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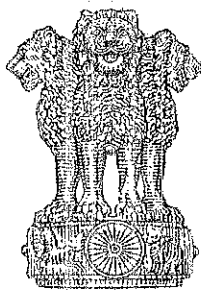
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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



सत्यमेव जयते

ONE HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

1962/10/9/10  
Shankar S/o Santosh - 4ef  
Modi Ventures - 4ef

AM 486516

DUSA SRINIVAS RAO  
23/1998, R. No: 09/2011  
12-11-696, Warasiguda,  
SECUNDERABAD.

SALE DEED

This Sale Deed is made and executed on this the 10<sup>th</sup> day of Feb 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

MR. MALLADI SAI PRASAD, SON OF MR. MALLADI KAMESHWAR RAO, aged about 32 years, Occupation: Service, residing at 103, Sony Classic Apartments, Sainatha Puram, Gestapuram, Hyderabad - 500 062, 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 2011 వ సం పు 251

వేలపుము కారితముల సంఖ్య 20

2011 వ సం. ఫిబ్రవరి 10 వ తేదీ

1932 కాల. సం. 1932 మార్చి 20 వ తేదీ

పదము 12 మంది

మొదటి పాఠశాల - రెవెన్యూ కార్యాలయము

శ్రీ K. Prabhakar Reddy

రెవెన్యూ కార్యాలయము కార్యదర్శి

అనుమతి పొంది నమోదు చేయబడిన

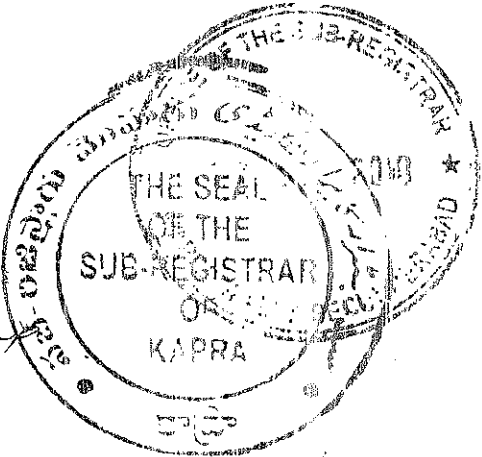
మంజూరు చేయబడిన

రూ. 6800/-

ప్రాసి జిల్లా పట్టణ బహుళాంగుని

ఎడమ బొటన ప్రేమ

సబ్-రెజిస్ట్రారు



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service, (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road, Secunderabad-03, through attested GPA/SPA for presentation of documents, Vide GPA/SPA No. 64/2011/09 dated 06.02.11 registerer at SRO, Kapra, Ranga Reddy District.

నిరూపించినది

A. Raghava

A. RAGHAVA RAO S/o. Subba Rao Plot No 3. A, Sarada Nagar, Venkateswaram, Hyderabad.

R. Raghava

A. RAMALAKSHMI S/o R. K. RAMAIAH Plot No: 50, Keshava Nagar Colony New Melkugula, Secunderabad, 500017.

2011 వ సం. ఫిబ్రవరి 10 వ తేదీ

1932 కాల. సం. 1932 మార్చి 20 వ తేదీ

సబ్-రెజిస్ట్రారు  
అడ్. క్రైమాన్ రెవెన్యూ

**WHEREAS:**

- A. The Firm constituted by its partners (1) Sri Nareddy Kiran Kumar, (2) Smt. K. Jaya, (3) Sri K. V. Chalapathi Rao and (4) Sri B. Anand became the absolute owners and possessors of open agricultural land in Sy. Nos. 93, 94 & 95, situated at Mallapur Village, Uppal Mandal, R. R. District, admeasuring Ac. 4-00 Gts. by virtue of registered sale deed dated 10<sup>th</sup> July, 2003 bearing document no. 8184/03 and sale deed dated 5<sup>th</sup> February 2004 bearing document no. 1311/04 which are both registered at the office of the Sub-Registrar, Uppal, R. R. District hereinafter the said land is referred to as The Schedule A Land, more fully described in Schedule 'A' annexed to this Agreement.
- B. The Vendor became absolute owners and possessors of open agricultural land in Sy. Nos. 93, 94 & 95, situated at Mallapur Village, Uppal Mandal, R. R. District, admeasuring Ac. 1-08 Gts. by way of registered sale deed dated 23<sup>rd</sup> March, 2007 bearing document no. 4000/07 (for purchase of Ac. 1-13 Gts.) and sale deed dated 7<sup>th</sup> April 2004 bearing document no. 4464/07 (for sale of Ac. 0-05 Gts.) which are both registered at the office of the Sub-Registrar, Uppal, R. R. District hereinafter the said land is referred to as the Schedule B Land, more fully described in Schedule 'B' annexed to this Agreement.
- C. The Firm and the Vendor had purchased the Scheduled A Land and Scheduled B Land for a consideration from its previous owners viz., Sri Koukutla Mogulaiah Alias Mogula Reddy, Sri Koukutla Jangaiah Alias Janga Reddy, Sri Koukutla Narsimbulu 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. Narsimbulu	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 పుస్తకము 2011 సం. పం. 255  
 మొత్తము కలిగినందులకు సంతకం 20  
 ఈ కలిగివున్న వస్తువులకు సంఖ్య 2

MARKET VALUE Rs: 1360000/-

*(Handwritten signature)*

ENDORSEMENT

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

(Challan No. 114288, Dt. 10/2/11)

I. Stamp Duty:

1. in the shape of stamp papers Rs. 100/-

2. in the shape of challan (w/s. 41 of I.S. Act. 1899) Rs. 67900/-

3. in the shape of cash (w/s. 41 of I.S. Act. 1899) Rs. ---

4. adjustment of stamp duty w/s. 16 of I.S. Act. 1899, if any Rs. ---

II. Transfer Duty:

1. in shape of challan Rs. 27200/-

2. in the shape of cash Rs. ---

III. Registration Fees:

1. in the shape of challan Rs. 6800/-

2. in the shape of cash Rs. ---

IV. User Charges:

1. in the shape of challan Rs. 100/-

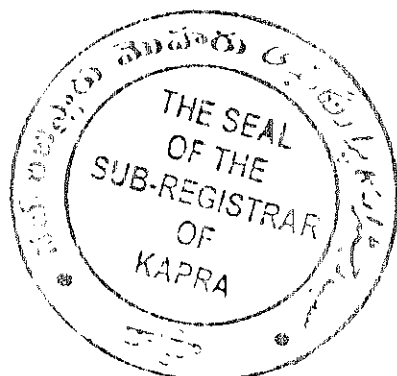
2. in the shape of cash Rs. ---

Total Rs 102400/-

*(Handwritten signature)*  
 SUB REGISTRAR  
 KAPRA

1వ పుస్తకము 2011 సం. / కా.న. 1032వ  
 పం. 255 నెంబరుగా రిజిస్టరు చేయబడి  
 స్వామియే విమర్శించు నెంబరు 1526  
 పం. 255  
 2011 సం. / కా.న. 1032వ  
 2011 సం. / కా.న. 1032వ

*(Handwritten signature)*



- 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 22.03.2005 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.

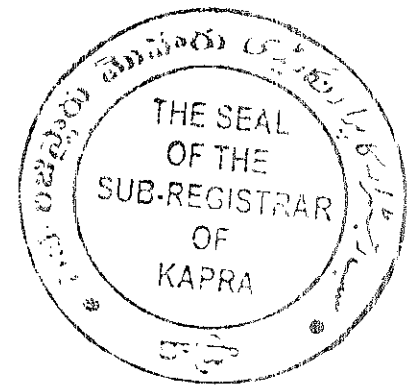
FOI BIODI VENTURES



Partner

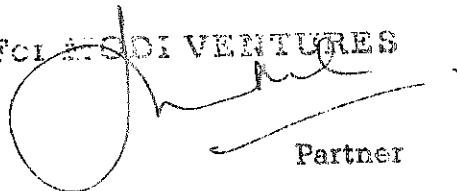
అంబేద్కర్ జిల్లా కేసు నంబరు 255  
మొదటి కేసు కేసు నంబరు 20  
ఈ కేసుకు సంబంధించిన కేసు నంబరు 3

~~జి.వి.కృష్ణారావు~~



- 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 and Supplementary Agreement 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. 103 on first floor, in block no. 'F' having a super built-up area of 1320 sft. together with undivided share in the Schedule A Land to the extent of 42.34 sq. yds., and a reserved parking space for single car on the 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 A 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. 13,60,000/- (Rupees Thirteen Lakhs Sixty Thousand Only) and the Buyer has agreed to purchase the same.

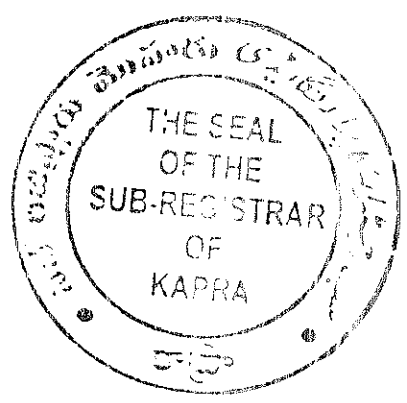
FOI ASSOI VENTURES



Partner

ద పుస్తకము పు 11.....వ పు 251  
మొత్తము కొలితముల సంఖ్య..... 20  
ఈ కొలితపు పదముల పంఖ్య..... 4

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- 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.

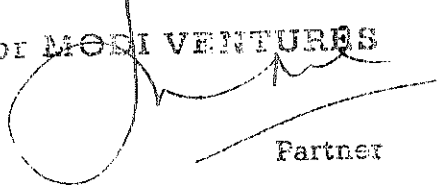
**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:**

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-finished, deluxe apartment bearing flat no. 103 on first floor, in block no. 'F' having a super built-up area of 1320 sft in building known as Gulmohar Gardens together with:
- Undivided share in Schedule A Land to the extent of 42.34 sq. yds.
  - A reserved parking space for single car on the stilt floor admeasuring about 100 sft.

Situated at Sy. Nos. 93, 94 & 95 of Mallapur Village, Uppal Mandal, Ranga Reddy District, which is hereinafter referred to as the Scheduled Apartment and more particularly described at the foot of this sale deed and in the plan annexed to this sale deed in favour of the Buyer for a total consideration of Rs. 13,60,000/- (Rupees Thirteen Lakhs Sixty Thousand Only). The Vendor hereby admit and acknowledge the receipt for said consideration.

2. The Vendor hereby covenant that the undivided share in Schedule A 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



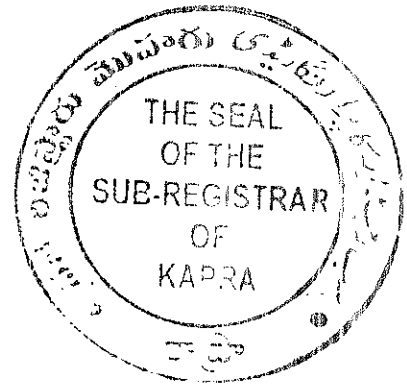
Partner

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మొత్తము లాగితముల సంఖ్య..... 20

ఈ లాగితపు వకున సంఖ్య..... 1

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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 Lands. 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.

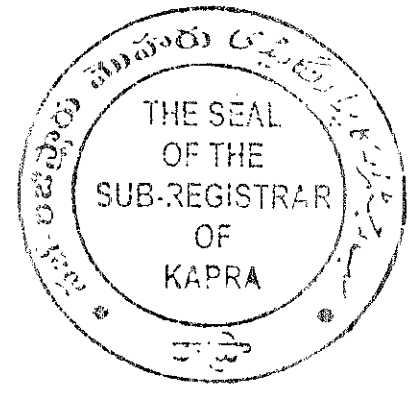
FOR MODI VENTURES



Partner

2011... 257  
మొత్తము కాలిబము సంఖ్య..... 20  
ఈ కాలిబపు వయస్ సంఖ్య..... 6

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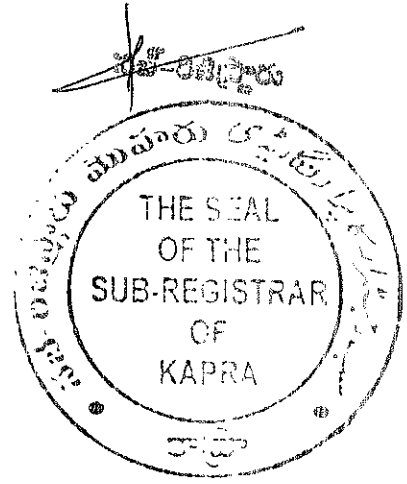
- e. The Buyer alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Scheduled Apartment from the date of delivery of its possession by the Vendor 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. 1,02,000/- is paid by way of challan no. 974788 dated 10.2.11, drawn on State Bank of Hyderabad, Kushaiguda Branch, Hyderabad and VAT paid an amount of Rs. 24,910/- Paid by way of pay order no. 166-632 dated 08.2.11 drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

For MODI VENTURES



Partner

చిట్టాకము 2011.....ది నంబు 251.....  
మొత్తము: కాగితముల సంఖ్య..... 20  
ఈ కాగితపు వరుస సంఖ్య..... 7



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. 103 on first floor, in block no. 'F', admeasuring 1320 sft. of super built up area together with proportionate undivided share of land to the extent of 42.34 sq. yds. and a reserved parking space for single car on the stilt floor admeasuring about 100 sft., in residential apartment named as "Gulmohar Gardens", forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District marked in red in the plan enclosed and bounded as under:

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

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

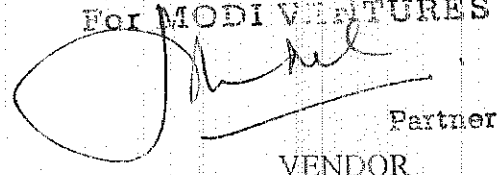
WITNESSES:

1. A. Raghavara
2. R. Ravi

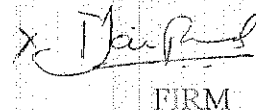
For SRI SAI BUILDERS

  
G.P.A. Holder

For MODI VENTURES

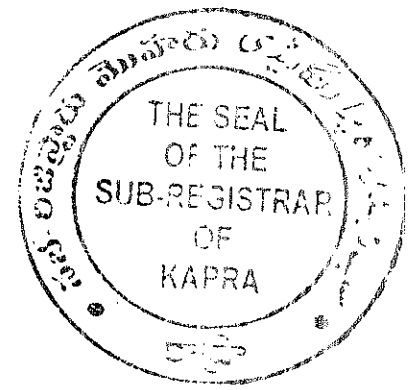
  
Partner

VENDOR

  
FIRM

..... 2011 ..... సం. పు. 255 .....  
ముఖ్యము కారితముల సంఖ్య..... 20 .....  
ఈ కారితపు వరుస సంఖ్య..... 8 .....

*[Handwritten Signature]*  
శ్రీ. చిట్టెండ్ల






ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no. 103 on first floor, in block no. 'F' of Gulmohar Gardens, forming a part of Survey Nos. 93, 94 & 95, situated at Residential localities, Block No. 14, Shaktisai Nagar, Mallapur, Uppal Mandal, Ranga Reddy District.
- (a) Nature of the roof : R. C. C. (G+5)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 42.34 sq. yds, U/S Out of 1,623 Sq.yds.
4. Built up area Particulars:
- a) In the Stilt Floor : 100 Sft for single car parking space
- b) In the First Floor : 1320 Sft
- c) In the Second Floor :
- d) In the Third Floor :
- 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. 13,60,000/-

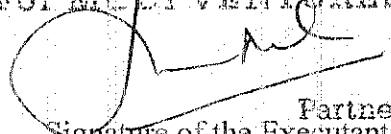
Date: 10.02.2011

FOR MCL 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: 10.02.2011

FOR MCL VENTURES  
  
Partner  
Signature of the Executants

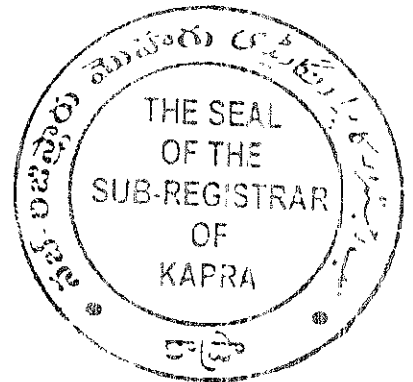
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1వ దశాబ్దము 2011 .....వ సం. పు. 251

మొత్తము కారితముల సంఖ్య..... 20

ఈ కారితపు వరుస సంఖ్య..... 9

*[Handwritten Signature]*  
న.ప. రిజిస్ట్రారు



**REGISTRATION PLAN SHOWING** FLAT NO. 103 IN BLOCK NO. 'F'

ON FIRST FLOOR IN PROJECT KNOWN AS "GULMOHAR GARDENS"

**IN SURVEY NOS.** 93, 94 & 95

**SITUATED AT**

MALLAPUR VILLAGE, UPPAL

**MANDAL, R.R. DIST.**

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

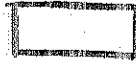
SRI SOHAM MODI SON OF SRI SATISH MODI

**BUYER:** MR. MALLADI SAI PRASAD, SON OF MR. MALLADI KAMESHWAR RAO

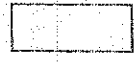
**REFERENCE:**  
**AREA:** 42.34

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

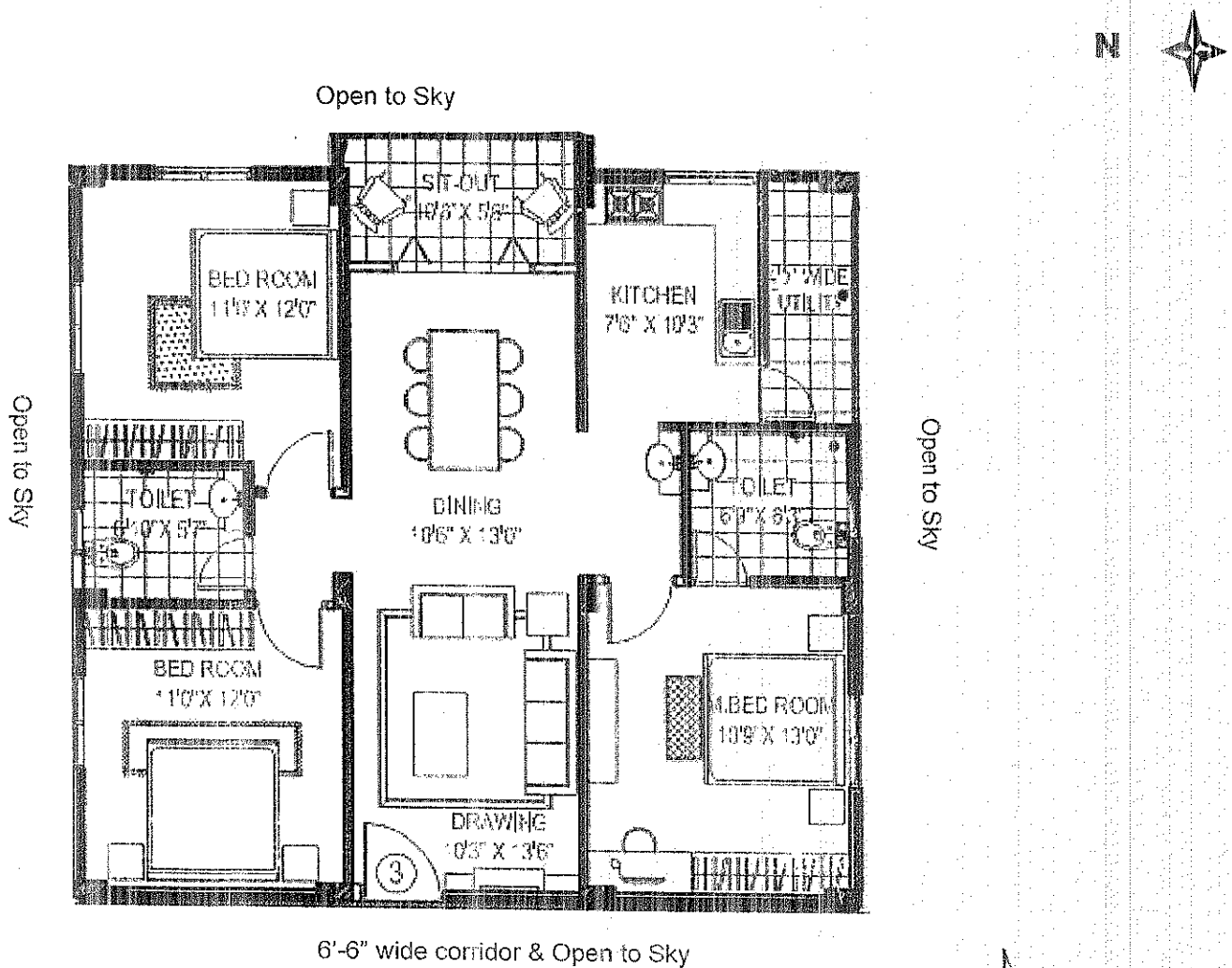
**INCL:**  
**SQ. MTRS.**



**EXCL:**



Total Built-up Area = 1320 Sft.  
Out of U/S of Land = Ac. 1623 Sq.yds.



6'-6" wide corridor & Open to Sky

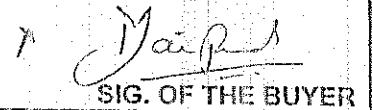
**WITNESSES:**

1. A. K. Ghoshal
2. R. Galy

For MODI VENTURES

  
Partner

SIG. OF THE VENDOR

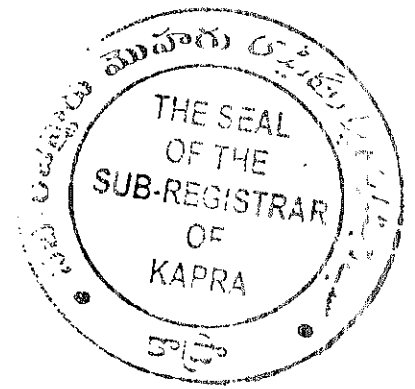
  
SIG. OF THE BUYER

..... 2011 ..... 2515


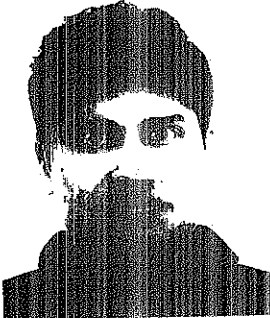
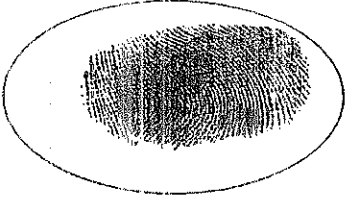



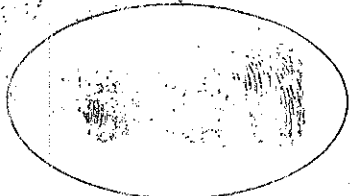
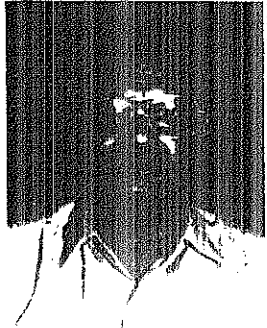
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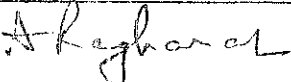
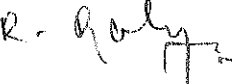
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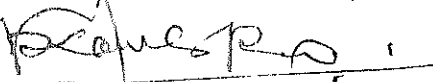
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

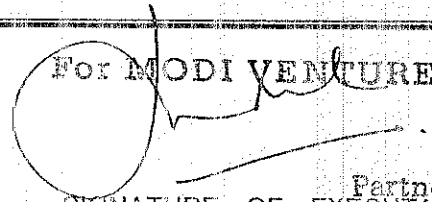
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<b><u>VENDOR:</u></b> M/S. MODI VENTURES HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003. REP. BY ITS MANAGING PARTNER MR. SOHAM MODI S/O. MR. SATISH MODI.
			<b><u>GPA FOR PRESENTING DOCUMENTS</u></b> <b><u>VIDE DOC. NO. 64/BK-IV/2009, Dt. 05.06.2009:</u></b>  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.
			<b><u>BUYER:</u></b>  MR. MALLADI SAI PRASAD S/O. MR. MALLADI KAMESHWARA RAO R/O. 103, SONY CLASSIC APARTMENTS SAINATHA PURAM GEETAPURAM HYDERABAD - 500 062
			<b><u>REPRESENTATIVE:</u></b>  MR. MALLADI KAMESHWARA RAO S/O. MR. LATE SATYANARAYANA MURTHY R/O. 103, SONY CLASSIC APARTMENTS SAINATHA PURAM GEETAPURAM HYDERABAD - 500 062


**SIGNATURE OF WITNESSES:**

- 
- 

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

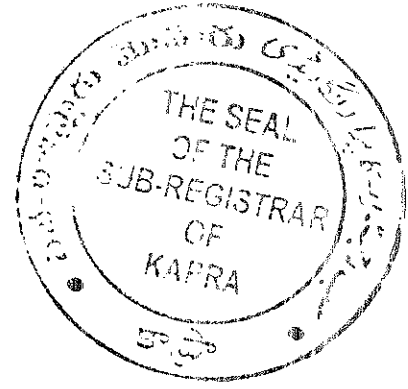
  
SIGNATURE OF THE REPRESENTATIVE

For MODI VENTURES  
  
Partner  
SIGNATURE OF EXECUTANTS

  
SIGNATURE(S) OF BUYER(S)

..... 20 || ..... పంపు 251 .....  
మొత్తము లాగితము సంఖ్య..... 20 .....  
ఈ లాగితపు పనుల సంఖ్య..... 11 .....



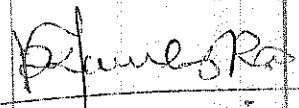
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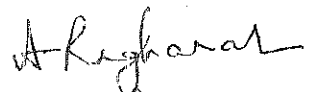


**Photographs and FingerPrints As per Section 32A of Registration Act  
1908**

C.S.No./Year: 260/2011 of SRO: 1526(KAPRA)

10/02/2011 12:39:48

SlNo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1	Manual Enclosure	Manual Enclosure	(CL) MALLADI SAI PRASAD 103, SONY CLASSIC CLASSIC APT, SAINATHA PURAM, HYD.	
2		 10-02-2011 12:34:30 110254 2011-260 MALLADI KAMESHWARA RAO (SPA HOLDER)	(CL) MALLADI KAMESHWARA RAO (SPA HOLDER) 103, SONY CLASSIC CLASSIC APT, SAINATHA PURAM, HYD.	
3	Manual Enclosure	Manual Enclosure	(EX) M/S MODI VENTURES REP BY SOHAM MODI H.NO.5-4-187/3&4, II FLOOR, SOHAM MANSION, M.G.ROAD, SECUNDERABAD.	
4	Manual Enclosure	Manual Enclosure	(EX) M/S SRI SAI BUILDERS REP BY SOHAM MODI H.NO.5-4-187/3&4, II FLOOR, SOHAM MANSION, M.G.ROAD, SECUNDERABAD.	
5	Manual Enclosure	Manual Enclosure	(EX) M/S MODI VENTURES REP BY SOHAM MODI H.NO.5-4-187/3&4, II FLOOR, SOHAM MANSION, M.G.ROAD, SECUNDERABAD.	

  
R. R. G. Witness  
Signatures

  
Operator  
Signature

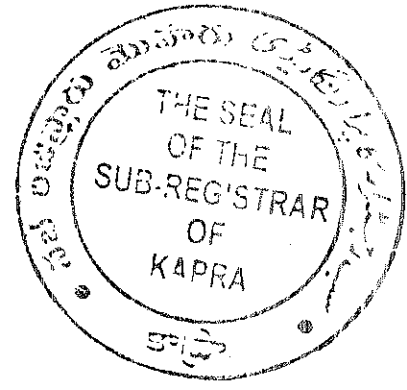
  
Subregistrar  
Signature

1. ಅಧಿಕಾರಿಗಳ ಸಂಖ್ಯೆ 25

2. ಅಧಿಕಾರಿಗಳ ವೇತನ 20

3. ಅಧಿಕಾರಿಗಳ ಸೇವೆ 12

~~4. ಅಧಿಕಾರಿಗಳ~~



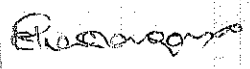




**Photographs and FingerPrints As per Section 32A of Registration Act  
1908**

C.S.No./Year: 260/2011 of SRO: 1526(KAPRA)

10/02/2011 12:39:48

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
6			(EX) K.PRABHAKAR REDDY (SPA HOLDER) H.NO.5-4-187/3&4,II FLOOR, SOHAM MANSION, M.G.ROAD,SECUNDERABAD.	

*A. Rajhara*  
*R. Raj* - Witness  
Signatures

  
Operator  
Signature

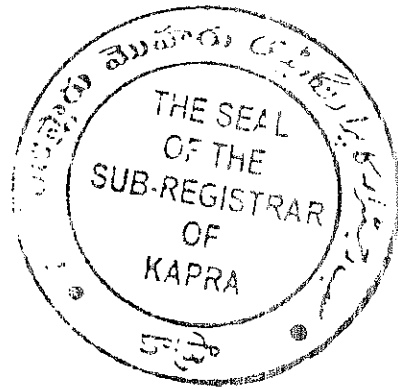
  
Subregistrar  
Signature

చట్టసంకేతము 20 / 1.....వ సం. 2515.....

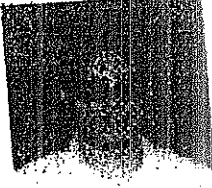
మొత్తము లాగితముల సంఖ్య..... 20 .....

ఈ లాగితపు పదున సంఖ్య..... 13 .....

~~స. రిజిస్ట్రారు~~




पत्रांक लेखा संख्या  
**PERMANENT ACCOUNT NUMBER**  
**ABNIPN6725H**


**नाम (NAME)**  
**SOMAN SATISH MODI**

**पिता का नाम (FATHER'S NAME)**  
**SATISH HANILAL MODI**

**जन्म तिथि (DATE OF BIRTH)**  
**18-10-1939**

**हस्ताक्षर (SIGNATURE)**  


मुख्य आयकर अधिकारी, भारत सरकार  
**Chief Commissioner of Income-tax, Andhra Pradesh**

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**



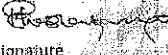
**भारत सरकार**  
**GOVT. OF INDIA**

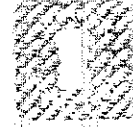
**PRABHAKAR REDDY K**

**PADMA REDDY KANDI**


**15/01/1974**

Permanent Account Number  
**AWSP8104E**

  
 Signature

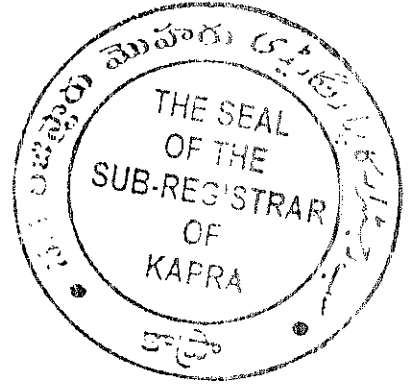


**FOR MODI VENTURES**

  
 Partner

..... 255  
..... 20  
..... 14

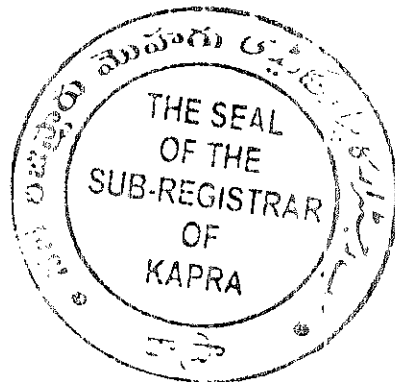
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1వ వర్షము 2011 వ సం. 251 వేల  
మొత్తము కానించుట 20  
ఈ కానించు వరుస సంఖ్య 15

~~సబ్-రిజిస్ట్రార్~~



*Dairford*

*Shanthy*

Recd / Received at Home / Recd / Received at Home / Recd / Received at Home

MALLADI KAMESHWAR RAO

Name of Spouse / Name of Spouse

MALLADI VASANTHA

Name of Spouse / Name of Spouse

H NO 5-1-28/4

Recd / Address

SHANTHI NAGAR

SANGAREDDY MEDAK AP

21703492 29/09/2004 DUBAI

DAED09947710 OLD PPT CLD AND RETURNED

Recd / Address

21703492 29/09/2004 DUBAI

DAED09947710 OLD PPT CLD AND RETURNED

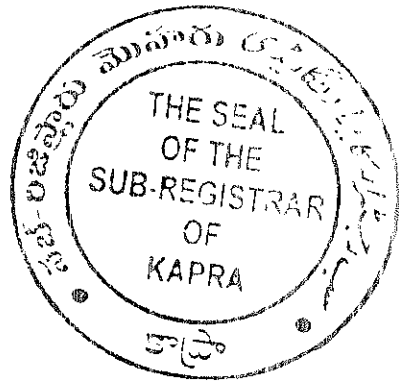
Recd / Address

1వ పుస్తకము 2001/.....వ సం. 253 పేజీలు

మొత్తము కొలితలనూతన పుస్తకము..... 20

ఈ కొలితల పుస్తకము..... 16


~~.....~~



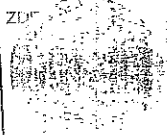

*Jaifard*



REPRESENTATIVE

  
భారత ఎన్నికల సంఘము  
గుర్తింపుకార్డు  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

ZDR 06/01/44

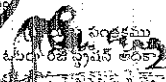
ఎన్నికల పేరు : కామేశ్వర రావు ఎం  
Electors Name : Kameswara Rao M  
తండ్రి పేరు : లేట్ సత్యనారాయణ ఎం  
Father's Name : Late Satyanarayana M  
లింగము : Sex : పు M  
పుట్టిన తేదీ : Date of Birth : 06/01/44

Kameswara Rao

చిరునామా : ZDR0760176  
30-265/14/1/103  
సూద నగర్, సూద నగర్ మల్కాజ్ గిరి, రంగారెడ్డి

Address:  
30-265/14/1/103  
Sudha Nagar 1, Sudha Nagar, Malkaj  
Giri, Ranga Reddy

Date: 02/10/08

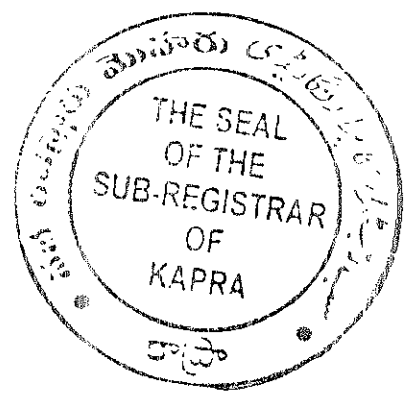
  
11...  
Facsimile Signature of  
Electoral Registration Officer  
44 - Malkajgiri Assembly Constituency

చిరునామాలో మార్పు ఉన్నప్పుడు వారిని చిరునామాలో పేరు  
"పేరు మార్పు" లేదా "పుట్టిన తేదీ" వంటివి మార్చుకోవడానికి  
పోయినట్లు నిబంధించిన కేసులో ఈ కార్డు నమోదు చేయబడినది.  
In case of change in address, mention this Card No. in the  
roll and form for matching your name in the Roll at the  
changed address and to obtain the card with same number


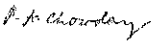
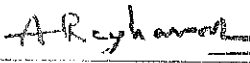
150 / 1767

ద త్తకము 20 / 1 ..... నం. 253 .....  
ముద్రము కలిగినది ..... 20 .....  
ఈ కారితో పాటు ..... 17 .....

~~జి.కె.ఎం.~~



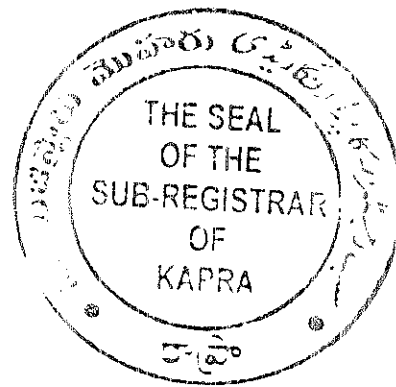
WITNESS NO. 1

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	AFJPA9185N	
नाम / NAME	RAGHAVA RAO ALAHARI	
पिता का नाम / FATHER'S NAME	CHENCHU SUBBA RAO ALAHARI	
जन्म तिथि / DATE OF BIRTH:	20-10-1959	
हस्ताक्षर / SIGNATURE		
	मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh	

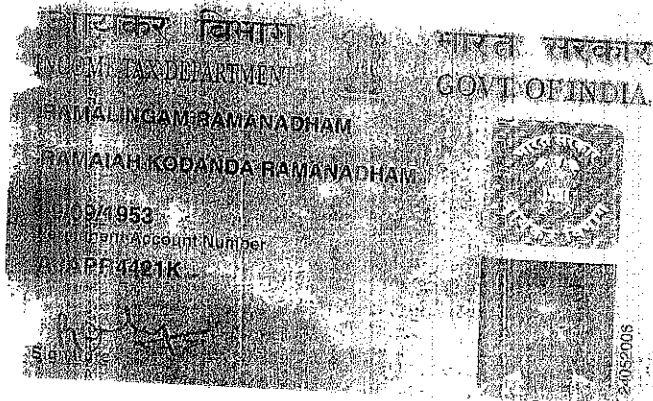
A. Raghava

255  
20  
18

*[Handwritten signature]*



WITNESS NO. 2



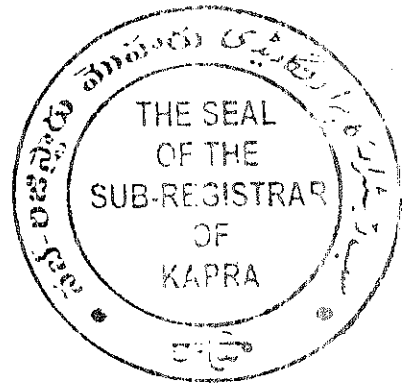
R. R. R. R.

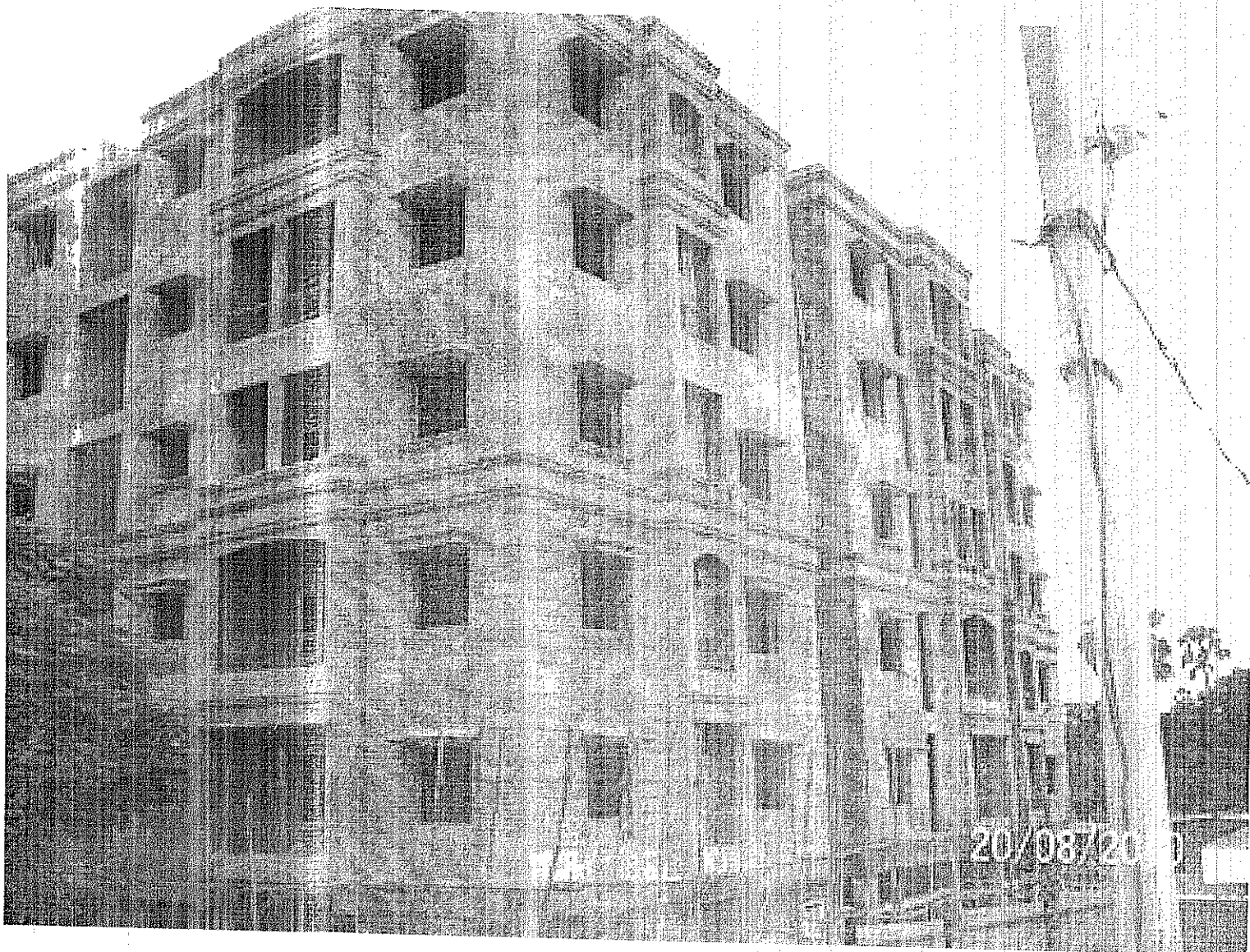
2011 255

20

19

~~Handwritten signature~~





FOR MOO VENTURES

*M. K. R.*

Partner

1వ కృత్యము 20 || .....న సం. 255 .....

మొత్తము లాగింపముండు పంపు..... 20

ఈ లాగింపు వరుస సంఖ్య..... 20

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