

1139

1582/2012

AS 884661



SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl. No. 8602 - Date: 30-03-2012, Rs.100/-

Purchaser : CH. RAMESH S/O CH. NARSINGA RAO R/O HYD.

For Whom : M/s. MODI VENTURES

AS 884661

S. P. SHETTY
S. P. SHETTY
STAMP VENDOR, BHONGIR

L.No. 23-7-003/2000
R.No. 23-14-0172/00

No. 1-7-771, R. P. Road, BHONGIR-508119
Dist. Nalgonda, Call: 980005670

SALE DEED

This Sale Deed is made and executed on this the 23rd day of May 2012 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 42 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 42 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).

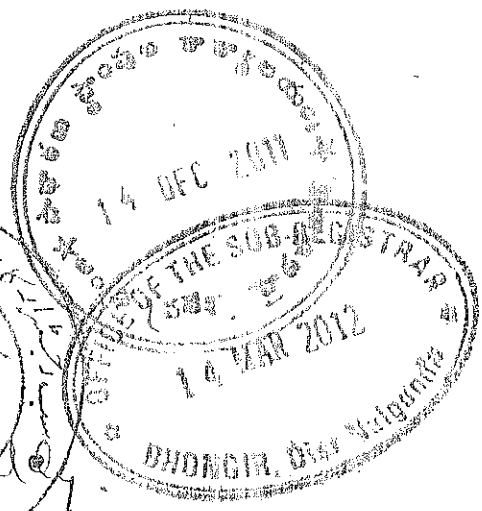
IN FAVOUR OF

1. Mr. SUBHENDU BIKASH CHOWDHURY, SON OF Mr. SASADHAR CHOWDHURY, aged about 39 years, Occupation: Service.
2. Mrs. SUMITA CHOWDHURY, WIFE OF Mr. SUBHENDU BIKASH CHOWDHURY, aged about 31 years, both are residing at Flat No. 249, Lift No.3, Manasarevar Heights, Phase-I, Tirumalgiri, Secunderabad-500 009., A. P., India., hereinafter referred to as the "Buyer" (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

MODI VENTURES
(Signature)

1వ శుక్రవారం 20/2 తే నం. 1582
 ఆస్తి వివాద మొత్తము ఆగీతముల నంబు 18
 ఈ ఆగీతము పేరున నంబు

(Signature)

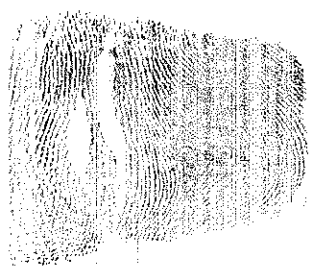


2012 వ సం. 22 వ తేదీ
 1934.శా.న. నం. 2 వ తేదీ
 పేరు... గంటల...
 ముచ్చ కాటా సబ్-రిజిస్ట్రారు కార్యాలయములో
 K. Prabhakar Reddy
 పట్టణము 1908 లోని సెక్షన్ 132. ఎను
 నుండి సమర్పించవలసిన పోలో గ్రాఫులు
 యు వేలివేయడంకో సహా బాధించుచేసి
 102

(Signature)

(Signature)

నాటి అప్పీనల్లు ఒప్పకొన్నది
 ఎడమ వేదన వేయ



K. Prabhakar Reddy s/o K. P Reddy, Service
 o/o. S-6-187/3&4, 2nd floor, Soham members,
 M. G. Road, Sec 6B, through GFA for Presentation of
 documents vide GFA no. 61/BK/09, dt. 05.06.2009
 at SRO, Kapra, R.R. Dist.

విరూపంచినది

- ① *(Signature)*
 T. Chandrashekar s/o T. Venkata Ramana, Service
 Plot. No 228, East, Hanthi Nagar, Moudali, Hyd. 40
- ② *(Signature)*
 Mrs G. Anjamma, w/o J. Bose Retiree
 Retired. P/o. 1-1-1515, R.K.P.P., Bodhan-503 18

2012 వ సం. 23 వ తేదీ
 1934.శా.న. నం. 2 వ తేదీ

(Signature)

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

1వ స్టాంపుకేసు 2012 క నెంబర్ 1582
 దస్తావేజు వెలువడిన ఆధారముల సంఖ్య 18
 ఈ జాగ్రత్తను కలిగించ సంఖ్య 2

సబ్ రిజిస్ట్రార్

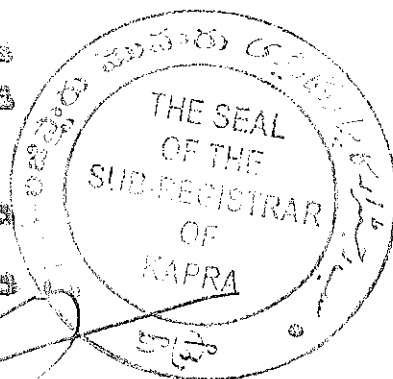
Certified that the following amounts have been paid in respect of this document:

Sl. No.	Description of the duty	in the form of					Total
		Stamp Papers	Challan u/s 41 of I.S. Act	Cash	Stamp Duty u/s 16 of I.S. Act	DD/B/C/ Pay order	
1.		100	78150	-	-	Pay order	78250
2.			31300	-	-	-	31300
3.			7825	-	-	-	7825
4.			100	-	-	-	100
			117375	-	-	-	117475

Rs. 109450 towards stamp duty including T.D. under Section 41 of the I.S. Act (1909) and Rs. 7825 towards Registration fee on the chargeable value of Rs. 1565000 were paid by the party through Bank, vide challan/DD/B/C/pay order no. 169857
 Date: 22/12/12

Sub-Registrar
 Collector U/S 41 of I.S. Act

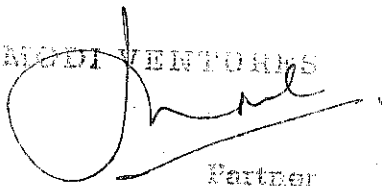
1వ స్టాంపుకేసు 2012 క నెంబర్ 1582, దస్తావేజు వెలువడిన ఆధారముల సంఖ్య 18, ఈ జాగ్రత్తను కలిగించ సంఖ్య 2
 1582 నెంబర్ విజ్ఞాన నిబంధన
 గిన్నెసింగ్ నిబంధన సంఖ్య సంఖ్య 1582
 1582 నెంబర్ 12 క అనుబంధము
 2012 సంఖ్య 23



సబ్-రిజిస్ట్రార్

- 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/PIg/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 sq. ft., 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 sq. ft. 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 sq ft 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 sq ft along with parking on the stilt and basement floor is proposed to be constructed.

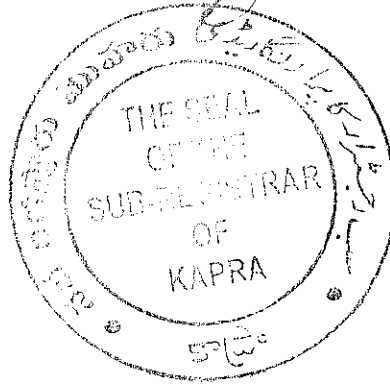
For M&D VENTURES



Partner

1వ స్థానము 20 / 2వ నెంబర్ 1582
దస్తావేజు మొత్తము జాగీరుల సంఖ్య 18
ఈ జాగీరుల వయస్ సంఖ్య 3

సర్కారులు



- 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 deluxe apartment bearing flat no. 413 on the fourth floor, in block no. 'G' having a super built-up area of 1525 sft., together with undivided share in the schedule B land to the extent of 61.00 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.
- 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.15,65,000/- (Rupees Fifteen Lakhs Sixty Five 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.

FOR MODI VENTURES


Partner

1వ కృష్ణానది 2012 నం. 1592
దస్తావేజు మొత్తము కారితముల సంఖ్య 18
ఈ కారితము వారు సంఖ్య 4

నవ్వులకర్త

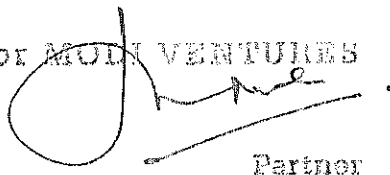


T. The Firm at the request of the Vendor and Buyer is joining in execution of this agreement so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigation. The Firm has no share in the sale consideration agreed herein.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished, deluxe apartment bearing flat no. 413 on the fourth floor, in block no. 'G' having a super built-up area of 1525 sft, in building known as Gulmohar Gardens together with:
 - a. Undivided share in schedule B land to the extent of 61.00 sq. yds.
 - b. A reserved parking space for single car on the basement/stilt floor admeasuring about 100 sft.situated at Sy. Nos. 93, 94 & 95 of Mallapur Village, Uppal Mandal, Ranga Reddy District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs.15,65,000/- (Rupees Fifteen Lakhs Sixty Five Thousand Only). The Vendor hereby admit and acknowledge the receipt for said consideration in the following manner:
 - a) Rs.12,52,000/- (Rupees Twelve Lakhs Fifty Two Thousand Only) paid by way of cheque no.971319, dated 22.05.2012 drawn on HDFC bank, Lakdikapul, Hyderabad issued by LIC Housing Finance Ltd.,
 - b) Rs.2,00,000/- (Rupees Two Lakhs Only) paid by way of cheque no. 449190, dated 09.03.2012 drawn on Standard Chartered Bank, Rajbhavan Road, Hyderabad.
 - c) Rs.1,06,000/- (Rupees One Lakh Six Thousand Only) paid by way of cheque no. 535900 dated 04.04.2012 drawn on Standard Chartered Bank, Rajbhavan Road, Hyderabad.
 - d) Rs.7,000/- (Rupees Seven Thousand Only) (Part Payment) paid by way of cheque no. 449188, dated 05.03.2012 drawn on Standard Chartered Bank, Rajbhavan Rd., Hyderabad.
2. The Vendor hereby covenant that the undivided share in Schedule B Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
3. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Apartment to the Buyer.

FOR MOON VENTURES



Partner

1వ కృత్యము 20/2 త సంఖ్య 1582
దస్తావేజు యొక్క కారితముల సంఖ్య 18
ఈ కారితము వరుస సంఖ్య 15

సబ్-రెజిస్ట్రారు



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

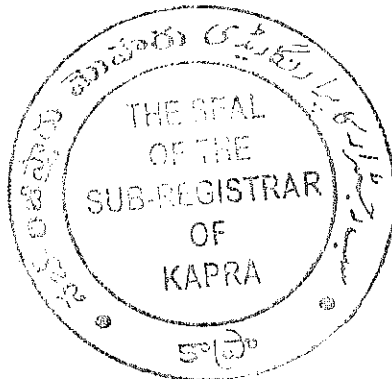
FOR MOHNI VENTURES



Partner

1వ తుస్సలము 20/2 క నంబు 1582
రస్తావేణ మొత్తము తాగితముల నంబు 18
ఈ తాగితము వరుస నంబు 6

నల్లారాజుగారు



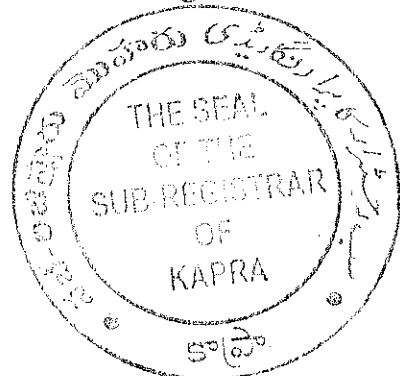
- e. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the GULMOHAR GARDENS, shall vest jointly with the owners of the various tenements/ apartments / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.
- f. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor to the Buyer.
- g. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
- h. That the blocks of residential apartments shall always be called GULMOHAR GARDENS and the name thereof shall not be changed.
- i. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled Apartment nor shall he/she/they make any additions alterations in the Scheduled Apartment without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.
- j. That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or voidable any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose. (g) install grills or shutters in the balconies, main door, etc. (h) change the external appearance of the building.
10. Stamp duty and Registration amount of Rs.1,17,375/- is paid by way of pay order no. 169856, dated 23.05.2012 and VAT an amount of Rs. 44,763/- paid by way pay order no. 169855, dated 23.05.2012, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For MOBI VENTURES

Partner

1వ భువ్వకము 2012 త సం: పి 1582
దస్తావేజు మొత్తము కారితముల సంఖ్య 68
ఈ కారితము వరుస సంఖ్య 7

నవ-అనుస్థాపకుడు



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

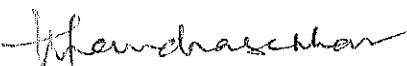
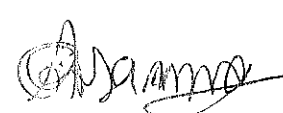
SCHEDULE 'C'
SCHEDULE OF APARTMENT

All that portion forming semi-finished, deluxe apartment bearing flat no. 413 on the fourth floor, in block no. 'G', admeasuring 1525 sq. ft., of super built up area together with proportionate undivided share of land to the extent of 61.00 sq. yds., and a reserved parking space for single car on the basement / stilt floor admeasuring about 100 sq. ft., in residential apartment named as "Gulmohar Gardens", forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District marked in red in the plan enclosed and bounded as under:

North By	Open to Sky
South By	Open to Sky
East By	Open to Sky
West By	6'-6" wide corridor & Lift

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

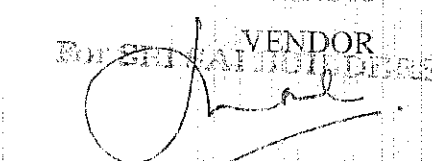
WITNESSES:

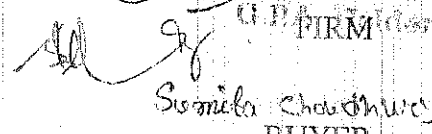
1. 
2. 

For MODI VENDORS



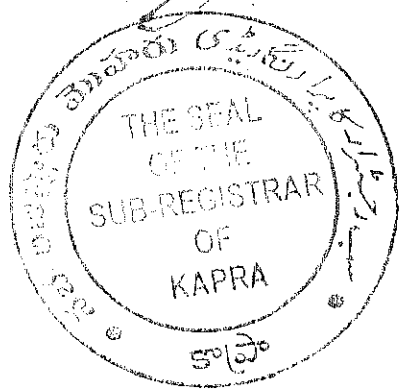
For SHAKTI SAI HOLDERS



For G.P. FIRM

Sunita Chaudhary
BUYER

1వ భూస్థలము 2012 వ సం॥ పే॥ 1582
దస్తావేజు మొత్తము కారితముల సంఖ్య 13
ఈ కారితము వరుస సంఖ్య 9

సబ్ రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

FLAT NO. 413 IN BLOCK NO. 'G'

ON FOURTH FLOOR IN PROJECT KNOWN AS "GULMOHAR GARDENS"

IN SURVEY NOS. 93, 94 & 95

SITUATED AT

MALLAPUR VILLAGE, UPPAL

MANDAL, R.R. DIST.

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

SRI SOHAM MODI SON OF SRI SATISH MODI

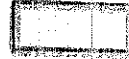
BUYER: 1. MR. SUBHENDU BIKASH CHOWDHURY, SON OF MR. SASADHAR CHOWDHURY

2. MRS. SUMITA CHOWDHURY, WIFE OF MR. SUBHENDU BIKASH CHOWDHURY

REFERENCE:
AREA: 61.00

SCALE:
SQ. YDS. OR

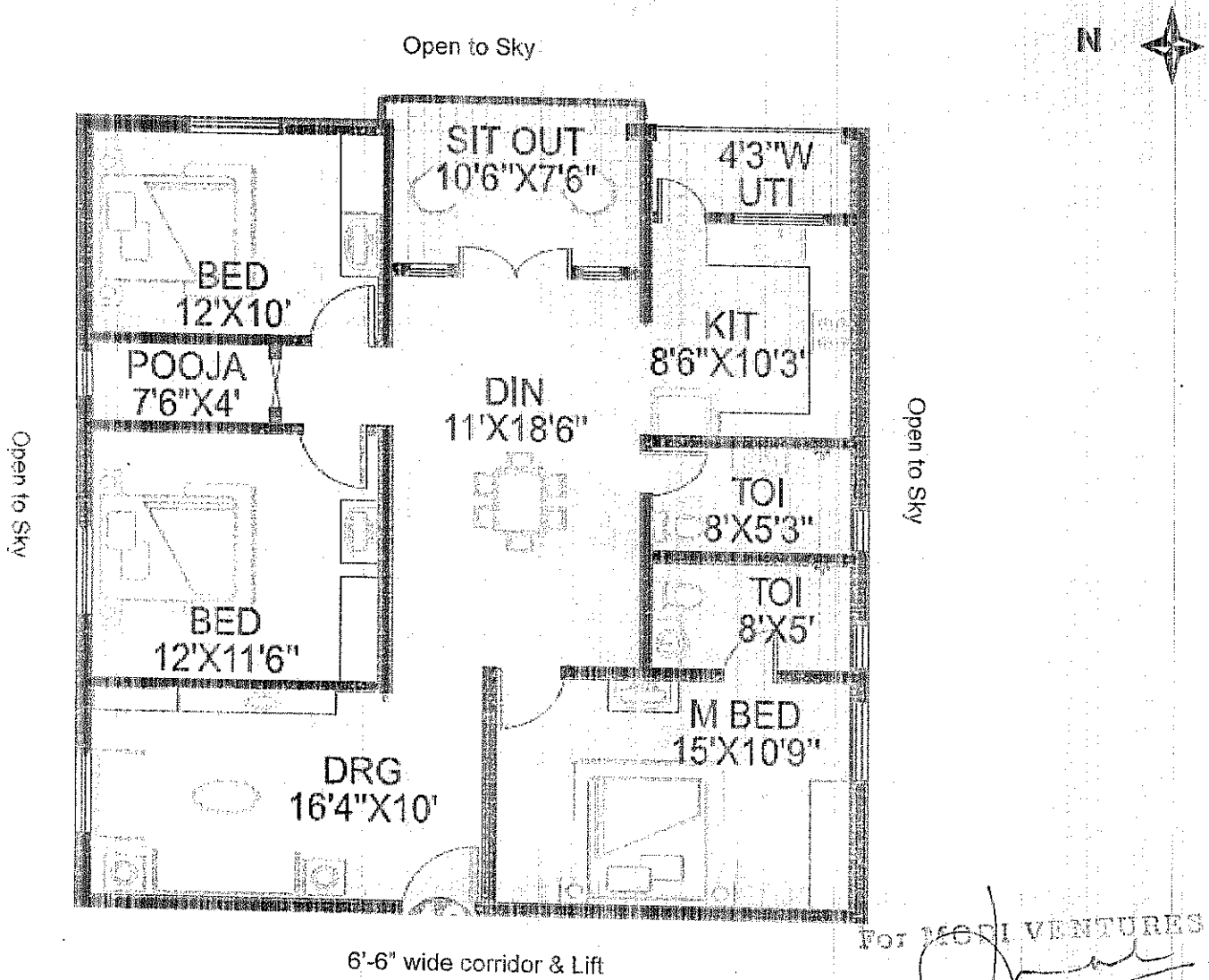
INCL:
SQ. MTRS.



EXCL:



Total Built-up Area = 1525 Sft.
Out of U/S of Land = Ac. 1-08 Gts.



WITNESSES:

- 1.
- 2.

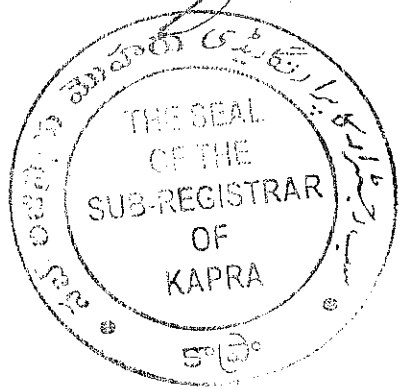
For MODI VENTURES

Partner

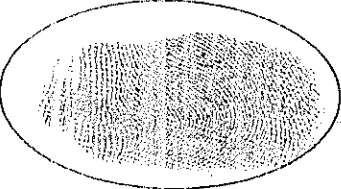


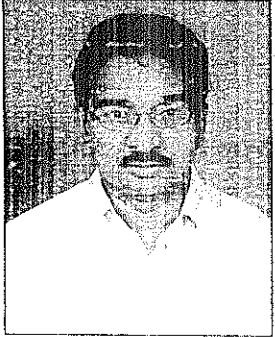
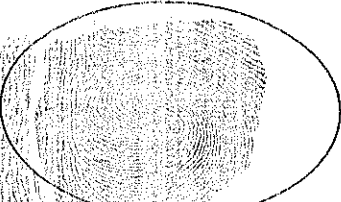
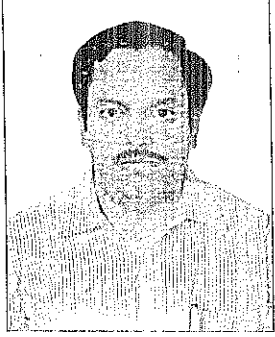
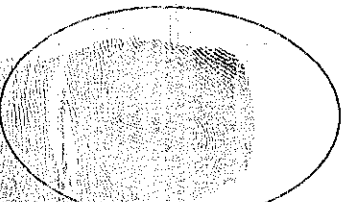

SIG. OF THE VENDOR
Sumita Chowdhury
SIG. OF THE BUILDER

1వ భువనము 20 గ్రాత నంబు 150
దస్తావేజు మొత్తము కాగితముల సంఖ్య 10
ఈ కాగితము వరుస సంఖ్య 10



సబ్-రెజిస్ట్రార్



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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>VENDOR:</u></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><u>GPA FOR PRESENTING DOCUMENTS</u> <u>VIDE DOC. NO. 64/BK-IV/2009, DL. 05.06.2009.</u></p> <p>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.</p>
			<p><u>BUYERS:</u></p> <p>1. MR. SUBHENDU BIKASH CHOWDHURY S/O. MR. SASADHAR CHOWDHURY R/O. FLAT NO. 249, LIFT NO.3 MANASAROVAR HEIGHTS, PHASE-I TIRUMALGIRI, SECUNDERABAD-500 009 A. P., INDIA</p>
			<p>2. MRS. SUMITA CHOWDHURY W/O. MR. SUBHENDU BIKASH CHOWDHURY R/O. FLAT NO. 249, LIFT NO.3 MANASAROVAR HEIGHTS, PHASE-I TIRUMALGIRI, SECUNDERABAD-500 009 A. P., INDIA</p>


SIGNATURE OF WITNESSES:

- 
- 

FOR MODI VENTURES



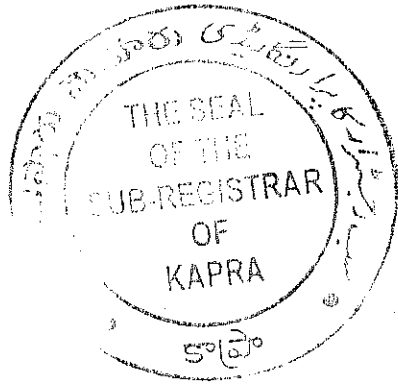
SIGNATURE OF EXECUTANTS


Sumita Chowdhury

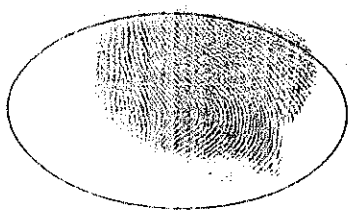

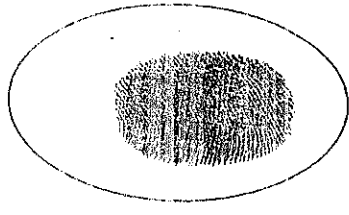

SIGNATURE(S) OF BUYER(S)

1వ ఖిస్తాబ్ నంబరు 2012 త. సం. ప్. 1582
దస్తావేజుల మొత్తము లాగిత్తుముల సంఖ్య 18
ఈ లాగిత్తుము వరుస సంఖ్య 11

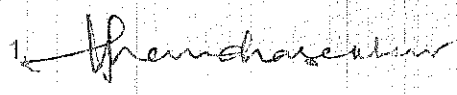
స. ఆ. రెజిస్ట్రార్

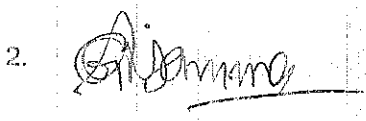


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>WITNESSES:</p> <p>1. MR. T. CHANDEA SEKHAR S/o. MR. T. VENKAT RAMANA R/o. PLOT NO. 228, EAST MARUTI NAGAR, MOULALI, HYDERABAD - 5000.</p>
			<p>2. MRS. G. ANJAMMA W/o. MR. J. BOJE BAGO R/o. 1-1-1515 RKPT, BODHAB - 503 181.</p>

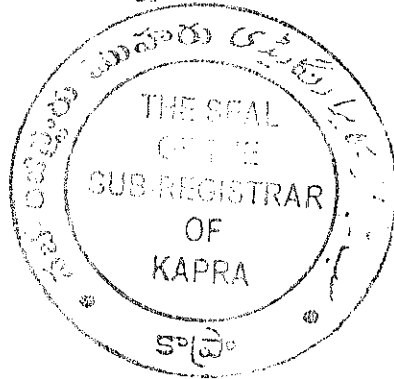
SIGNATURE OF WITNESSES:

1. 

2. 

1st installment 20/2k no. 15B2
दस्तावेज नमुन्या ३००, १८
का आगंतुत धरुण १२

(Signature)
नमो भगवते वासुदेवाय




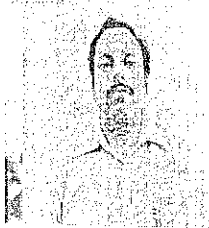



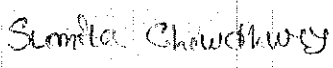


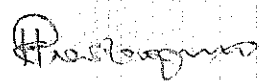
Photographs and FingerPrints As per Section 32A of Registration Act 1908

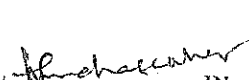
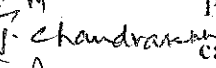

C.S.No./Year: 001639/2012 of SRO: 1526(KAPRA)


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

Report Date: 23/05/2012 14:53:16

This report prints Photos and FPs of all parties

SlNo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) SUBHENDU BIKASH CHOWDHURY FLATNO.249 LIFT NO.3 TIRUMALGIRISEC BAD	
2			(CL) SUMITA CHOWDHURY FLATNO.249 LIFT NO.3 TIRUMALGIRISEC BAD	
3			(EX) K.PRABHAKAR REDDY(GPA HOLDER FOR EXCUTANTS) H.NO.5-4-187/3&4,II FLOOR,SOHAM MANSION.M.G.ROAD,SECUNDERABAD.	


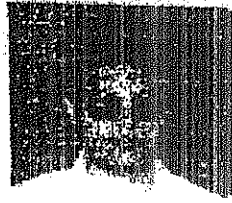
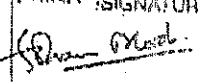
Identified by 
 Witness 1  Photos and TIs captured by me
 Witness 2 



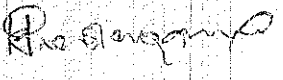
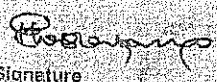

 Capture of Photos and TIs done in my presence

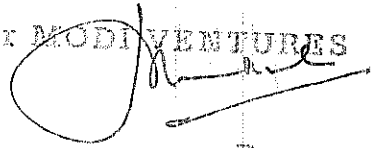
1వ పుస్తకము 2012 వ సం. ప్రి 1582
దస్త్రావేళ మొత్తము కారితముల సంఖ్య 18
ఈ కారితము వధుల సంఖ్య 13

న.ప.రెజిస్ట్రారు



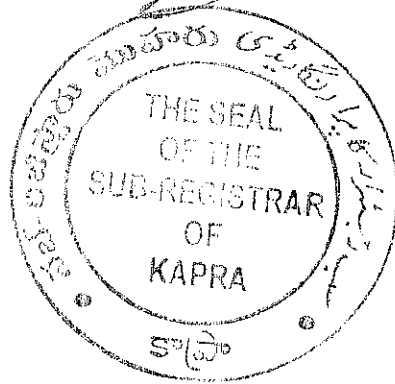
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER ABMPM6725H		
	नाम / NAME SOHAM SATISH MODI	
	पिता का नाम / FATHER'S NAME SATISH MANILAL MODI	
	जन्म तिथि / DATE OF BIRTH 18-10-1969	
हस्ताक्षर / SIGNATURE 		प्रमुख आयकर अधिकारी Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
PRABHAKAR REDDY K PADMA REDDY KANDI 15/01/1974 Permanent Account Number AWSP8104E		
 Signature		10062008

For MODI VENTURES

 Partner

1st registration number 2012-13 No. 1582
Sub-registrar's office No. 18
At Kapra

Sub-Registrar



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUBHENDU BIKASH CHOWDHURY
SASADHAR CHOWDHURY

16/12/1972
Permanent Account Number
AEMPC0352F



Signature

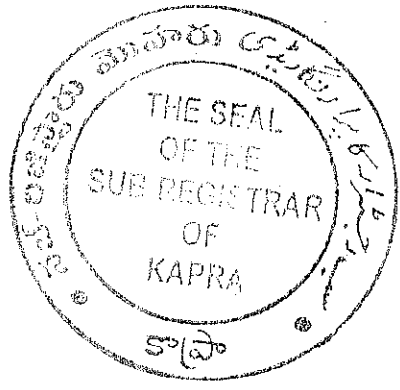
[Handwritten signature]

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTISI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/सौंपाएँ :
आयकर पैन सेवा यूनिट, UTISI,
प्लॉट नं. ३, सेक्टर ११, सीडी बी, बेलपुर,
नवी मुंबई-४०० ६१४.

1వ పుస్తకము 2012 తే.నం. పే. 1582
దస్తావేజు మొత్తము కాగితముల సంఖ్య 18
ఈ కాగితము వరుస సంఖ్య 15

~~సబ్-రెజిస్ట్రార్~~



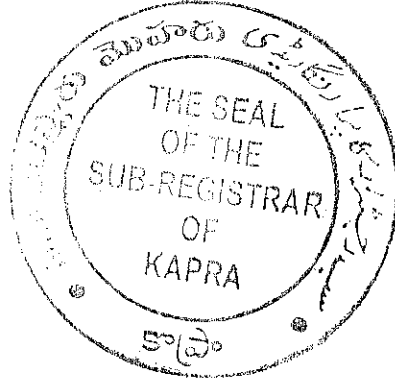
1వ పుస్తకము 20 1/2 త సంగి లి 1582
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ఈ తాగితము వరుల సంఖ్య 16

[Handwritten signature]



1వ పుస్తకము 2012 త సం. పు 1582
దస్తావేజు మొత్తము 10
ఈ శాసితము వరుస సంఖ్య 17

~~నామరజుస్థాని~~



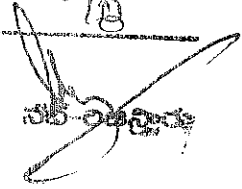


FOR MOD VENTURES

John Doe

Partner

1వ వున్నతము 20 (2 వ సం॥ చ) 15 B2
దస్తావేజు మొత్తము 18
ఈ ఆగీతము వధాన సుంకము 18


నరసింహారావు

