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DOCT No. 783/2011

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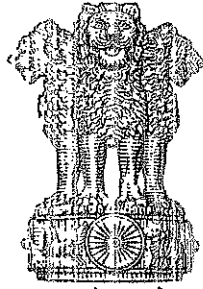
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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

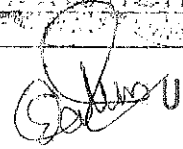
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SCANNED

ఆంధ్రప్రదేశ్ రాష్ట్రం ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH


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Sl.No. 2154 Dt: 17-03-2011 Rs.100/-
 Name : Santosh
 S/o. Shankar
 For Whom : M/s. Modi Ventures, Sec-bad

K.SATISH KUMAR
 Licenced Stamp Vendor
 LIC.No.15-18-013/2000
 REN.No.15-18-016/2009
 H.No.5-2-30, Premavathipet (v)
 Rajendranagar Mandal,
 Ranga Reddy District.
 Ph.No.9849355156

SALE DEED

This Sale Deed is made and executed on this the 8th day of April 2011 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. DR. SANJIT KANJILAL, SON OF LATE SUBODH KUMAR KANJILAL, aged about 43 years, Occupation: Service
2. MRS. DEBJANI KANJILAL, WIFE OF DR. SANJIT KANJILAL aged about 35 years Occupation: Housewife, both are residing at TRU-2, IICT Staff Quarters, Habsiguda, Hyderabad, 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



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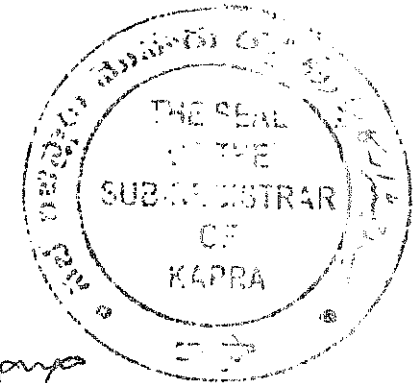
హైదరాబాద్ నగర పంచాయతీ

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శ్రీ K. Prabhakar Reddy
5-4-187/3 & 4, 2nd Floor, Sahani Mansior, M.G. Road,
Secunderabad-03, through attested GPA/SPA for presentation
of documents, Vide GPA/SPA No. 64/ER/2009
dated 08.06.09 registerer at SRO, KPRD
District.

వాసి ఇచ్చినట్లు ఒకప్పుడు
పదమ రోజున పలు



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K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
(O). 5-4-187/3 & 4, 2nd Floor, Sahani Mansior, M.G. Road,
Secunderabad-03, through attested GPA/SPA for presentation
of documents, Vide GPA/SPA No. 64/ER/2009
dated 08.06.09 registerer at SRO, KPRD
District.



నిరూపించినది

VENKAT RAMANA REDDY
S/o. ANJI REDDY, O.C. SERVICE
R/o. (1-10)2, Loc. No. 2, SARDORNAGAR
GREENHILLS GATEWAY, HYDERABAD.

B. Rajkumar S/o. SUDHAKAR Rao, O.C. BUSINESS
R/o. 1-5/1A, Road No. A, Awaral, Sec 03

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WHEREAS:

- A. The Firm constituted by its partners (1) Sri Nareddy Kiran Kumar, (2) Smt. K. Jaya, (3) Sri K. V. Chalapathi Rao and (4) Sri B. Anand became the absolute owners and possessors of open agricultural land in Sy. Nos. 93, 94 & 95, situated at Mallapur Village, Uppal Mandal, R. R. District, admeasuring Ac. 4-00 Gts. by virtue of registered sale deed dated 10th July, 2003 bearing document no. 8184/03 and sale deed dated 5th February 2004 bearing document no. 1311/04 which are both registered at the office of the Sub-Registrar, Uppal, R. R. District hereinafter the said land is referred to as The Schedule A Land, more fully described in Schedule 'A' annexed to this Agreement.
- B. The Vendor became absolute owners and possessors of open agricultural land in Sy. Nos.93, 94 & 95, situated at Mallapur Village, Uppal Mandal, R. R. District, admeasuring Ac. 1-08 Gts. by way of registered sale deed dated 23rd March, 2007 bearing document no. 4000/07 (for purchase of Ac. 1-13 Gts.,) and sale deed dated 7th April 2004 bearing document no. 4464/07 (for sale of Ac. 0-05 Gts.,) which are both registered at the office of the Sub-Registrar, Uppal, R. R. District hereinafter the said land is referred to as the Schedule B Land, more fully described in Schedule 'B' annexed to this Agreement.
- C. The Firm and the Vendor had purchased the Scheduled A Land and Scheduled B Land for a consideration from its previous owners viz., Sri Koukutla Mogulaiah Alias Mogula Reddy, Sri Koukutla Jangaiah Alias Janga Reddy, Sri Koukutla Narsimhulu Alias Narsimha Reddy and others (hereinafter referred to as the Original Owners).
- D. The Original Owners got their rights as per ORC issued vide proceeding by the RDO East Division, File No. H/6733/79 dated 10.02.1982 and confirmed in the proceedings bearing file no. J/7156/96 dated 06.09.1997. Patta Passbook and title deeds were issued in favour of the Original Owners for a portion of the lands in Sy. No. 93, 94 & 95 of Mallapur Village, Uppal Mandal, R. R. District, as per details given below:

Survey No.	Area Ac-Gts.	Issued in favour of	Title Book No.	Passbook No.
93	0-28	K. Mogulaiah	179141	73706
94	0-29			
95	2-14			
93	0-27	K. Jangaiah	179115	73738
94	0-30			
95	2-14			
93	0-27	K. Narsimhulu	176051	73741
94	0-30			
95	2-13			

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

FOR MODI VENTURES



Partner

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MARKET VALUE Rs: 1090000/

ENDORSEMENT

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

By Chalan No. 924827 Dt. 2/11/11

I. Stamp Duty:

- 1. in the shape of stamp papers Rs. 100/-
- 2. in the shape of ... (under Act 1893) Rs. 5900/-
- 3. in the shape of cash Rs. ---
- 4. ... Rs. ---

II. Transfer ...

- 1. ... Rs. 20800/-
- 2. ... Rs. ---

III. Registration ...

- 1. ... Rs. 5200/-
- 2. ... Rs. ---

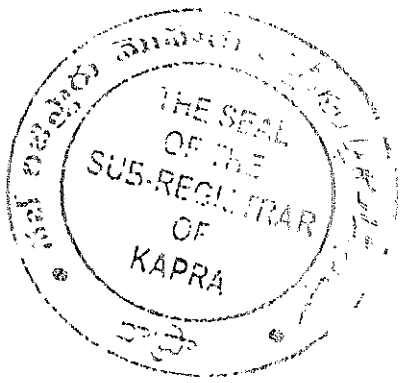
IV. User Charge ...

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

Total Rs 78100/-

SUB REGISTRAR KAPRA

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- 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. 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

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~~Signature~~



- 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 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.
- N. 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.
- O. The Buyer is desirous of purchasing a semi-finished, deluxe apartment bearing flat no. 314 on the ~~third~~ floor, in block no. 'G' having a super built-up area of 1000 sft. together with undivided share in the schedule B land to the extent of 40.00 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.
- P. 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.
- Q. 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 project of Gulmohar Gardens. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.

FOR MOJI VENTURES



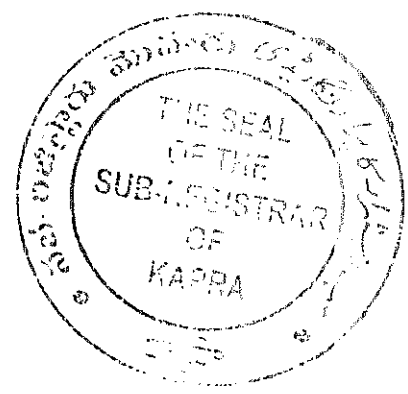
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- R. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 10,40,000/- (Rupees Ten Lakhs Fourty Thousand Only) and the Buyer has agreed to purchase the same.
- S. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.
- T. 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:

- I. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished, deluxe apartment bearing flat no. 314 on the third floor, in block no. 'G' having a super built-up area of 1000 sft in building known as Gulmohar Gardens together with:
- Undivided share in schedule B land to the extent of 40.00 sq. yds.
 - 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. 10,40,000/- (Rupees Ten Lakhs Fourty Thousand Only). The Vendor hereby admit and acknowledge the receipt for said consideration in the following manner:

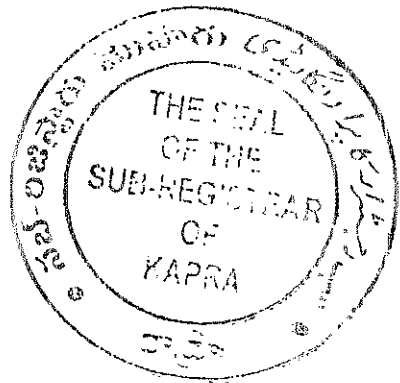
- Rs. 7,44,000/- (Rupees Seven Lakhs Forty Four Thousand Only) paid by way of cheque no. 918241, dated 31.03.2011, drawn on HDFC Bank Ltd., Lakdikapul Branch, Hyderabad for being Housing Loan issued by LIC Housing Finance Limited.
- Rs. 2,00,000/- (Rupees Two Lakhs Only) paid by way of cheque no. 196587, dated 10.02.2011 drawn on State Bank of Hyderabad, Habsiguda Brach, Hyderabad.
- Rs. 71,000/- (Rupees Seventy One Thousand Only) paid by way of cheque no. 216684 dated 08.04.2011 drawn on State Bank of Hyderabad, Habsiguda Brach, Hyderabad.
- Rs. 25,000/- (Rupees Twenty Five Thousand Only) paid by way of cheque no. 196586, dated 28.01.2011 drawn on State Bank of Hyderabad, Habsiguda Brach, Hyderabad.

For MODI VENTURES


Partner

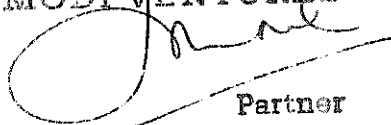
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2. The Vendor hereby covenant that the undivided share in Schedule B Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right,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

For MODI VENTURES



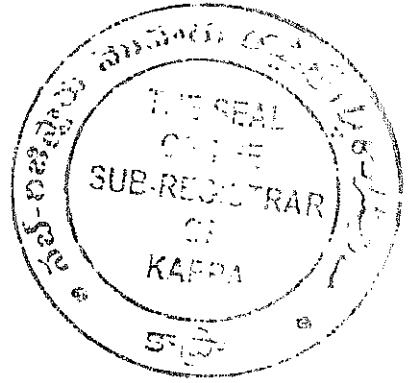
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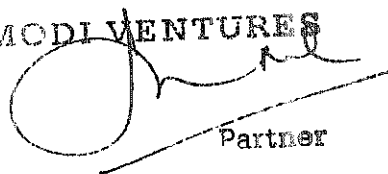
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- b. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule apartment and is fully satisfied and the Buyer shall not hereafter, raise any 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.
- d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the GULMOHAR GARDENS, shall vest jointly with the owners of the various tenements/ apartments / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc.. or on any other account whatsoever.
- e. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor to the Buyer.
- f. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.

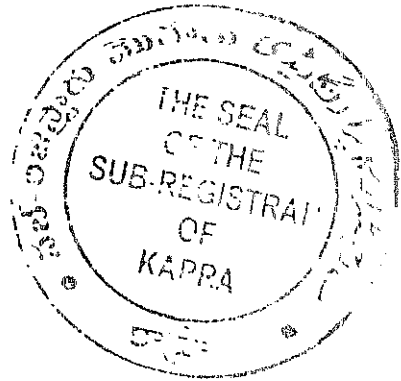
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- g. That the blocks of residential apartments shall always be called GULMOHAR GARDENS and the name thereof shall not be changed.
- h. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment; or any part of the Scheduled Apartment nor shall he/she/they make any additions alterations in the Scheduled Apartment without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.
- 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. 78,000/- is paid by way of challan No.974837, dated 01.04.2011, drawn on SBH, Kushaiguda Branch, Hyderabad and VAT an amount of Rs.21,790/- paid by way of Pay order no. 161480, dated 02.04.2011 drawn on HDFC Bank, S. D. Road, Secunderabad.

FOR MODI VENTURES

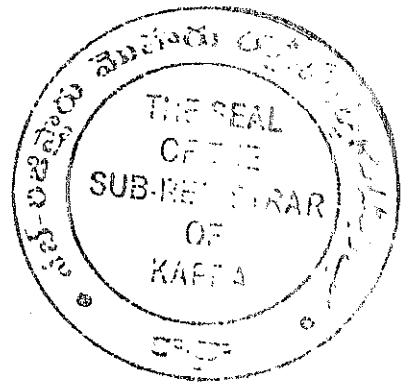
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SCHEDULE 'A'
SCHEDULE OF LAND

ALL THAT PIECE OF LAND admeasuring Ac. 4-00 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	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 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 'C'
SCHEDULE OF APARTMENT

All that portion forming semi-finished, deluxe apartment bearing flat no. 314 on the third floor, in block no. 'G', admeasuring 1000 sft. of super built up area together with proportionate undivided share of land to the extent of 40.00 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	Flat No. 315
South By	Open to Sky
East By	6'-6" wide corridor
West By	Open to Sky

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

WITNESSES:

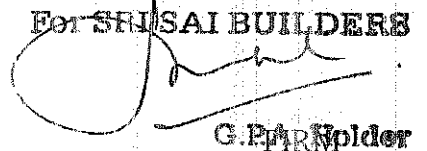
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FOR MODI VENTURES



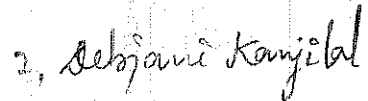
Partner
VENDOR

FOR SHIVSAI BUILDERS



G. Prasad
BUYER



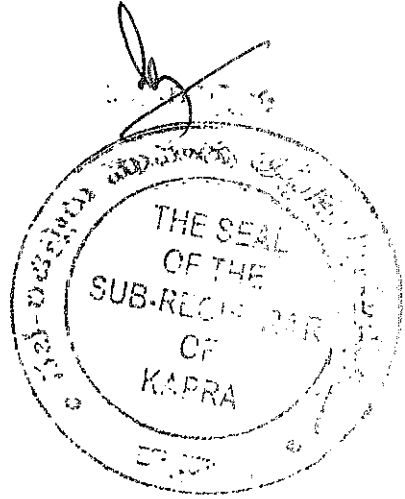
2. 

BUYER

18 వ పుస్తకం 201/..... నంబర్ 783.....

మొదటి పేజీల సంఖ్య..... 19.....

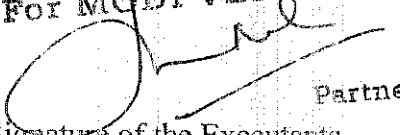
2వ పేజీల సంఖ్య..... 9.....



ANNEXURE-1-A

1. Description of the Building : DELUXE apartment bearing flat no. 314 on the third floor, in block no. 'G' of Gulmohar Gardens, forming a part of Survey Nos. 93, 94 & 95, situated at Residential localities, Block No. 14, Shaktisai Nagar, Mallapur, Uppal Mandal, Ranga Reddy District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 40.00 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 : 1000 Sft
- e) In the Fourth Floor :
- f) In the Fifth Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 10,40,000/-


Date: 08.04.2011

FOR MODI VENTURES

Partner
Signature of the Executants

C E R T I F I C A T E

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

Date: 03.04.2011

FOR MODI VENTURES

Partner
Signature of the Executants

1. 

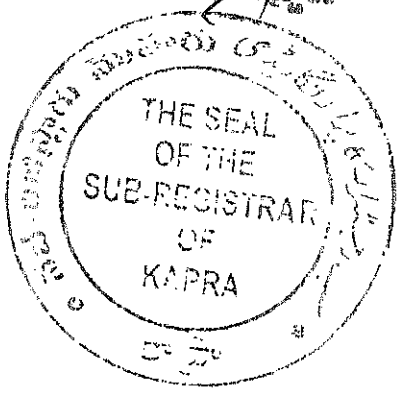
2. Sebjani Kanjilal.

1st part of 20 // వ సం 783

2nd part of 20 // 19

3rd part of 20 // 10

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15-10-20



REGISTRATION PLAN SHOWING FLAT NO. 314 IN BLOCK NO. 'G'

ON THIRD FLOOR IN PROJECT KNOWN AS "GULMOHAR GARDENS"

IN SURVEY NOS. 93, 94 & 95

SITUATED AT

MALLAPUR VILLAGE, UPPAL

MANDAL, R.R. DIST.

VENDOR: M/S. MODI VENTURES REPRESENTED BY ITS MANAGING PARTNER

SRI SOHAM MODI SON OF SRI SATISH MODI

BUYER: 1. DR. SANJIT KANJILAL, SON OF LATE SUBODH KUMAR KANJILAL

2. MRS. DEBJANI KANJILAL, W FE OF DR. SANJIT KANJILAL

REFERENCE:
AREA: 40.00

SCALE:
SQ. YDS. OR

INCL:
SQ. MTRS.

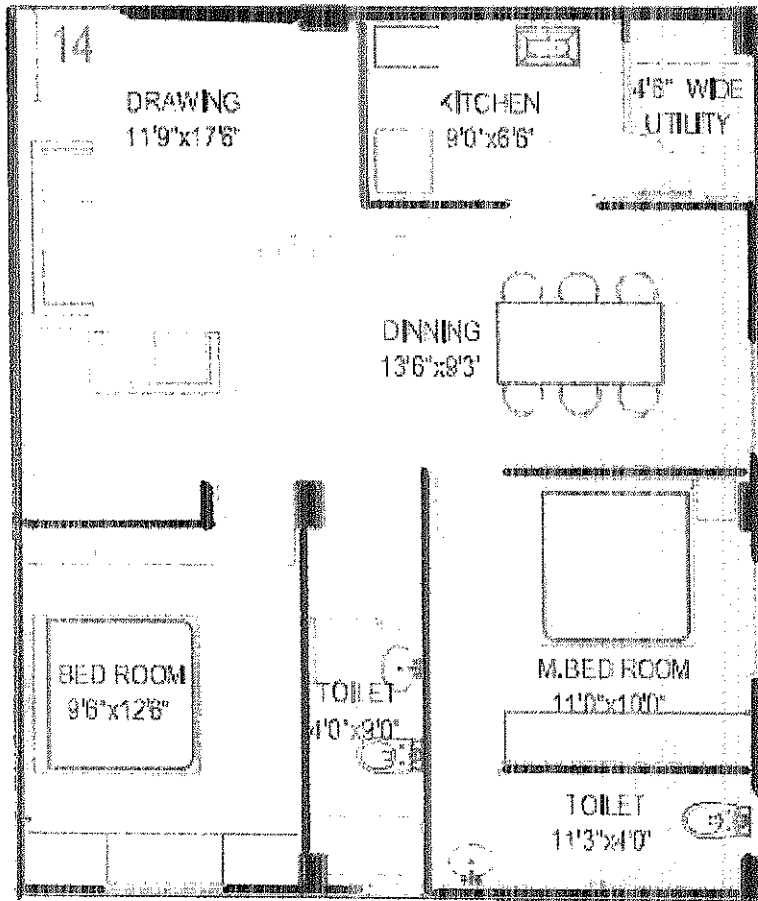
EXCL:

Total Built-up Area = 1000 Sft.
Out of U/S of Land = Ac. 1-08 Gts.

6'-6" Wide Corridor



Flat No. 315



Open to Sky

Open to Sky

WITNESSES:

- 1.
- 2.

For MODI VENTURES

Partner


SIG. OF THE VENDOR

SIG. OF THE BUYER

..... 30 / వ సం 783

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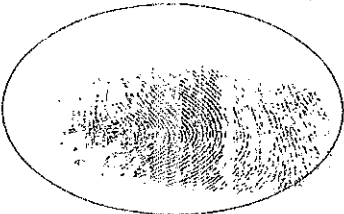
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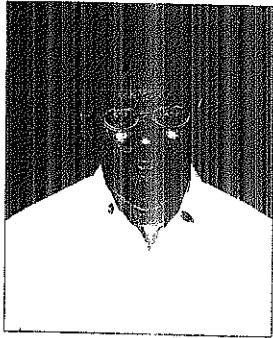
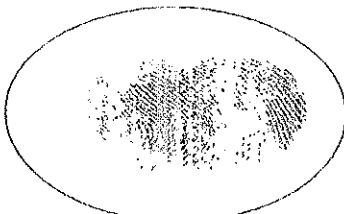
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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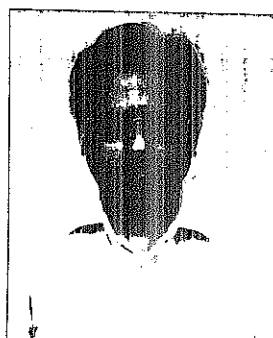
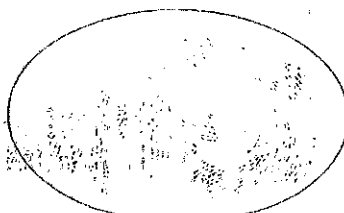
VENDOR:

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



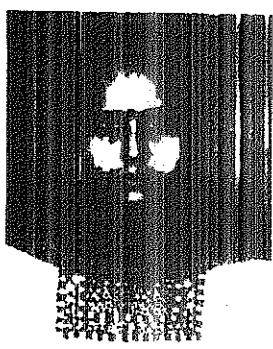
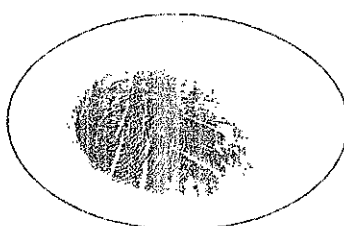
GPA FOR PRESENTING DOCUMENTS
VIDE DOC. NO. 64/IV/2009, Dt. 05.06.2009:

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.



BUYERS: CUM REPRESENTATIVE

1. **DR. SANJIT KANJILAL**
S/O. LATE SUBODH KUMAR KANJILAL
R/O. TRU-2, IICT STAFF QUARTERS
HABSIGUDA, HYDERABAD



BUYER:

2. **MRS. DEBJANI KANJILAL**
W/O. DR. SANJIT KANJILAL
R/O. TRU-2, IICT STAFF QUARTERS
HABSIGUDA, HYDERABAD

SIGNATURE OF WITNESSES:

1.
2.

I stand herewith our photograph(s) and finger prints in the form prescribed, through my representative, Dr. Sanjit Kanjilal, 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

FOR MODI VENTURES

Partner

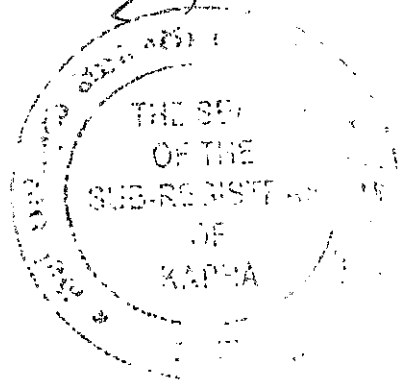
SIGNATURE(S) OF BUYER(S)

ಇಲ್ಲಿಗೆ 20 / 1 ವಹಿ ನಂ 703 ಭಾಗ:

ಮೊತ್ತದ ಕಡತದ ಹಕ್ಕು 19

ಈ ಕಡತದ ಮೂಲ ಹಕ್ಕು 12

~~ಸಹಾಯಕ~~








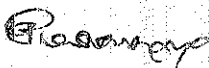
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 000656/2011 of SRO: 1526(KAPRA)

Presentant Name(Capacity): M/S MODI VENTURES(EX)


Report Date: 08/04/2011 12:16:52

This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
2			(CL) SANJIT KANJILAL (SELF & REP TO CL.NO.2) TRU-2, IICT STAFF QTRS, HABSIGUDA, HYD.	
3			(EX) K.PRABHAKAR REDDY (SPA HOLDER) H.NO.5-4-187/3&4,II FLOOR, SOHAM MANSION, M.G.ROAD, SECUNDERABAD.	

Identified by
Witness 1
Witness 2





Photos and TIs
captured by me


Capture of Photos and TIs
done in my presence

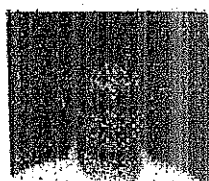
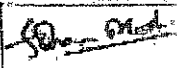

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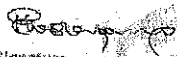



మొదటి పేజీల సంఖ్య 19

ఈ కారితప్ప పేజీల సంఖ్య 13

[Handwritten Signature]
సబ్-రెజిస్ట్రార్



	<p>PERMANENT ACCOUNT NUMBER AWSP16725H</p> <p>नाम NAME SONAM SATISH KHEDI</p> <p>पिता के नाम FATHER'S NAME SATISH HANLAL KHEDI</p> <p>जन्म तिथि DATE OF BIRTH 10-10-1969</p> <p>हस्ताक्षर SIGNATURE </p>	
<p>Chief Commissioner of Income-tax, Andhra Pradesh</p>		

<p>आयकर विभाग INCOME TAX DEPARTMENT</p> <p>PRABHAKAR REDDY K PADMA REDDY KANDI 15/01/1974 Permanent Account Number AWSP8104E</p> <p>Signature </p>		<p>भारत सरकार GOVT. OF INDIA</p> <p></p> <p> <small>10002010</small></p>
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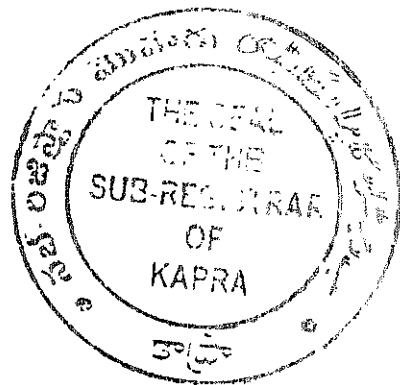
Prabha...

... 201 / ... 5763 ...

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भारतीय रासायनिक प्रौद्योगिकी संस्थान
Indian Institute of Chemical Technology



Scientist B / Gr. IV(1)

Ravi Kumar
Administrative Officer

कर्मचारी सं. / Staff No. 167.
जन्म तिथि / Date of Birth 19-Apr-1967
रक्त समूह / Blood Group O+

घर. फ़ोन (Off) 27193370
(Res) 32914653

आवासीय पता / Residential Address :
TRU-02, ICT Staff Quarter,
Habsniguda, Hyderabad - 500 007

[Signature]
धारक के हस्ताक्षर
Signature of Holder

नगरीकरण की तिथि / Date of Issue : 01/06/2007

भारतीय रासायनिक प्रौद्योगिकी संस्थान
Indian Institute of Chemical Technology
(वैज्ञानिक तथा औद्योगिक अनुसंधान परिषद)
(Council of Scientific & Industrial Research)

(पंजीकृत सोस इटी. विज्ञान व प्रौद्योगिकी मंत्रालय, भारत सरकार)
(A Regd. Society under Ministry of Science & Technology, Govt. of India)
उप्पल रोड, हैदराबाद - 500 007, अंध्र प्रदेश, भारत
UPPAL ROAD, HYDERABAD - 500 007 A.P. INDIA
EPABX: 041 - 27160123 (18 lines)
WWW.IICHT.INDIA

[Signature]

15 వ పుస్తకము 20 || 783

..... 19

..... 15

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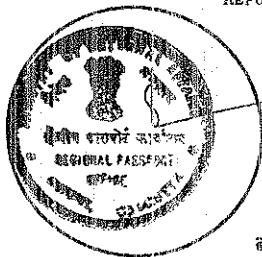




इसके द्वारा, भारत गणराज्य के राष्ट्रपति के नाम पर, उन सब से बिनका इस बात से सरोकार हो, यह प्रार्थना एवं अपेक्षा की जाती है कि वे बाहक को बिना रोक-टोक, आज्ञादी से आने-जाने दें, और उसे हर तरह की ऐसी सहायता और सुरक्षा प्रदान करें जिसकी उसे आवश्यकता हो।

THESE ARE TO REQUEST AND REQUIRE IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET OR HINDRANCE, AND TO AFFORD HIM OR HER, EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

भारत गणराज्य के राष्ट्रपति के आदेश से दिया गया
BY ORDER OF THE PRESIDENT OF THE
REPUBLIC OF INDIA



Sujit Das
सुजित दास
SUJIT DAS
कृते क्षेत्रीय पासपोर्ट अधिकारी
For Regional Passport Officer
कोलकाता / Kolkata

भारत गणराज्य REPUBLIC OF INDIA



-Debiyani Kanyas

श्रेणी / Type: IND
देश कोड / Country Code: IND
पासपोर्ट नं. / Passport No.: B 3846331

पिता का नाम / Given Names: DEBJANJI
कुलनाम / Surname: KANJILAL

राष्ट्रियता / Nationality: INDIAN
लिंग / Sex: F
जन्म तिथि / Date of Birth: 14.02.1975

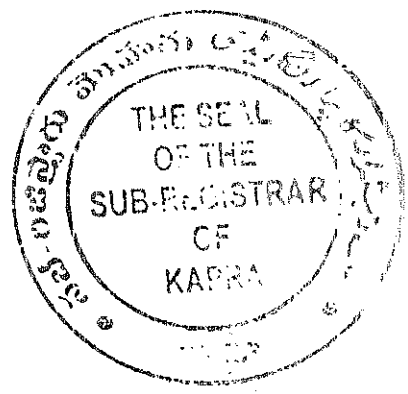
जन्म स्थान / Place of Birth: Assam
कोलकाता / Kolkata

व्यक्ति को पासपोर्ट जारी करने की तिथि / Date of Issue: 10.10.2011

व्यक्ति को पासपोर्ट जारी करने की तिथि / Date of Expiry: 10.10.2011

10 ದಿನಗಳಲ್ಲಿ 782
ಮಾನ್ಯ ಸಬ್ ರಿಜಿಸ್ಟ್ರಾರ್ 19
ಕೆ. ಆರ್. ಕೆ. ಸಿ. ಕೆ. 16

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WITNESSES NO. 1

Customer Relations Division



MODI
PROPERTIES &
INVESTMENTS PVT. LTD.



Name : Ch.Venkata Ramana Reddy

Designation : Customer Relations Executive

Signature :

Valid upto : 30 April 2009

Issuing Authority :

Blood Group : O +ve

Address
5-4-187/3&4, IIInd Floor
M.G Road, Secunderabad-500003.
Ph:040-66335551, 040-27544058

www.modiproperties.com

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

In case of Emergency Call

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

WITNESSES NO. 2

आयकर विभाग
INCOME TAX DEPARTMENT

B M RAJ KUMAR

MUKUND RAO

03/01/1978

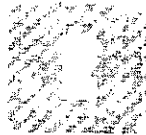
Permanent Account Number

AIOPR9833L

Signature



भारत सरकार
GOVT. OF INDIA



22022006

इस कार्ड के खो जान पर / खोका हुआ कार्ड मिलने पर
कृपया सूचित करें / लौटावें :
आयकर वेब पोर्टल पर, एन एस ई यू
कीर्ती मंसिल, ट्रेड वर्ल्ड, ए विंग, कान्हा मिल्स कंपाउंड
एन बी मार्ग, लोअर पार्सल, मुंबई - 400 013.

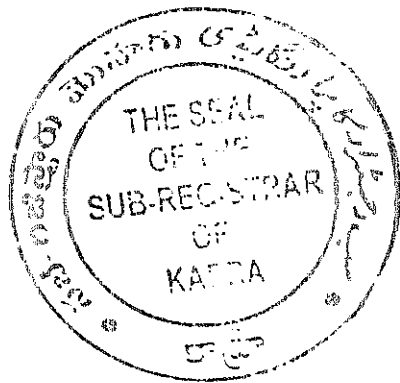
If this card is lost / someone's lost card is found,
please inform / return to :

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

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

17 5205. 20 1 783
22 5205. 20 1 19
23 5205. 20 1 18

~~Handwritten signature~~



संजीकरण

विदेशों में रहने वाले भारतीय नागरिकों को सलाह दी जाती है कि वे अपने को निकटतम भारतीय मिशन, कोशिका में प्रवेश करने के लिए

ध्यान देने योग्य बातें

एक पासपोर्ट भारत सरकार की संपत्ति है। पासपोर्ट अधिकारी से इस पासपोर्ट के संदर्भ में कोई भी अनुरोध करने पर विचारपूर्वक प्रतिक्रिया दी जाएगी, उसका सुझाव अनुमानित किया जाए।

यह पासपोर्ट एक मात्र प्रयोग के लिए ही जारी किया जाता है। यह पासपोर्ट धारक या उसके द्वारा प्राधिकृत व्यक्ति के कब्जे में ही रहना चाहिए। इसमें किसी भी प्रकार के फेरबदल या विकृत नहीं किया जाना चाहिए।

पासपोर्ट गुप्त जाना, खोना, चोरी हो जाना या नष्ट हो जाने पर उसकी रिपोर्ट तत्काल भारत में निकटतम भारतीय मिशन/कोशिका में (तथा यदि धारक विदेश में हो) निकटतम भारतीय मिशन को और स्थानीय पुलिस को भी अवगत कराना चाहिए। निरस्त/प्रतिपक्ष प्रस्तावों के प्रस्ताव ही प्रतिपक्ष 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 HOLDER FROM THE PASSPORT AUTHORITY REGARDING THIS PASSPORT, INCLUDING DEMAND FOR ITS SURRENDER, SHOULD BE COMPLIED WITH IMMEDIATELY.

PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST. IT 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 PASSPORTS SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY IN INDIA OR (IF THE HOLDER IS ABROAD) TO THE NEAREST INDIAN MISSION AND TO THE LOCAL POLICE. ONLY AFTER EXHAUSTIVE ENQUIRIES SHALL A REPLACEMENT PASSPORT BE ISSUED.

पिता का नाम (Father's Name) / Name of Father / Legal Guardian

Mriganka Bhatta Charya

माता का नाम (Mother's Name) / Name of Mother

Rekha Bhatta Charya

पति का नाम (Spouse's Name) / Name of Spouse

Sanjit Kamal

पता (Address)

172, Altara Road, Nazrul Park
Bhadreswar, Hooghly - 712124

पुराने पासपोर्ट का नं., और इसके जारी होने का स्थान एवं तिथि (Old Passport No. with date and Place of Issue)

पासपोर्ट नं. / File No.

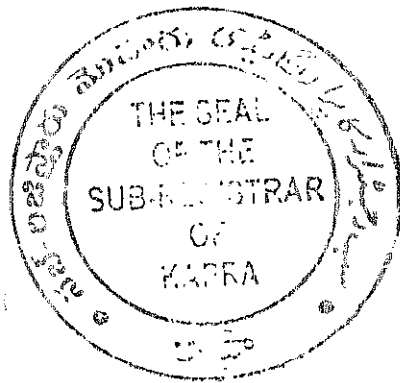
A05376101

1వ పుస్తకము 20 / న. న. 1978

మొదటివది కొనిపెట్టిన పుస్తకము

ఈ కొనిపెట్టిన పుస్తకము

(Handwritten signature)
న. న. 1978





ಈ ಪ್ರಕರಣದ ಸಂಖ್ಯೆ 783

ಮುಖ್ಯವಾಗಿ ಕಾನೂನುಬಾಹಿರವಾದುದು 19

ಈ ಕಾನೂನುಬಾಹಿರವಾದುದು 19

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