

2490/200

2705
CS-2549

SCANNED



2010/09/13
A. Santosh Kumar S/o A. Shankar, Sec. by
Modi Ventures

AM 133118
DURA SRINIVAS RAO
S.V. NO-23/1999. R. No: 09/201
12-11-696. Wajnsiguda,
SECUNDERABAD.

SALE DEED

This Sale Deed is made and executed on this the 13th 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

MR. BHAGAVATULA VENKATA RAMANA MURTHY, SON OF MR. BHAGAVATULA VENKATA RAMA SARMA aged about 50 years, residing at 2-2-1145/5/3/B, Bhramaramba Apartment, New Nallakunta, Hyderabad - 500 044, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For MODI VENTURES

 Partner

1వ పుస్తకము 20 10.....వ నం 2490.....వ తేదీ

మొత్తము కాగితముల సంఖ్య..... 16

ఈ కాగితపు వరుస సంఖ్య..... 1

2016 ప.సం. 10...నెల...నెల...13.....వ తేదీ

1932 కా.శ. నం...నం...నం...22.....వ తేదీ

పగలు.....2.....మరియు.....3.....మీటల

మధ్య కాస్తా నల్-రిజిస్ట్రారు కార్యాలయములో

శ్రీ K. Prabhakar Reddy.....

రిజిస్ట్రారు/చిట్టెము 1900 లోని సెక్షన్ 32.ఎను

అనుకూలించి సమర్పించబడిన ఫోటోగ్రాఫులు

మరియు వేతివూదలతో సహా జాబాచేసి

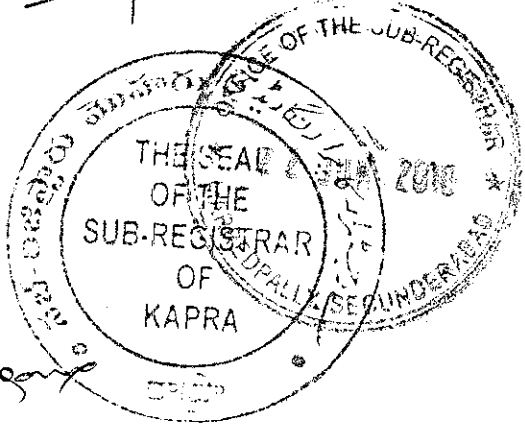
దుసముదా.....580/.....లు వెల్లించినారు

వాసి ఇచ్చినట్లు ఒప్పకొన్నది

ఎడమ బొటన సూచన



విడుదలచినది



Handwritten signature of the Sub-Registrar.

Handwritten signature of the registrant.

K. Prabhakar Reddy s/o. K.P. Reddy occ: Secrite
R/o. 5-4-157/3 & 4, 2nd floor, Soham mansion
M.G. Road, Sec'bad. 003, Strongy G.P.A for
Presentation of Documents, vide G.P.A No. 120/BK/1
Dt. 27.4.16 at SRO, Uppal, R.R. DIST

Handwritten mark.

Handwritten signature.

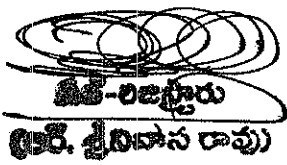
Venkat Ramang Reddy s/o. Anji Reddy occ: Secrite
R/o. 11-157/2, RD No. 2, Green Hills colony
Saroornagar, Hyderabad.

Handwritten signature.

B. RAS KUMAR s/o. BANVENNA RAO occ: Business
R/o. AIWAL, SEC-BAD.

2010 ప.సం. 10...నెల...నెల...13.....వ తేదీ

1932 కా.శ. నం...నం...నం...22.....వ తేదీ



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.

For MODI VENTURES


Partner

పాప పుస్తకము 2010.....వ సం. పు. 2496
 మొత్తము కాగితముల సంఖ్య..... 16
 ఈ కాగితపు వరుస సంఖ్య..... 2

MARKET VALUE Rs: 1026000/

ENDORSEMENT
 Certified that the following amounts have
 been paid in respect of this document:
 by challan No. 234257 Dt. 12/8/10

[Signature]
 సబ్-రెజిస్ట్రారు

- I. Stamp Duty:
- 1. in the shape of stamp papers Rs. 100/
 - 2. in the shape of challan (u/s 41 of Act. 1899) Rs. —
 - 3. in the shape of each (u/s 4 of Act. 1899) Rs. —
 - 4. adjustment of stamp duty (u/s 13 of Act. 1899, & any) Rs. —
- II. Transfer Fee:
- 1. in the shape of challan Rs. 20520/
 - 2. in the shape of cash Rs. —
- III. Registration Fee:
- 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

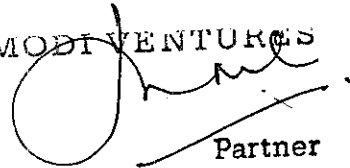
పాప పుస్తకము 2010 సం./ శా.క. 1832వ
 పు. 2490.....నెంబరుగా రిజిస్టరు చేయబడి
 స్టాంపింగ్ నిమిత్తం గుర్తింపు నెంబరు 1526
 P. 2490/2010 గా యివ్వబడినది
 2010 సం. సెప్టెంబరు 13.....వ తేదీ

[Signature]
 సబ్-రెజిస్ట్రారు



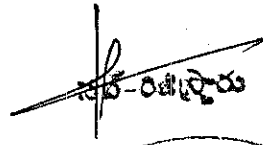
- F. The Firm and the Vendor for the purposes of joint development of the scheduled land have reached into an understanding whereby the Vendor agreed to purchase certain area of land out of the total land area of 4.00 acres and the balance land to be retained by the Firm. To give effect to this broad 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 a semi-deluxe apartment bearing flat no. 403 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 bearing no. 30 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.

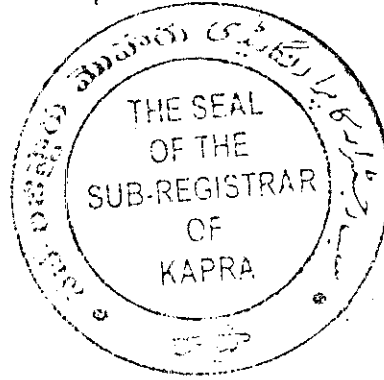
FOR MODI VENTURES



Partner

1వ పుస్తకము 2010.....వ సం. 2090 దస్తావేజులు
మొత్తము కాగితముల సంఖ్య..... 16
ఈ కాగితపు వరుస సంఖ్య..... 3


సబ్-రజిస్ట్రారు



- 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. 403 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 bearing no. 30 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 MODI VENTURES

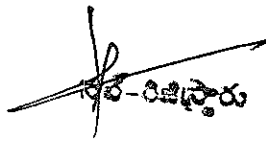


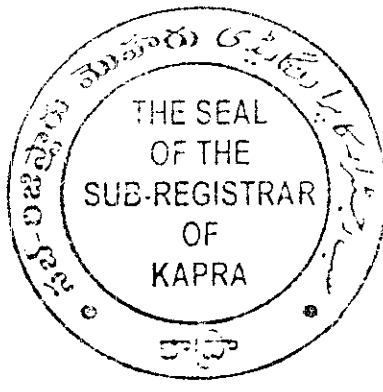
Partner

1వ పుస్తకము 2010.....వ సం పు 2490.....

మొత్తము కాగితముల సంఖ్య..... 16

ఈ కాగితపు వరుస సంఖ్య..... 4


ఆ-విజ్ఞాపన



- 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.

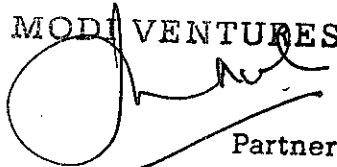
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2. The Vendor hereby covenant that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, 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 MODI VENTURES

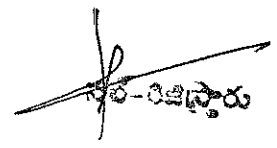


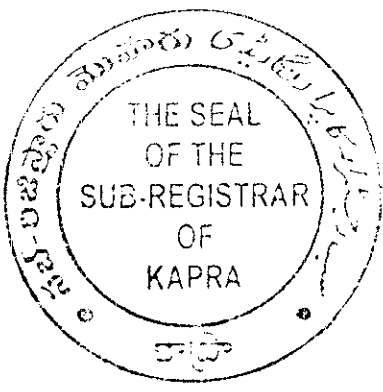
Partner

1వ పుస్తకము 2010.....వ సం పు 2490.....

మొత్తము కాగితముల సంఖ్య..... 16

ఈ కాగితపు వరుస సంఖ్య..... 4


సబ్-రెజిస్ట్రారు




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.

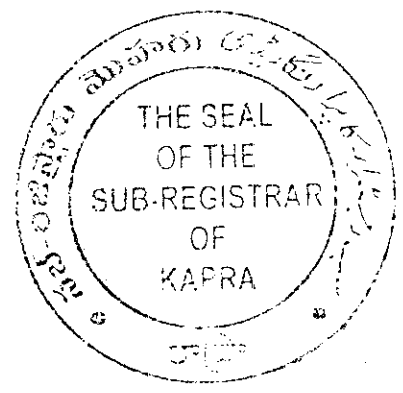
FOR MODI VENTURES



Partner

ప పుస్తకము 20/0.....వ సం పు 2490 దస్తావేజులు
మొత్తము కాగితముల సంఖ్య..... 16
ఈ కాగితపు వరుస సంఖ్య..... 5


నవ-రజిస్ట్రారు



- 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. 52474, dated 13.09.2010, drawn on SBH Habsiguda Branch, Hyderabad and Vat an amount of Rs. 10,260/- paid by way of pay order no. 157925 dated 09.9.10 drawn on HDFC Bank, S. D. Road, Secunderabad.

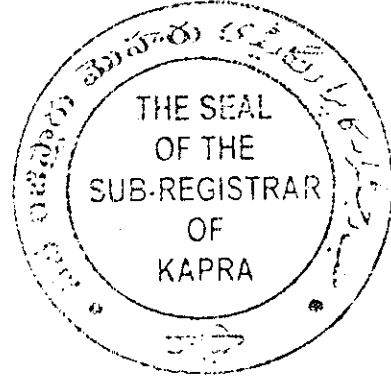
FOR MODI VENTURES



Partner

1వ పుస్తకము 20/0.....వ నం పు 2490.....వ పాఠాలు
మొత్తము కాగితముల సంఖ్య.....16.....
ఈ కాగితపు వరుస సంఖ్య.....6.....


ఆర్-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'

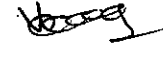
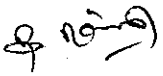
SCHEDULE OF APARTMENT

All that portion forming semi-deluxe apartment bearing flat no. 403 on the fourth floor in block no. 'D', admeasuring 750 sq. ft. 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. 30, admeasuring about 15 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	6' wide corridor
West By	Flat No.402

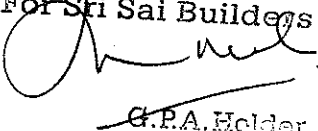
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 
2. 

For MODI VENTURES

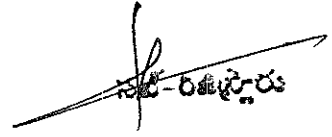
VENDOR Partner

For Sri Sai Builders

G.P.A. Holder
FIRM



VENDEE

పుస్తకము 2010.....వ సంపు 2490
మొత్తము కాగితముల సంఖ్య..... 16
ఈ కాగితపు వరుస సంఖ్య..... 7


నల్ల-రెడ్డిగారు



ANNEXTURE-1-A

Gmg931. Description of the Building: SEMI-DELUXE apartment bearing flat no. 403 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
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/-

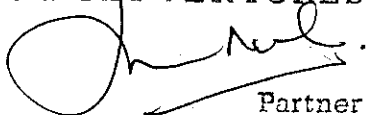
For MODI VENTURES

Partner
Signature of the Executants

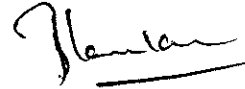
Date: 13.09.2010

C E R T I F I C A T E

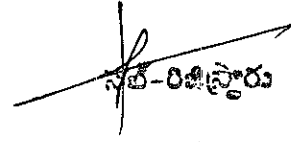
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

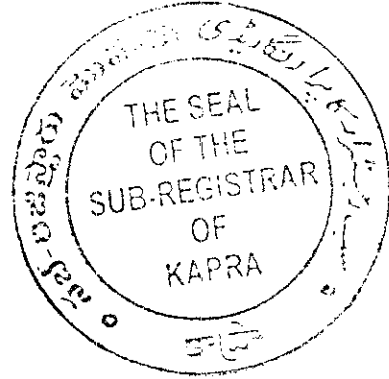
For MODI VENTURES

Partner
Signature of the Executants

Date: 13.09.2010



పుస్తకము బి (0.....వ సం వు.....196.....వస్తాదేజాలు
మొత్తము కాగితముల సంఖ్య.....16.....
ఈ కాగితపు వరుస సంఖ్య.....8.....


నల్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

FLAT NO. 403 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

BUYER: MR. BHAGAVATULA VENKATA RAMANA MURTHY, SON OF MR. BHAGAVATULA VENKATA RAMA SARMA

REFERENCE:
AREA:

46.13

SCALE:
SQ. YDS. OR

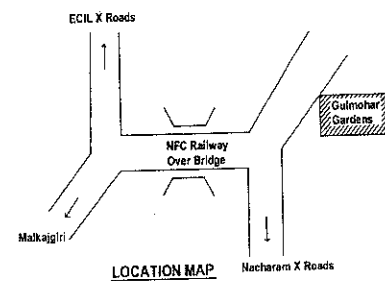
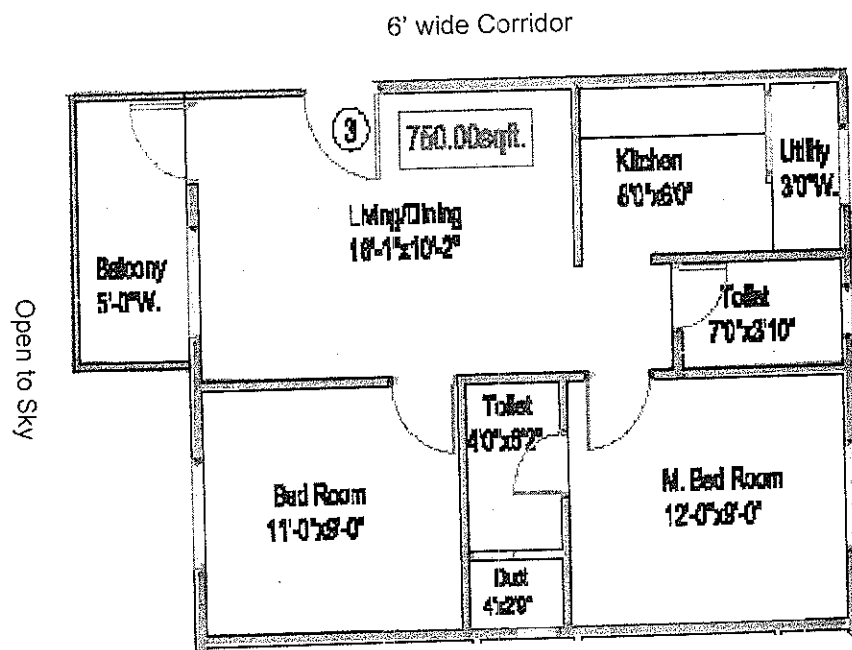
INCL:
SQ. MTRS.



EXCL:



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



Flat No. 402

WITNESSES:

- 1.
- 2.

[Handwritten signatures of witnesses]

FOR MODI VENTURES

[Handwritten signature]

Partner

SIG. OF THE VENDOR

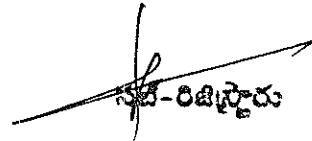
[Handwritten signature]

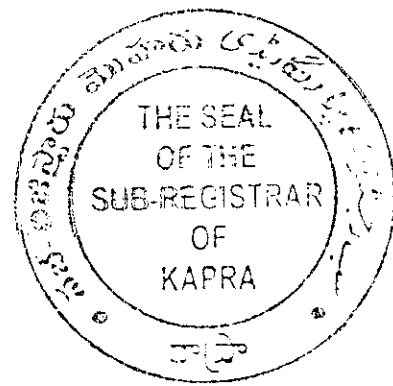
SIG. OF THE BUYER

వ పుస్తకము 2010.....వ సం 20190.....వేజులు:







మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....9.....


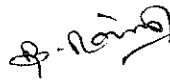

సబ్-రిజిస్ట్రారు

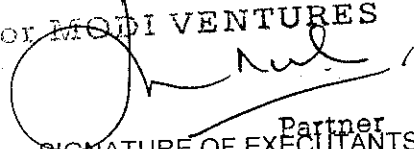


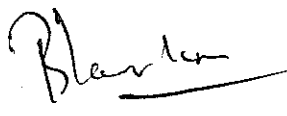
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			VENDOR: M/S. MODI VENTURES HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003. REPRESENTED BY ITS MANAGING PARTNER MR. SOHAM MODI S/O. MR. SATISH MODI
			GPA FOR PRESENTING DOCUMENTS: VIDE GPA NO. 120/BK/IV/2006, Dt. 27.04.2006 MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD - 500 003.
			BUYER: MR. BHAGAVATULA VENKATA RAMANA MURTHY S/O. MR. BHAGAVATULA VENKATA RAMA SARMA R/O. 2-2-1145/5/3/B BHRAMARAMBA APARTMENT NEW NALLAKUNTA HYDERABAD - 500 044

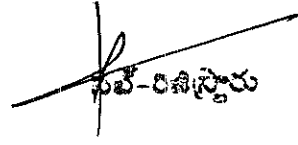
SIGNATURE OF WITNESSES:

1. 
2. 

FOR MODI VENTURES

 Partner
 SIGNATURE OF EXECUTANTS


 SIGNATURE(S) OF BUYER(S)

1. ఎ పుస్తకము జి/0.....వ సం పుస్తకముల పేజీలు
మొత్తము కాగితముల సంఖ్య..... 16
ఈ కాగితపు వరుస సంఖ్య..... 10



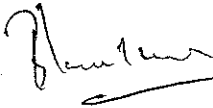


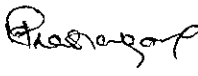

సబ్-రిజిస్ట్రారు



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

C.S.No./Year: 002549/2010 of SRO: 1526(KAPRA)

13/09/2010 14:03:17

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) BHAGAVATULA VENKATA RAMANA MURTHY 2-2-1145/5/3/B, BHRAMARAMBA APTS,NEW NALLKUNTA,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			(EX) K.PRABHAKAR REDDY(SPA HOLDER) H.NO.5-4-187/3&4,II FLOOR,SOHAM MANSION, M.G.ROAD,SECUNDERABAD.	

Witness
Signatures

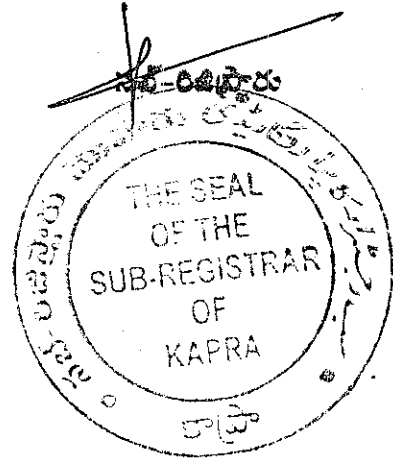
Operator
Signature

Subregistrar
Signature

1వ పుస్తకము 2010.....వ సంపుటి.....వేలములు

మొత్తము కాగితముల సంఖ్య..... 16

ఈ కాగితపు వరుస పంఖ్య..... 1/

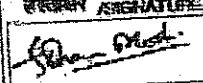


PERMANENT ACCOUNT NUMBER
ABIPM6725H

नाम NAME
SONAR SATESH MODI

पिता का नाम FATHER'S NAME
SATISH MANLAL MODI

जन्म तिथि DATE OF BIRTH
18-10-1989


हस्ताक्षर SIGNATURE



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

आयकर विभाग INCOME TAX DEPARTMENT
 भारत सरकार GOVT. OF INDIA


PRABHAKAR REDDY K
 PADMA REDDY KANDI

15/01/1974
 Permanent Account Number
AWSP8104E

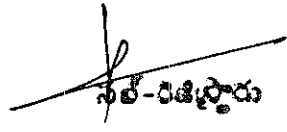
हस्ताक्षर SIGNATURE


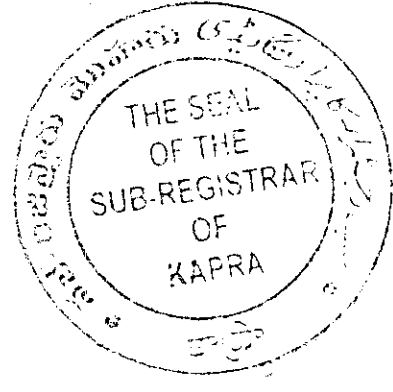


Prabhakkar

For MODI VENTURES

 Partner

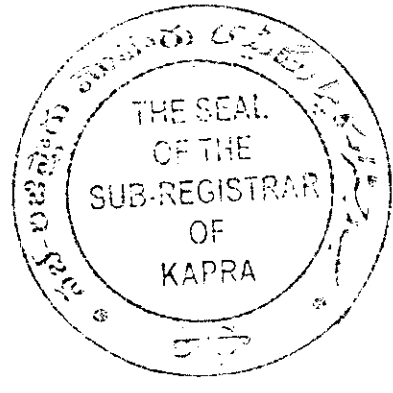
1వ పుస్తకము 2010.....వ సం పు 2496.....వెలలు
మొత్తము శాసనముల సంఖ్య..... 16
ఈ శాసనపు వరుస సంఖ్య..... 12


సహ-రెజిస్ట్రారు



1వ పుస్తకము 20/0.....వ సం పు. 249.0 రస్తావేతలు
మొత్తము కాగితముల సంఖ్య..... 16
ఈ కాగితపు పరుస సంఖ్య..... 13


సబ్-రజిస్ట్రారు



पंजीकरण
विदेशों में रहने वाले भारतीय नागरिकों को सलाह दी जाती है कि वे निकटतम भारतीय मिशन/केंद्र में अपना पंजीकरण करवाएं।

ध्यान-चुनी
यह पासपोर्ट भारत सरकार की सम्पत्ति है। इस पासपोर्ट के बारे में किसी पासपोर्ट अधिकारी से इसके धारक को चर्चा नहीं करना चाहिए। इसमें पासपोर्ट लॉन्गने की मांग भी शामिल है जो उक्त मूल अनुपालन किया जाए।

यह पासपोर्ट डाक द्वारा किसी भी देश से वापस भेजा जाए। यह पासपोर्ट धारक या उसके द्वारा अधिकृत व्यक्ति को वापस में ही देना चाहिए। इसमें किसी भी प्रकार का फेरबदल या विकृति नहीं की जानी चाहिए।

पासपोर्ट नुस हो जाने, चोरी हो जाने अथवा नष्ट हो जाने पर उसकी सूचना भारत में सबसे निकटतम भारतीय मिशन/केंद्र और स्थानीय पुलिस को तत्काल दी जानी चाहिए। किन्तु पृष्ठपत्र के बाद ही डुबोई पासपोर्ट जारी किया जाएगा।

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 COMPLIED 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.

36

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

BHAGAVATULA VENKATA RAMASARMA

माता का नाम / Name of Mother

BHAGAVATULA INDIRASARMA

पति या पत्नी का नाम / Name of Spouse

BHAGAVATULA MOHINI

पता / Address

H NO 2-2-1145/5/3/B, BHRAMARAMBA-

APARTMENTS, NEW NALLAKUNTA,

HYDERABAD 500044 AP

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

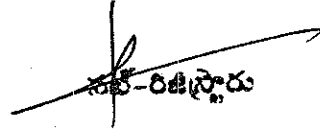
B2521082 09/08/2000 CHENNAI

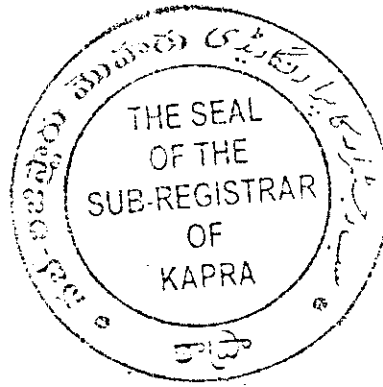
फाइल नं. / File No.

SAUA30374410 OLD PPT CLD AND RETURNED

Blank


1వ పుస్తకము 2010.....వ సం వు 2496 దస్తావేజులు
మొత్తము కాగితముల సంఖ్య..... 16
ఈ కాగితపు వరుస సంఖ్య..... 14



సబ్-రజిస్ట్రారు


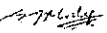


WITNESSES NO. 1

Customer Relations Division

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



Name : Ch.Venkata Ramana Reddy
Designation : Customer Relations Executive
Signature : 
Valid upto : 30 April 2009
Issuing Authority : 
Blood Group : O +ve
Address:
5-4-187/3&4, 11nd Floor,
M.G Road, Secunderabad-500003.
Ph:040-66335551, 040-27544058
www.modiproperties.com

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

In case of Emergency Call

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


WITNESSES NO. 2


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

B M RAJ KUMAR
MUKUND RAO

03/01/1978
Permanent Account Number
AIOPR9833L


Signature



22022006

इस कार्ड के खो जाने पर / खोया हुआ कार्ड मिलने पर
कृपया सूचित करें / सूटारें -
आयकर सेवा सेना इन्फो, एन एस डी यू
तीसरी मंजिल, ट्रेड वर्ल्ड, ए विंग, कमला मिल्स कंपाउंड
एस. बी. मार्ग, लोअर पारेल, मुंबई - 400 013.

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

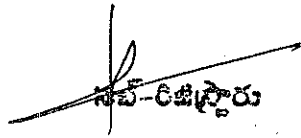
Income Tax PAN Services Unit, NSDL
3rd Floor, Trade World, A Wing,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

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

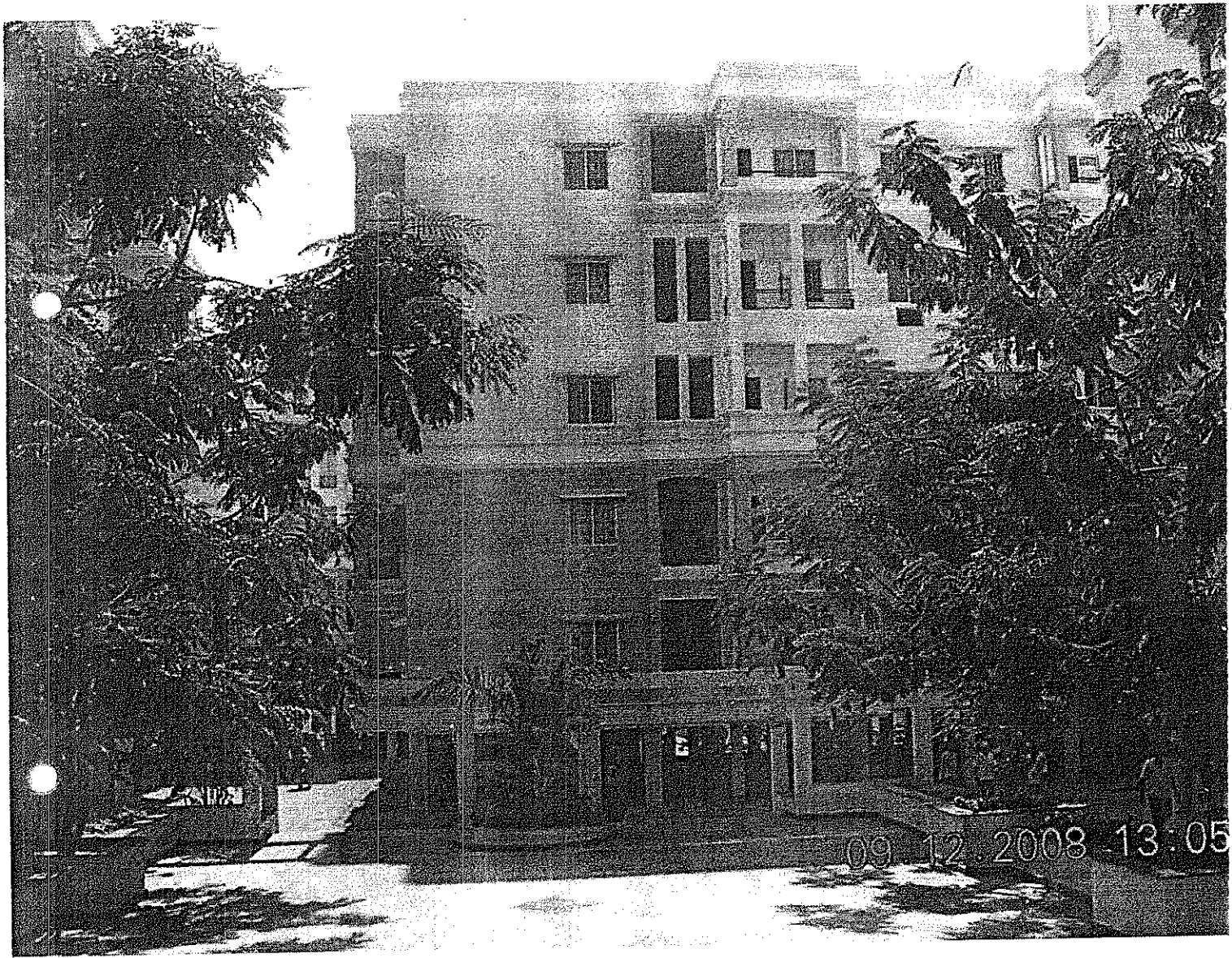
1వ పుస్తకము 2010.....వ సం వ 2490.....వేళాలు

మొత్తము కాగితముల సంఖ్య..... 16.....

ఈ కాగితపు వరుస సంఖ్య..... 15.....

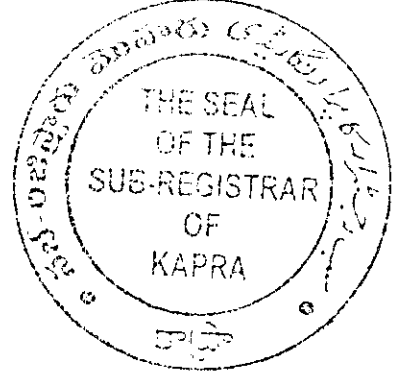

సబ్-రెజిస్ట్రారు





1వ పుస్తకము 2010.....వ సం.పు.2490 స్త్రీవేదాలు
మొత్తము కాగితముల సంఖ్య..... 16
ఈ కాగితపు వరుస సంఖ్య..... 16

~~కవి-08/స్రీ~~





GOVERNMENT OF ANDHRA PRADESH/ఆంధ్ర ప్రదేశ్ ప్రభుత్వం
REGISTRATION AND STAMPS DEPARTMENT/రిజిస్ట్రేషన్ మరియు స్టాంపుల శాఖ
CERTIFICATE OF ENCUMBRANCE ON PROPERTY/అడ్లైవ్ తాకట్టు భార ధృవీకరణ పత్రము

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SRO/ స. రి. శా. KAPRA
 Sri/Smt B.V. RAMANA MURTHY
 VILL/COL : MALLAPUR SURVEY: 93, 94, 95,
 Application No/ దరఖాస్తు సంఖ్య: 4402
 Date/ తేదీ: 15-09-2010

15-09-2010 to 14-09-2010
 having applied to me for a certificate giving particulars of registered acts and encumbrances if any, in respect of under mentioned property.
 క. రిజిస్ట్రేషన్ అధికారికి నాకు అందించిన కార్యదర్శి ద్వారా నాకు రిజిస్ట్రేషన్ చేయబడిన మరియు అడ్లైవ్ తాకట్టు భారాలను గురించిన వివరాలు తెలియజేయమని కోరబడిన ప్రదేశం గురించి దరఖాస్తు చేసిన వ్యక్తికి
 FLAT: 403 NORTH: OPEN TO SKY SOUTH: OPEN TO SKY EAST: 6' WIDE CORRIDOR WEST: FLAT NO 402

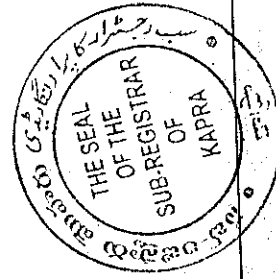
DATE & TIME of Application of EC: 15-09-2010 00:00:00
 I hereby certify that a search has been made in Book I and in the Indexes relating thereto of R.O. KAPRA for 4
 for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

DATE & TIME of Generation of EC: 15-09-2010 14:31:38
 Years from 01-10-2007 to 14-09-2010

సం. ౪ వలకు 1వ పుస్తకము మరియు అడ్లైవ్ తాకట్టు భారాలను గురించిన వివరాలు తెలియజేయమని కోరబడిన ప్రదేశం గురించి దరఖాస్తు చేసిన వ్యక్తికి
 అడ్లైవ్ తాకట్టు భారాలను గురించిన వివరాలు తెలియజేయమని కోరబడిన ప్రదేశం గురించి దరఖాస్తు చేసిన వ్యక్తికి

సం. ౪ వలకు 1వ పుస్తకము మరియు అడ్లైవ్ తాకట్టు భారాలను గురించిన వివరాలు తెలియజేయమని కోరబడిన ప్రదేశం గురించి దరఖాస్తు చేసిన వ్యక్తికి
 అడ్లైవ్ తాకట్టు భారాలను గురించిన వివరాలు తెలియజేయమని కోరబడిన ప్రదేశం గురించి దరఖాస్తు చేసిన వ్యక్తికి

Sl. No./ సంఖ్య (1)	(a) Description of Property అడ్లైవ్ తాకట్టు భారాలను గురించిన వివరాలు (2)	Date of (E)xecution (R)egistration అడ్లైవ్ తాకట్టు భారాలను గురించిన తేదీ రిజిస్ట్రేషన్ తేదీ (3)	(b) Nature & Value of Document దస్తావేజు స్వభావం మరియు విలువ (4)	Names of Parties / పార్టీల వివరాలు Executants (Ex) and Claimants (Cl) ప్రాసీ ఇచ్చిన వారు హాకీదారులు (5) (6)	Ref. to Document Entry దస్తావేజు కి సంబంధించిన వివరాలు	
					Vol.No./Page No./ పేజీల సంఖ్య / సం. (7) (8)	Document No./Year దస్తావేజు సం. / సం. (9) (10)
1	VILL/COL: MALLAPUR Shakthi Sai Nagar W-B: 3-14 SURVEY: 93/PART 94/PART 95/PART PLOT: / HOUSE: / FLOOR:#04, PA,# FLAT: 403 APARTMENT: GULMOHAR GARDENS EXTENT: 46.13 SQ.Yds BUILT: 765 Sq.ft Boundaries: (N): OPEN TO SKY (S) OPEN TO SKY (E): 6' WIDE CORRIDOR (W): FLAT NO 402 LINK DOCT: 1507,1311/2004# 1507,6184/2003# 1507,10300/2005# 1507,10302/2005#	(R) 13-09-2010 (P) 13-09-2010 (E) 13-09-2010	0101 ANUPMA PROJECT Sale Mkt. Value: Rs. 1026000 Cons. Value: Rs. 1026000	1 (EX)M/S MODI VENTURES REP BY SOHAM MODI 2 (CL) BHAGAVATULA VENKATA RAMANA MURTHY 3 (EX)M/S SRI SAI BUILDERS REP BY SOHAM MODI 5 (EX)M/S MODI VENTURES REP BY SOHAM MODI	0/0	2190 / 2010 OF SRO KAPRA 1



I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found
 ఈ అడ్లైవ్ తాకట్టు భారాలను గురించి తెలియజేయబడిన అడ్లైవ్ తాకట్టు భారాలను గురించి ఏ ఇతర అడ్లైవ్ తాకట్టు భారాలు నమోదు కాలేదు మరియు అడ్లైవ్ తాకట్టు భారాలను గురించి ఏ ఇతర అడ్లైవ్ తాకట్టు భారాలు నమోదు కాలేదు

Search made and certificate prepared by/ దరఖాస్తు మరియు అడ్లైవ్ తాకట్టు భారాలను గురించిన వివరాలు తెలియజేయమని కోరబడిన ప్రదేశం గురించి దరఖాస్తు చేసిన వ్యక్తికి
 పత్రము తయారు చేసిన వారు

Search made and certificate prepared by/ దరఖాస్తు మరియు అడ్లైవ్ తాకట్టు భారాలను గురించిన వివరాలు తెలియజేయమని కోరబడిన ప్రదేశం గురించి దరఖాస్తు చేసిన వ్యక్తికి
 పత్రము తయారు చేసిన వారు

