి

రుసుము రూ..... 100/.....లు చెల్లించినారు

వాసి ఇచ్చినట్లు ఒప్పకొన్నది

ఎడమ పోతున ప్రేలు



Prabhakar

Prabhakar



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service, (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road, Secunderabad-03, through attested GPA/SPA for presentation of documents, Vide GPA/SPA No. 120/BKIV/06 dated 27-4-06 register at SRO, UPP-4 Ranga Reddy District.

సాక్షి

Venkataraman

Venkataraman Reddy S/o. Anji Reddy (late)
Occ: Sennie - R/o. 11-187/2, Road No. 2,
Green Hills Colony, Baroornagar, Hyderabad.

B. Rat Kumar

B. RAT KUMAR S/o. MURUND EAO
Occ: Business - R/o. Alwal, Secbad.

2010 వ సం. సెప్టెంబరు నెల... 27...వ తేది
1932 శా.శ. సరియైన సమయము.....వ తేది

Prabhakar
శ్రీ కె. ప్రభాకర రెడ్డి

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 are the absolute owners and possessors of open agricultural land in Sy. Nos. 93, 94 & 95, situated at Mallapur Village, Uppal Mandal, R. R. District, admeasuring Ac. 4-0 Gts. by virtue of registered sale deed dated 10th July, 2003 bearing document no. 8184/03 and sale deed dated 5th February 2004 bearing document no. 1311/04 which are both registered at the office of the Sub-Registrar, Uppal, R. R. District. The said land hereinafter is referred to as The Scheduled Land, which is more fully described at the foot of this sale deed.
- B. The Firm has purchased the Scheduled Land for a consideration from its previous owners viz., Sri Koukutla Mogulaiah Alias Mogula Reddy, Sri Koukutla Jangaiah Alias Janga Reddy, Sri Koukutla Narsimhulu Alias Narsimha Reddy and others (hereinafter referred to as the Original Owners).
- C. The Original Owners got their rights as per ORC issued vide proceeding by the RDO East Division, File No. H/6733/79 dated 10.02.1982 and confirmed in the proceedings bearing file no. J/7156/96 dated 06.09.1997. Patta Passbook and title deeds were issued in favour of the Original Owners for a portion of the lands in Sy. No. 93, 94 & 95 of Mallapur Village, Uppal Mandal, Ranga Reddy District, as per details given below:

Survey 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			

- D. The Firm invited the Vendor to develop the Scheduled Land into residential apartments in a group housing scheme named and styled as 'GULMOHAR GARDENS' and both of them have agreed to do so jointly.
- E. The Firm and the Vendor hereto have applied to the Urban Development Authority and Local Municipality for obtaining necessary building construction and other permissions at the cost of the Vendor. The permissions have been received from HUDA vide their Letter No.1481/P4/Plg/HUDA/2005, dated 22.08.2005 and Kapra Municipality vide their Proceedings No. BA/G2/150/2005-06, dated 29.09.2005. In accordance with the sanctioned plan in all 350 number of flats in 5 blocks aggregating to about 2,83,825 sft., along with parking on the stilt floor and other amenities are proposed and agreed to be constructed.

FOI MODI VENTURES



Partner

వ పుస్తకము 2010 సం. పు 2611 దస్తావేజు
 మొత్తము కారితముల సంఖ్య 18

MARKET VALUE Rs. 1026000/-
 ENDORSEMENT

Certified that the following amounts have been paid in respect of this document
 By challan No. 926593 Dt. 29/9/10

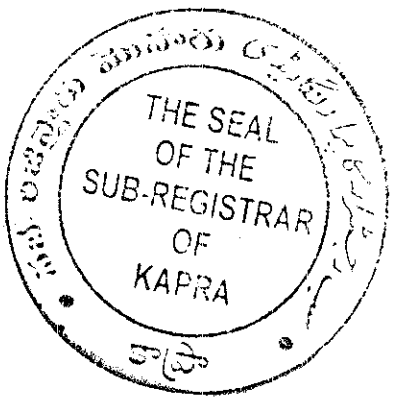
[Signature]
 సబ్-రిజిస్ట్రారు

- I. Stamp Duty:
- 1. in the shape of stamp papers Rs. 100/-
 - 2. in the shape of challan (u/s. 41 of I.S. Act. 1959) Rs. -
 - 3. in the shape of cash (u/s. 41 of I.S. Act. 1959) Rs. -
 - 4. adjustment of stamp duty u/s. 16 of I.S. Act. 1959, if any Rs. -
- II. Transfer Duty:
- 1. in shape of challan Rs. 20520/-
 - 2. in the shape of cash Rs. -
- III. Registration fees:
- 1. in the shape of challan Rs. 5130/-
 - 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. 25850/-

[Signature]
 SUB REGISTRAR
 KAPRA

వ పుస్తకము 2010 సం. / కా.క. 1932 వ
 పు. 2611 నెంబరుగా రిజిస్టరు చేయబడి
 స్టాంపింగ్ నిమిత్తం గుర్తింపు నెంబరు 1526
 2611/2010 నా యివ్వబడ్డనది
 2010 సం. సెప్టెంబరు నెం. 27 వ తేది

[Signature]
 సబ్-రిజిస్ట్రారు



- F. The Firm and the Vendor for the purposes of joint development of the scheduled land have reached into an understanding whereby the Vendor agreed to purchase certain area of land out of the total land area of 4.00 acres and the balance land to be retained by the Firm. To give effect to this broad understanding, the firm and the Vendor have executed following documents:
(a) Joint Development Agreement dated 20.10.2005
(b) Agreement of Sale-cum General Power of Attorney dated 20.10.2005
Both the above documents are registered with the office of the Sub-Registrar Office as documents No.10300/05 and 10302/05 respectively.
- G. By virtue of above two referred documents, the Firm and the Vendor hereto have identified and determined their respective ownership of 350 flats, along with proportionate parking space proposed to be constructed in a group housing scheme named and styled as 'GULMOHAR GARDENS' together with their respective proportionate undivided share in the Scheduled Land.
- H. The respective share / ownership of each flat in Gulmohar Gardens together with proportional share in parking space etc., belonging to the Firm and the Vendor is detailed in the Schedules/ Annexures / Appendix attached to the Joint Development Agreement referred above.
- I. By virtue of the above referred Joint Development Agreement and Agreement of Sale cum General Power of Attorney the Vendor is absolutely entitled to develop and sell its share of flats to any intending buyer.
- J. The Buyer is desirous of purchasing an semi-deluxe apartment bearing flat no. 402 on fourth floor, in block no. 'D' having a super built-up area of 750 sft together with undivided share in the scheduled land to the extent of 46.13 sq. yds., and a reserved two wheeler parking for space on the stilt floor bearing no. 29 admeasuring about 15 sft. in the building known as Gulmohar Gardens and has approached the Vendor, such apartment is hereinafter referred to as Scheduled Apartment.
- K. The Vendor and the Firm have represented to the Buyer that the Scheduled Apartment has fallen to the share of Vendor and thus absolutely belongs to it by virtue of above referred two 20th day of November 2005
- L. The Buyer has inspected all the documents of the title of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities, which are attached to and/or are common to the entire project of Gulmohar Gardens. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.
- M. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 10,26,000/- (Rupees Ten Lakhs Twenty Six Thousand Only) and the Buyer has agreed to purchase the same.
- N. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

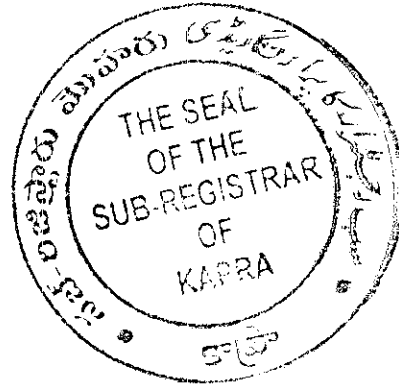
FOR MODI VENTURES



Partner

ప పుస్తకము జె/0.....న సం పు.26/1...దస్తావేజులు
మొత్తము కాగితముల సంఖ్య..... 18
ఈ కాగితపు కరుణ సంఖ్య..... 3


నవ-03-1988



O. The Firm at the request of the Vendor and Buyer is joining in execution of this agreement so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigation. The Firm has no share in the sale consideration agreed herein.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-deluxe apartment bearing flat no. 402 on fourth floor in block no. D, having a super built-up area of 750 sft in building known as "Gulmohar Gardens" together with:
 - a. Undivided share in scheduled land to the extent of 46.13 sq. yds.
 - b. A reserved two wheeler parking for space on the stilt floor bearing no. 29 admeasuring about 15 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. 10,26,000/- (Rupees Ten Lakhs Twenty Six Thousand Only). The Vendor hereby admit and acknowledge the receipt for said consideration.

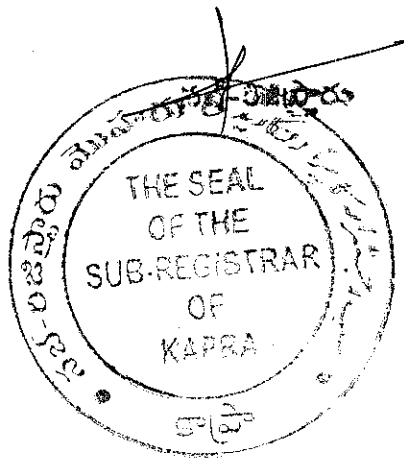
2. The Vendor hereby covenant that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
3. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Apartment to the Buyer.
5. Henceforth the Vendor shall not have any right, title or interest in the scheduled apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Apartment unto and in favour of the Buyer in the concerned departments.

FOR MADDI VENTURES



Partner

ప పుస్తకము 2010.....త సం పు.2611..రస్తావేజులు
మొత్తము కాగితముల సంఖ్య..... 18
ఈ కాగితపు కరున సంఖ్య..... 4



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 Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Buyer ever fails to pay maintenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity, etc.
 - d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the GULMOHAR GARDENS, shall vest jointly with the owners of the various tenements/ apartments / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.

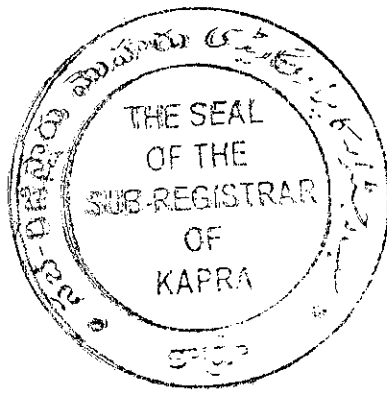
FOR MODI VENTURES



Partner

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ఈ కాగితపు తరువ సంఖ్య.....5.....

~~స. ప. క. క. క.~~



- 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. 25,750/- is paid by way of challan No. 926593, dated 27.09.2010, drawn on SBH Habsiguda Branch, Hyderabad and Vat an amount of Rs. 10,260/- paid by way of pay order no. 158040 dated 27.09.2010 drawn on HDFC Bank, S. D. Road, Secunderabad.

For MODI VENTURES

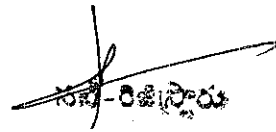


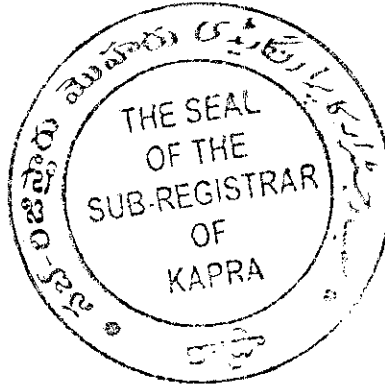
Partner

1వ పుస్తకము 2010.....వ సంపు 2611...దస్తావేజులు

మొత్తము కారితముల సంఖ్య..... 18

ఈ కారితపు తరున సంఖ్య..... 6


సబ్-రిజిస్ట్రారు



SCHEDULE OF LAND

ALL THAT PIECE OF LAND admeasuring Ac. 4-0 Gts., forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District are bounded as under:

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

SCHEDULE 'B'


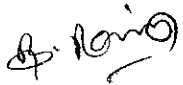
SCHEDULE OF APARTMENT



All that portion forming semi-deluxe apartment bearing flat no. 402 on the fourth floor in block no. 'D', admeasuring 750 sft. of super built up area together with proportionate undivided share of land to the extent of 46.13 sq. yds. and a reserved parking space for two wheeler on the stilt floor bearing no. 29 admeasuring about 15 sft., in residential apartment named as "Gulmohar Gardens", forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District marked in red in the plan enclosed and bounded as under:

North By	Open to Sky
South By	Open to Sky & Lift
East By	Flat No.403
West By	Open to Sky & 6' wide corridor

IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 
2. 



FOR MODI VENTURES
Partner
VENDOR

For Sri Sai Builders
G.P.A. Holder
FIRM

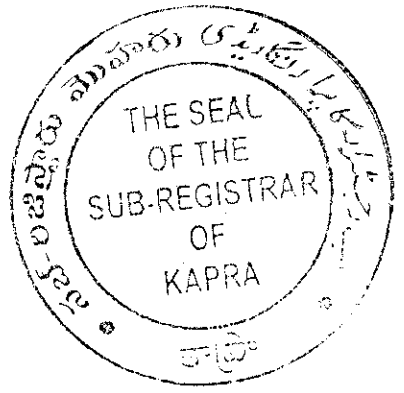
P. Durga Bhavani
VENDEE

వ పుస్తకము 2010.....వ సం.పు.2611

మొత్తము కారితముల సంఖ్య..... 18

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సబ్-రజిస్ట్రారు



ANNEXTURE - 1 - A

1. Description of the Building : SEMI-DELUXE apartment bearing flat no. 402 on the fourth floor, in block 'D' 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 : 2 years
3. Total Extent of Site : 46.13 sq. yds, U/S Out of Ac. 4-00 Gts.
4. Built up area Particulars:
- a) In the Stilt Floor : 15 sft for Two wheeler Parking Space
- b) In the First Floor :
- c) In the Second Floor :
- d) In the Third Floor :
- e) In the Fourth Floor : 750 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. 10,26,000/-

Date: 27.09.2010

FOR MODI VENTURES

Signature of the Executants
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: 27.09.2010

FOR MODI VENTURES

Signature of the Executants
Partner

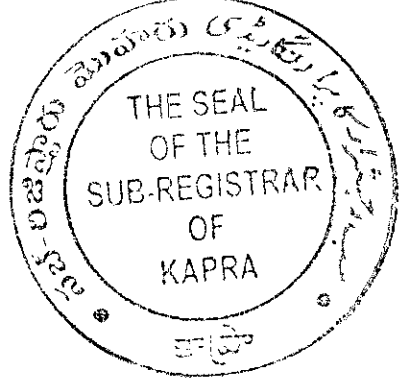
P. Durga Bhavani.

1వ ప్రకటన 2010.....వ సం పు.బి.11.

మొత్తము కాగితముల సంఖ్య.....18.....

4: కాగితపు శుభం సంఖ్య.....8.....

~~సబ్-రెజిస్ట్రారు~~



REGISTRATION PLAN SHOWING FLAT NO. 402 IN BLOCK NO. 'D'

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

MR. SOHAM MODI, S/O. SRI SATISH MODI


BUYERS: 1. MR. CHANDRA SEKHAR, SON OF MR. B. V. R. SARMA

2. MRS. P. DURGA BHAVANI, WIFE OF MR. CHANDRA SEKHAR

REFERENCE:
AREA: 46.13

SCALE:
SQ. YDS. OR

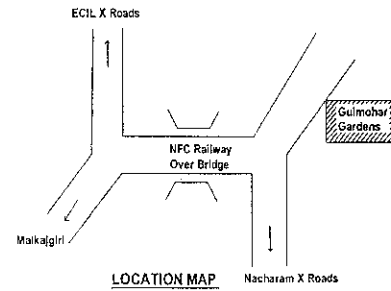
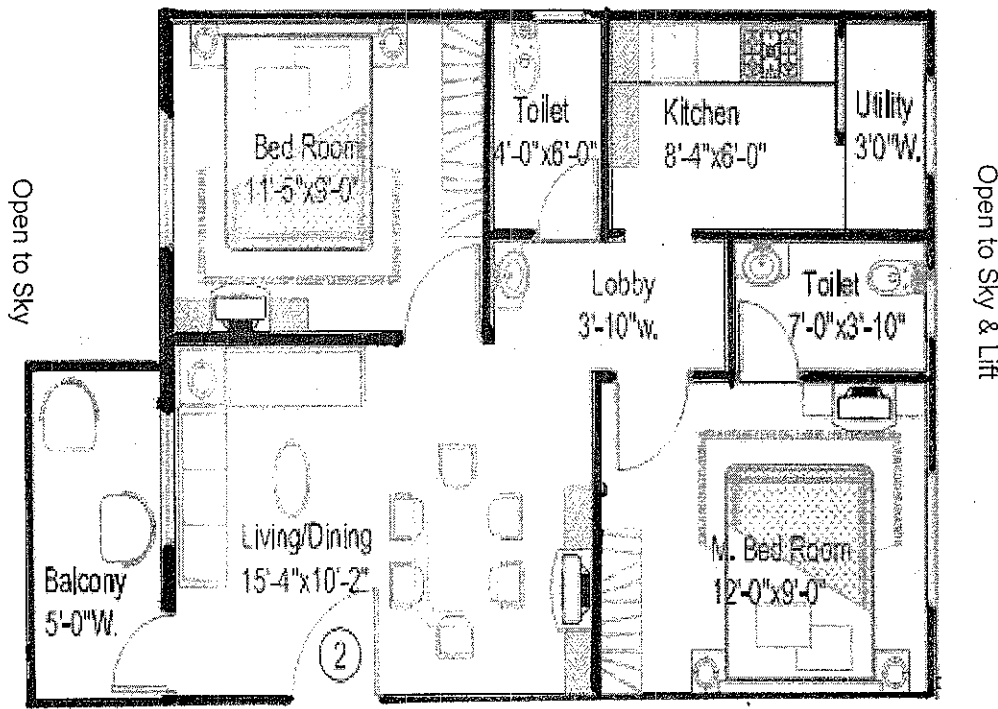
INCL: 
SQ. MTRS.

EXCL: 

Total Built-up Area = 750 sft.
Out of U/S of Land = Ac. 4-00 Gts.

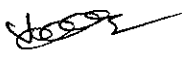
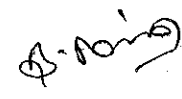


Flat No. 403



Open to Sky & 6' wide corridor

WITNESSES:

1. 
2. 

For MODI VENTURES


Partner

SIG. OF THE VENDOR

P. Durga Bhavani

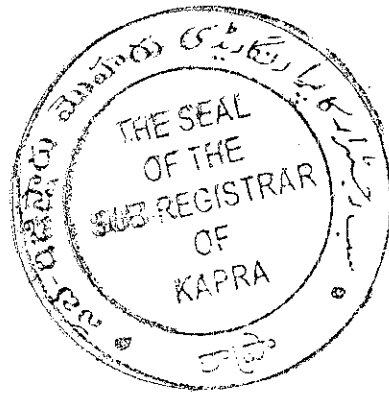
SIG. OF THE BUYER

1వ పుస్తకము 20/0.....వ సంపు.26/1.....వ స్థానము

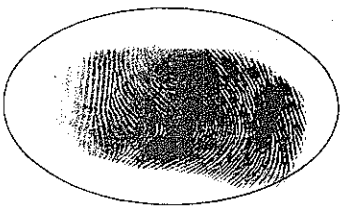

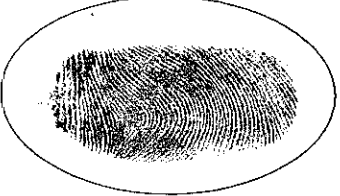

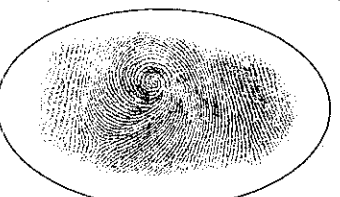



మొత్తము కాగితముల సంఖ్య.....18.....

ఈ కాగితపు తరుస సంఖ్య.....9.....



~~నల్ల-రెడ్డిస్వారు~~



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

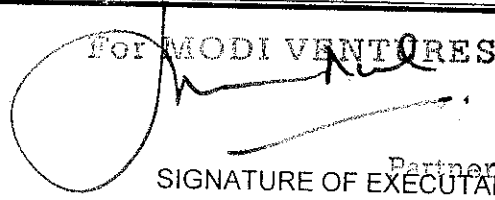
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>VENDOR:</p> <p>M/S. MODI VENTURES HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD – 500 003. REP. BY ITS MANAGING PARTNER MR. SOHAM MODI S/O. MR. SATISH MODI</p>
			<p>GPA FOR PRESENTING DOCUMENTS: VIDE GPA NO. 120/BK/IV/2006, Dt. 27.04.2006</p> <p>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.</p>
			<p>BUYERS:</p> <p>1. MR. CHANDRA SEKHAR S/O. MR. B. V. R. SARMA R/O. FLAT NO. 303, PRIVIK RESIDENCY 4TH CROSS, HMT NAGAR NACHARAM HYDERABAD - 500 076</p>
			<p>BUYER CUM REPRESENTATIVE:</p> <p>2. MRS. P. DURGA BHAVANI W/O. MR. CHANDRA SEKHAR R/O. FLAT NO. 303, PRIVIK RESIDENCY 4TH CROSS, HMT NAGAR NACHARAM HYDERABAD - 500 076.</p>

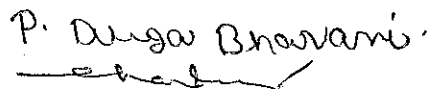
SIGNATURE OF WITNESSES:

- 
- 

I stand herewith my photograph(s) and finger prints in the form prescribed, through my representative, Mrs. P. Durga Bhavani, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Kapra, Ranga Reddy District.


SIGNATURE OF THE REPRESENTATIVE

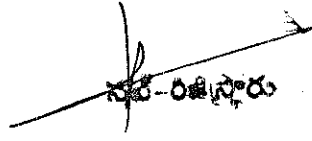

SIGNATURE OF EXECUTANTS

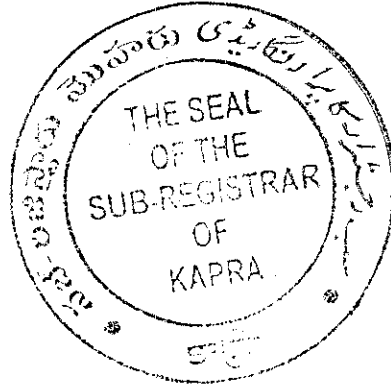

SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము 2010.....వ సం పు.2611...దస్తావజాబులు

మొత్తము కాగితముల సంఖ్య.....18.....

ఈ కాగితపు తీరున సంఖ్య.....10.....




నర-రజిస్ట్రారు




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

C.S.No./Year: 2678/2010 of SRO: 1526(KAPRA)


27/09/2010 14:17:24

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1	Manual Enclosure	Manual Enclosure	(CL) CHANDRA SEKHAR F.NO.303,PRIVIK RESIDENCY,HMT NAGAR,NACHARAM,HYD.	
2			(CL) P.DURGA BHAVANI (BUYER CUM REP) F.NO.303,PRIVIK RESIDENCY,HMT NAGAR,NACHARAM,HYD.	P. Durga Bhavani
3	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.	
4	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.	
5	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.	

Witness
Signatures


G. Krishna

Operator
Signature



Subregistrar
Signature

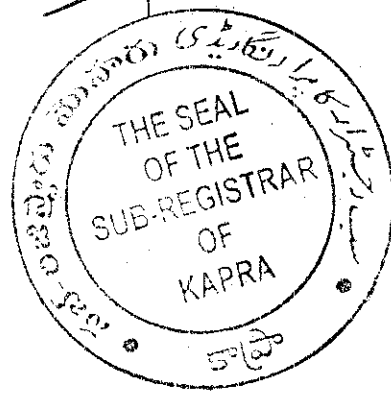


1వ పుస్తకము 2010.....వ సంపుట 2611.....

మొత్తము కాగితముల సంఖ్య.....18.....

ఈ కాగితపు కరుణ సంఖ్య.....11.....



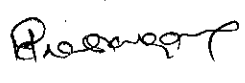
చి-రజిస్ట్రారు



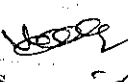
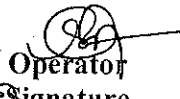
Photographs and FingerPrints As per Section 32A of Registration Act
1908

C.S.No./Year: 2678/2010 of SRO: 1526(KAPRA)


27/09/2010 14:06:21

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
6			(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

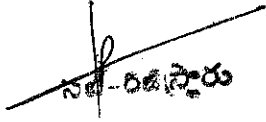


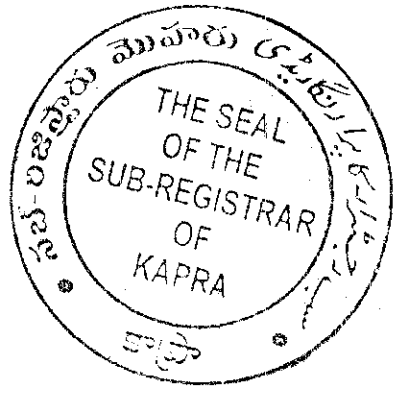
Subregistrar
Signature

1వ పుస్తకము 2010.....వ సంపు. 2611...దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....18

ఈ కాగితపు పురుస సంఖ్య.....12


నల్ల-రెడ్డిస్వారు

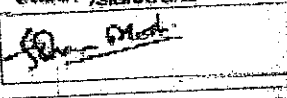


आयकर विभाग
PERMANENT ACCOUNT NUMBER
ABMFM6725H

नाम / NAME
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1999


हस्ताक्षर / SIGNATURE



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

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT OF INDIA

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

हस्ताक्षर / Signature




Prabhaakar

FOR MODI VENTURES

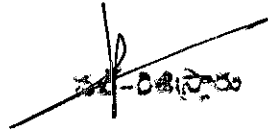
[Signature]

Partner



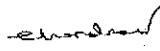
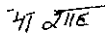
1వ ప్రకటన 2010.....వ సం 26.11...వ

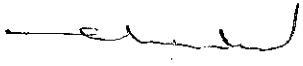
మొత్తము కారితముల సంఖ్య.....18.....

ఈ కారితపు కుటుంబ సంఖ్య.....13.....



హా-0212

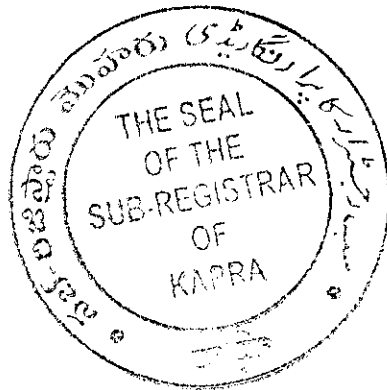


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	AECPC6073P	
	नाम / NAME CHANDRA SEKHAR	
	पिता का नाम / FATHER'S NAME VENKATA RAMA SARMA BHAGAVATULA	
	जन्म तिथि / DATE OF BIRTH 08-10-1965	
हस्ताक्षर / SIGNATURE 		 मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh



1వ పుస్తకము 2010.....వ సంపు 2611.....లు
మొత్తము కాగితముల సంఖ్య.....18.....
ఈ కాగితపు తిరుగు సంఖ్య.....14.....


సబ్-రెజిస్ట్రారు



1వ పుస్తకము 2010.....వ సం పు 2611.....దస్తావేజులు

మొత్తము కారితముల సంఖ్య.....18.....

ఈ కారితపు తరున పంఖ్య.....15.....

~~సబ్-రెజిస్ట్రార్~~



घोषणा

दिने में रहे जाने वाले भारतीय नागरिकों को सातह दी जाती है कि वे निम्नलिखित विषय/ क्षेत्र में अपना धर्तव्य करना।

चेतावनी

यह पासपोर्ट भारत सरकार की संपत्ति है। इस पासपोर्ट के बारे में किसी पासपोर्ट अधिकारी से इसके धारक को कोई सूचना मिलनी है तब उसे पासपोर्ट लाने की बात भी याद रखनी है। इसका तुल्य अनुपात किया जाए।

यह पासपोर्ट खल द्वारा किसी भी देश में बाहर न भेजा जाए। यह पासपोर्ट धारक या उसके द्वारा प्राधिकृत व्यक्ति के कब्जे में ही लेना चाहिए। इसमें किसी भी प्रकार का परिवर्तन या किसी भी चीज को बदलना नहीं है।

यह पासपोर्ट खल होने, खोने, चोरी हो जाने, अथवा नष्ट हो जाने पर उसकी सूचना भारत में सबसे निकट भारतीय अधिकारी को अथवा यदि पासपोर्ट धारक विदेश में है तो निकटतम भारतीय विमान/कोष्ठ और भारतीय पुलिस को तबतक दी जानी चाहिए। विस्तृत सूचना के बारे में सुनिश्चित करने के लिए कृपया जांचें।

REGISTRATION

INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGISTER THEMSELVES AT THE NEAREST INDIAN MISSION/POST.

CAUTION

THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA. ANY COMMUNICATION RECEIVED BY THE HOLDER FROM A PASSPORT AUTHORITY REGARDING THIS PASSPORT, INCLUDING DEMAND FOR ITS SURRENDER, SHOULD BE COMPLETED WITH IMMEDIATELY.

THIS PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST. THIS SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF A PERSON AUTHORIZED BY THE HOLDER. IT MUST NOT BE ALTERED OR MUTILATED IN ANY WAY.

LOSS, THEFT OR DESTRUCTION OF THIS PASSPORT SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY IN INDIA OR IF THE HOLDER IS ABROAD, TO THE NEAREST INDIAN MISSION/POST AND TO THE LOCAL POLICE. ONLY AFTER EXHAUSTIVE ENQUIRIES SHALL A DUPLICATE PASSPORT BE ISSUED.

पिता / कानूनी अभिभावक का नाम / Name of Father / Legal Guardian

POLEPEDDI SRIRAMA MURTHY

माता का नाम / Name of Mother

POLEPEDDI KAMESWARI

पति या पत्नी का नाम / Name of Spouse

CHANDRA SEKHAR

पता / Address

F NO 303 PRIVIK RESIDENCY

4-9-63 4TH STREET H M T NAGAR

NACHARAM HYDERABAD-500076 AP

पुराने पासपोर्ट का नं. और इसके जारी होने की तिथि एवं स्थान / Old Passport No. with Date and Place of Issue

A4951302

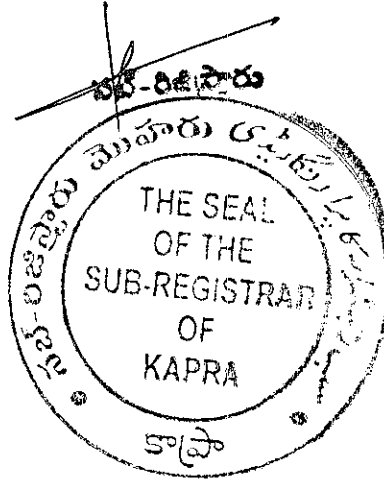
04/02/1998

HYDERABAD

फाइल नं. / File No.


HYDF03583308


1వ పుస్తకము 2010.....వ సం పు 2611....దస్తావేజులు
మొత్తము కారితముల సంఖ్య.....18.....
ఈ కారితపు వరుస సంఖ్య.....16.....


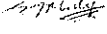


WITNESSES NO. 1

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:040-66336551, 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



22022006

इस कार्ड के खो जाने पर - खोया हुआ कार्ड मिलने पर
कृपया सूचित करें / लौटाएं -
आयकर सेवा सेंटर, एन एन सी एल
तीर्थने मंजिल, ट्रेड वर्ल्ड, १-फ्लोर, कान्हा मिल्स कंपाउंड
एस.बी. मार्ग, लोअर पार्क, मुंबई - 400 013.

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

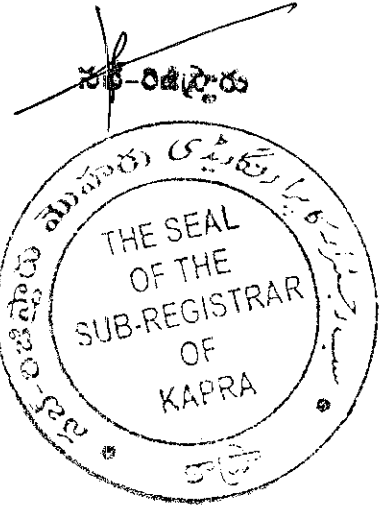
Income Tax PAN Services Unit NSDL
3rd Floor, Trade World, A Wing,
Kamala Mills Compound,
S. B. Marg, Lower Park, Mumbai - 400 013.

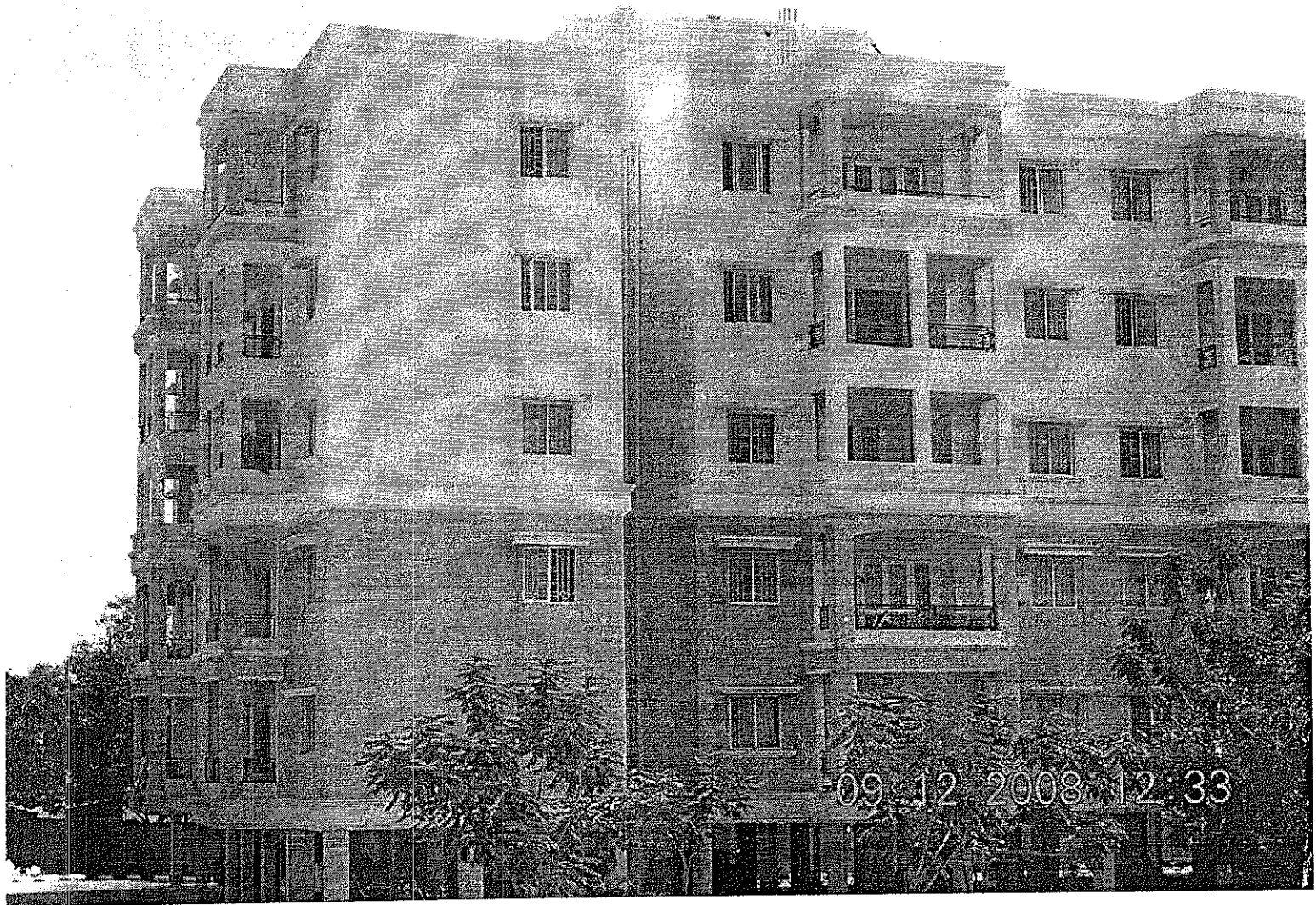
Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,
email: 6minfo@nsdl.co.in

.. ప్రస్తుతం 2010.....వ సం వు 2.6.11....

మొత్తము కారితముల సంఖ్య..... 18.....

ఈ కారితపు తరుస సంఖ్య..... 17.....





1వ పుస్తకము 2010.....వ సంపు 2611...వ

మొత్తము కాగితముల సంఖ్య..... 18

ఈ కాగితపు తరుస సంఖ్య..... 18


సబ్-రెజిస్ట్రారు

