

9.19729

19685/06

Am 10/86



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L.G. Chimalgi 936946

8872 5/12/06 100/-  
 D. Phani Kumar  
 D. S. Murthy  
 Modi ventures

Sec Road

**LEELA G. CHIMALGI!**  
 STAMP VENDOR  
 No. 92/2005  
 5-4-76/A, Gellar, Ranigunj  
 SECUNDERABAD-500 003

SALE DEED

This Sale Deed is made and executed on this the 13<sup>th</sup> day of December 2006 at Secunderabad by:

M/S. MODI VENTURES, a registered partnership firm having its office at 5-4-187/3&4, III Floor, M. G. Road, Secunderabad 500 003, represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 36 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 36 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

MRS. VIJAYA MARY, WIFE OF MR. FATIMA REDDY, aged 28 years, residing at 3-16-120/2, Chanikyapuri Colony, Mallapur Hyderabad - 500 076, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

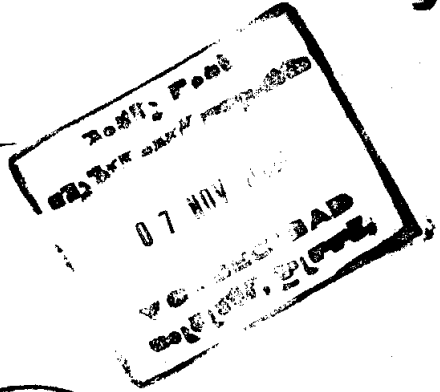
For MODI VENTURES

*[Signature]*  
 Partner

For Sri Sai Builders

*[Signature]*  
 G.P.A. Holder

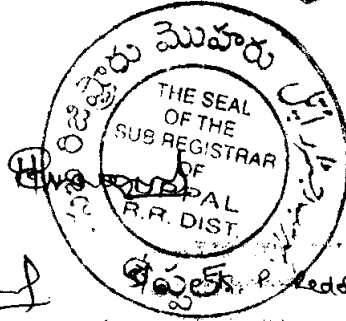
వ పుస్తకము... సంతకము...  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య... ఈ కాగితపు వరుస  
 సంఖ్య.....



సవ-రిజిస్ట్రారు

2006- వ సం... నెల... తేది  
 1928- వ.శ.శా... మాసము... తేది  
 పగలు... మరియు... గంటల మధ్య  
 ఉప్పుల్ సవ-రిజిస్ట్రారు ఆఫీసులో

శ్రీ. K. Prabhakar Reddy.....  
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 82 ఎ-ను  
 అనుసరించి సమర్పించబడిన పోటోగ్రాఫులు  
 మరియు పేలిముద్రలతో సహా దాఖలుచేసి  
 రుసుము రూ॥..... చెల్లించినారు.



Receipt No. 136/22... Di. 13/12/22... Vide  
 SRH... Mabeiguda Branch, Secbad  
 శ్రీ... యొక్క...  
 ఎడమ క్రమసవేలు



నిరూపించినది.

శ్రీ... P. Reddy...  
 (0) S.H.-187/344, 2nd floor, SOLEMN MANSION  
 M.G. Road, Secbad, through attested GPA  
 for Presentation of Documents, vide doc. no.  
 120/136/22 at SRO, W.P.P.

- ① L. Fullim Reddy S/o S. Reddy age 36 years accuser Bhattara #no 3-13-120/2  
 Channarayana Colony Malapuri 120-76
- ② J. Prasad S/o S. Prasad age 30 years accuser  
 No. 1-12-263, new Bazaar  
 Secbad-1

2006వ సం... నెల... తేది  
 1928వ.శ.శా... మాసం... తేది.

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

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

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

For MODI VENTURES

  
Partner

For Sri Sai Builders

  
G.P.A. Holder

1 వ పుస్తకము. 16.12.2006 నాడు  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య: 12 ఈ కాగితపు వరుస  
 సంఖ్య: 2

*[Signature]*  
 సబ్-రిజిస్ట్రార్.

Instrument Under Section 42 of Act II of 1907  
 No. 19685 of 2006. Date 13/12/06

I hereby certify that the proper deficit  
 stamp duty of Rs. 49950 Rupees. Forty nine thousand  
Nine hundred and fifty only  
 has been levied in respect of this instrument  
 from Sri. K. Prabhakar Reddy  
 on the basis of the agreed Market Value  
 consideration of Rs. 71,500/- being  
 higher than the consideration agreed Market  
 Value.

S.R.O. Uppal  
 dated 13/12/06

*[Signature]*  
 Sub Registrar  
 and Collector U/S 41 & 4  
 INDIAN STAMP ACT

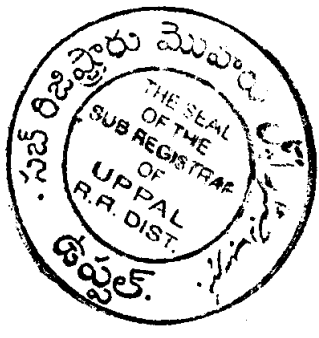
Registration Endorsement

An amount of Rs. 51640 towards Stamp Duty  
 Including Transfer duty and Rs. 3575/-  
 towards Registration Fee was paid by the party  
 through Challan Receipt Number 104539  
 Dated 13/12/06 at SRI Habsiguda Branch Sec 63

S. H. Habsiguda  
 No. 01000050701  
 O. Uppal

NOTE: Construction Agreement filed  
 along with this sale deed for  
 Rs. 179000 and Stamp duty  
 Paid Rs. 17900/- Dt. 13/12/06.

*[Signature]*  
 SUB REGISTRAR



- F. The Firm and the Vendor for the purposes of joint development of the scheduled land have reached into an understanding whereby the Vendor agreed to purchase certain area of land out of the total land area of 4.00 acres and the balance land to be retained by the Firm. To give effect to this broad understanding, the firm and the Vendor have executed following documents:
- (a) Joint Development Agreement dated 20.10.2005
  - (b) Agreement of Sale-cum General Power of Attorney dated 20.10.2005
- Both the above documents are registered with the office of the Sub-Registrar Office as documents No.10300/05 and 10302/05 respectively.
- G. By virtue of above two referred documents, the Firm and the Vendor hereto have identified and determined their respective ownership of 350 flats, along with proportionate parking space proposed to be constructed in a group housing scheme named and styled as 'GULMOHAR GARDENS' together with their respective proportionate undivided share in the Scheduled Land.
- H. The respective share / ownership of each flat in Gulmohar Gardens together with proportional share in parking space etc., belonging to the Firm and the Vendor is detailed in the Schedules/ Annexures / Appendix attached to the Joint Development Agreement referred above.
- I. By virtue of the above referred Joint Development Agreement and Agreement of Sale cum General Power of Attorney the Vendor is absolutely entitled to develop and sell its share of flats to any intending buyer.
- J. The Buyer is desirous of purchasing a semi-finished semi-deluxe apartment bearing flat no. 309 on third floor, in block no. 'B' having a super built-up area of 900 sq. ft. together with undivided share in the scheduled land to the extent of 55.35 sq. yds. and a reserved two wheeler and car parking space bearing nos. 45 & 4 admeasuring about 15 and 100 sq. ft., respectively, in the building known as Gulmohar Gardens and has approached the Vendor, such apartment is hereinafter referred to as Scheduled Apartment.
- K. The Vendor and the Firm have represented to the Buyer that the Scheduled Apartment has fallen to the share of Vendor and thus absolutely belongs to it by virtue of above referred two 31<sup>st</sup> December 2006.
- L. The Buyer has inspected all the documents of the title of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities, which are attached to and/or are common to the entire project of Gulmohar Gardens. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.
- M. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of **Rs. 7,15,000/- (Rupees Seven Lakhs Fifteen Thousand Only)** and the Buyer has agreed to purchase the same.

**For MODI VENTURES**

  
Partner

**For Sri Sai Builders**

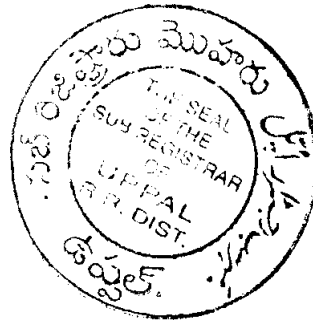
  
G.P.A. Holder

1 వ పుస్తకము. I. 6/3/సం||  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... 12... ఈ కాగితపు వరుస  
సంఖ్య... 3.....

  
సబ్ రిజిస్ట్రారు

1 వ పుస్తకము సం|| (కా.క) పు... 1968వ 106  
నింబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం  
గుర్తింపు నింబరు. 1968వ. 1-2006 ఇవ్వడమైన  
200 సం|| రిజిస్ట్రారు. వెల. 12..... తది

  
సబ్ రిజిస్ట్రారు



N. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

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

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-deluxe apartment bearing flat no. 309 on third floor in block no. 'B', having a super built-up area of 900 sft in building known as Gulmohar Gardens together with
  - a. Undivided share in scheduled land to the extent of 55.35 sq. yds.
  - b. A reserved two wheeler parking space bearing no. 45 admeasuring about 15 sft.
  - c. A reserved car parking space bearing no. 4 admeasuring about 100 sft.Situated at Sy. No. Sy. No. 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. 7,15,000/- (Rupees Seven Lakhs Fifteen Thousand Only). The total consideration is towards:
  - (a) Sale of undivided share of land is Rs. 2,45,250/-
  - (b) Cost of construction, parking and amenities etc is Rs. 4,69,750/-
2. The Vendor hereby covenant that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
3. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Apartment to the Buyer.
5. Henceforth the Vendor shall not have any right, title or interest in the scheduled apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Apartment unto and in favour of the Buyer in the concerned departments.

**For MODI VENTURES**

  
Partner

**For Sri Sai Builders**

  
G.P.A. Holder

1 వ పుస్తకము. 12.6.1954/సంఖ్య

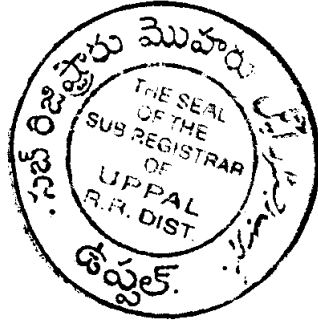
దస్తావేజాల మొత్తం కాగితముల

సంఖ్య.....19. ఈ కాగితపు వరుస

సంఖ్య.....24.....



సబ్-రిజిస్ట్రార్





7. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Apartment payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
8. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the apartments under this sale deed.
9. The Buyer do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Gulmohar Gardens as follows:-
  - a. The Buyer shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Apartment is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking space in GULMOHAR GARDENS.
  - b. That the Buyer has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule apartment and is fully satisfied and the Buyer shall not hereafter, raise any objection on this account.
  - c. That the Buyer shall become a member of the Gulmohar Gardens Owners Association that has been / shall be formed by the Owners of the apartments in GULMOHAR GARDENS constructed on the Schedule Land. As a member, the Buyer shall abide by the rules and by-laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the Buyer ever fails to pay maintenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity, etc.
  - d. The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the GULMOHAR GARDENS, shall vest jointly with the owners of the various tenements/ apartments / parking space and shall be maintained, managed and administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the said association and the Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.


FOR MODI VENTURES

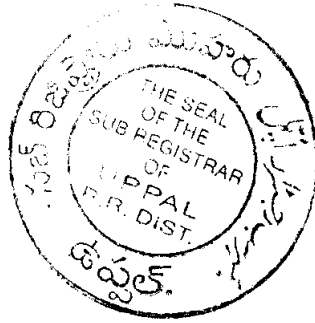
  
Partner

For Sri Sai Builders

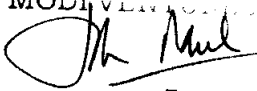
  
G.P.A. Holder

11వ పుస్తకము... 1968...  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... 11... ఈ కాగితపు వరుస  
సంఖ్య... 1...

  
సబ్-రిజిస్ట్రార్



- 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. 55,310-09- is paid by way of challan No. C-104539, dated 13.12.2006, drawn on SBH Habsiguda Branch.

For MODI VEERARAO  
  
Partner

For Sri Sai Builders  
  
G.P.A. Holder

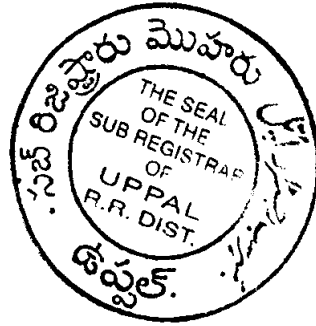
1 వ పుస్తకము/1965/సంఖ్య

దస్తావేజాల మొత్తం కాగితము

సంఖ్య...12...ఈ కాగితపు వయస్సు

సంఖ్య.....6.....

సబ్-రిజిస్ట్రార్



SCHEDULE OF LAND

All that piece of land admeasuring Ac. 4-0 Gts., forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District are bounded as under:

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

SCHEDULE 'B'

SCHEDULE OF APARTMENT


All that portion forming apartment no. 309 on the third floor in block no. 'B', admeasuring 900 sft. of super built up area together with proportionate undivided share of land to the extent of 55.35 sq. yds. and a reserved parking space for two wheeler and car on the stilt floor bearing nos. 45 & 4, admeasuring about 15 and 100 sft. respectively., 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	Staircase
South By	6' wide corridor
East By	Open to sky
West By	6' wide corridor

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

WITNESS:

1.  (L. FATHIMA REDDY)

2. 

**For MODI VENTURES**



Partner

VENDOR

**For Sri Sai Builders**



G.P.A. Holder

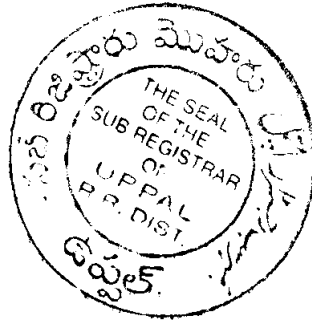
FIRM



VENDEE

1 వ పుస్తకము. 1. గిరివర్ణనం  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య... 1. ఈ కాగితపు వరుస  
సంఖ్య.....

సబ్-రిజిస్ట్రారా



ANNEXTURE-1-A

1. Description of the Building : Semi-finished, semi-deluxe flat bearing no. 309 on the third floor, in block 'B' 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 : New
3. Total Extent of Site : 55.35 sq. yds., U/S Out of Ac. 4-00 Gts.
4. Built up area particulars :
- (a) Cellar, Parking Area :
- (b) In the Ground Floor : 115 sft. - Parking space for two wheeler and car
- (c) In the First Floor :
- (d) In the Second Floor :
- (e) In the Third Floor : 900 sft.
- (f) In the Fourth Floor :
- (g) In the Fifth Floor :
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 7,15,000/-

**For MODI VENTURES**

  
Partner

Signature of the Executants

Date: 13.12.2006

C E R T I F I C A T E

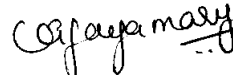
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

**For Sri Sai Builders**

  
G.P.A. Holder

Signature of the Executants

Date: 13.12.2006



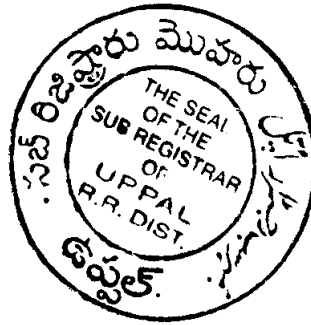
పుస్తకము. 1.685

ఉన్నదేజాల మొత్తం కాగితము

సంఖ్య... 17. ఈ కాగితపు వరుస

సంఖ్య... 8

సబ్-రిజిస్ట్రార్





**REGISTRATION PLAN SHOWING** SEMI-FINISHED FLAT NO.309 IN BLOCK NO. 'B'

ON THE THIRD FLOOR IN GULMOHAR GARDENS

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

**SITUATED AT**

MALLAPUR VILLAGE, UPPAL

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

**VENDOR:** M/S. MODI VENTURES & SRI SAI BUILDERS BOTH REPRESENTED BY

SRI SOHAM MODI SON OF SRI SATISH MODI

**BUYER:** MRS. VIJAYA MARY, WIFE OF MR. FATIMA REDDY

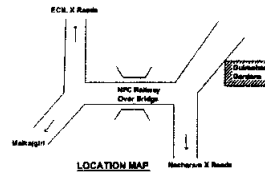
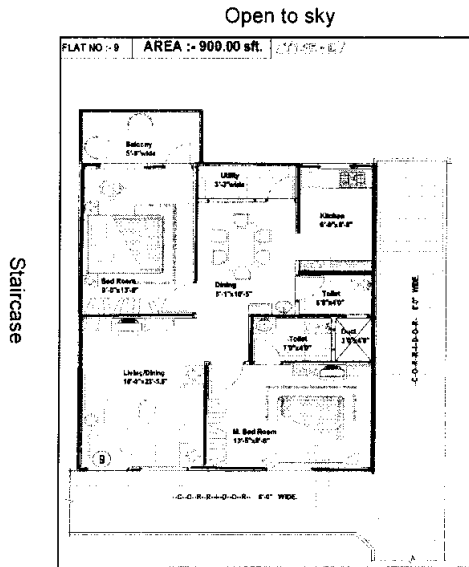
**REFERENCE:**  
**AREA:** 55.35

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

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

**EXCL:**

Total Built-up Area = 900 sft.  
Out of U/S of Land = Ac. 4-00 Gts.



**WITNESSES:**

1. *[Signature]* (L. FATIMA REDDY)

**For Sri/Sai Builders**  
*[Signature]*  
G.P.A. Holder

**For MODI VENTURES**

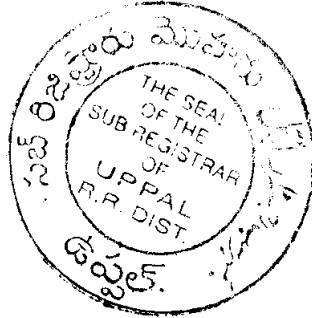
*[Signature]*  
Partner  
**SIG. OF THE VENDOR**

2. *[Signature]*

*[Signature]*  
**SIG. OF THE BUYER**

11వ పుస్తకము. 1.1.62 నా  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య... 17. ఈ కాగితపు వరుస  
సంఖ్య..... 9.....

  
సబ్-రెజిస్ట్రార్



9.19729

19685/06

Am 10/86



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L.G. Chimalgi 936946

8872 5/12/06 100/-  
 D. Phani Kumar  
 D. S. Murthy  
 Modi Ventures

Sec Road

**LEELA G. CHIMALGI!**  
 STAMP VENDOR  
 No. 92/2005  
 5-4-76/A, Gellar, Ranigummi  
 SECUNDERABAD-500 003

SALE DEED

This Sale Deed is made and executed on this the 13<sup>th</sup> day of December 2006 at Secunderabad by:

M/S. MODI VENTURES, a registered partnership firm having its office at 5-4-187/3&4, III Floor, M. G. Road, Secunderabad 500 003, represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 36 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 36 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

MRS. VIJAYA MARY, WIFE OF MR. FATIMA REDDY, aged 28 years, residing at 3-16-120/2, Chanikyapuri Colony, Mallapur Hyderabad - 500 076, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For MODI VENTURES

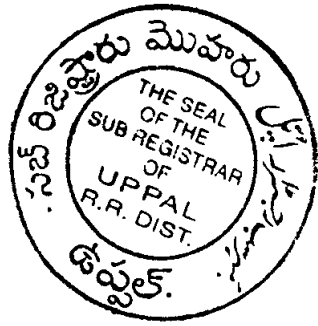
  
 Partner

For Sri Sai Builders

  
 G.P.A. Holder

కాపుకము. I.R. కన్వ. సం. ౧౯౬౬  
దస్తవేజాల మొత్తం కాగితముల  
సంఖ్య... 17... ఈ కాగితపు వరుస  
సంఖ్య... 10

సబ్-రెజిస్ట్రార్



**INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH**



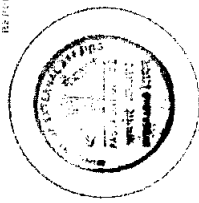
**DRIVING LICENCE**  
DL0AP01193822002  
**PRABHAKAR REDDY K**  
**K PADMA REDDY**  
2-3-64/10720  
**JAINMAL GARDEN**  
**AMBERRY**  
**HYDERABAD**

01/07/2002 **DUPLICATE**  
Licensing Authority  
RTA-HYDERABAD-EC



THIS IS TO CERTIFY THAT THE ABOVE NAMED PERSON IS THE HOLDER OF THE LICENCE OF THE REPUBLIC OF INDIA ALL THE STATES AND UNION TERRITORIES AND TO AFFORD HIM/HERIN EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

BY ORDER OF THE LICENSING AUTHORITY  
REPUBLIC OF INDIA



परमिटिंग ऑथोरिटी, हैदराबाद  
Passport Office, Hyderabad.

PERMANENT ACCOUNT NUMBER  
ABMPM6725H  
SOHAM SATISH MODI  
FATHER'S NAME  
SATISH MANILAL MODI  
18-10-1969

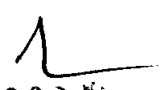
**भारत गणराज्य REPUBLIC OF INDIA**

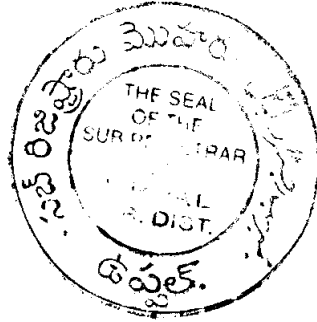
Country Code: IND  
Passport No: B2791005  
Name: MODI, SOHAM SATISH  
Date of Birth: 18-10-1969  
Sex: MALE  
Place of Issue: HYDERABAD  
Date of Issue: 9-10-2000  
Date of Expiry: 8-10-2010

For MODI VENTURES  
*[Signature]*  
Partner

For Sri Sai Builders  
*[Signature]*  
G.P.A. Holder

పాపపుస్తకము. 1966. క...  
దస్తావేజాల మొత్తం కాగితములు  
సంఖ్య... 17... ఈ కాగితపు వరుస  
సంఖ్య... 14...

  
ఎన్. రిజిస్ట్రార్.





भारतीय रासायनिक प्रौद्योगिकी संस्थान  
 हैदराबाद-500 007 आंध्र प्रदेश  
 INDIAN INSTITUTE OF CHEMICAL TECHNOLOGY  
 HYDERABAD - 500 007 A.P. INDIA



दूरभाष : Phone : 27160123/27160143/27160124/27160126  
 फैक्स : Fax: 27173387 ई-मेल : Email: root@CS.ICT.res.in



नाम  
 Name L. VIJAYA MARY  
 स्टेशन नं.  
 Station No. 1425  
 पदनाम  
 Designation TECHNICIAN GR. VII  
 जन्म तिथि  
 D.O.B. 05-26-1972

वैधता तक मालुम  
 Valid Upto: 30-06-2006

Holder Signature

प्रशासनिक अधिकारी  
 Administrative Officer



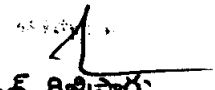
खून का समूह :  
 Blood Group : A +ve  
 पता : Address : G - 51, IICT Staff Quarters,  
 Habsiguda, Uppal Road, Hyderabad.

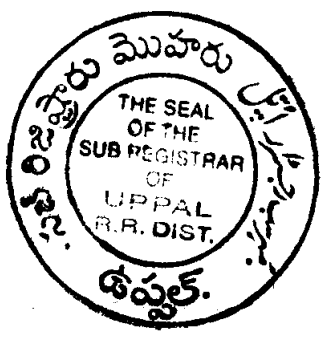
कार्यालय : दफ्तर नं. :  
 Office : 27160123 Ext. 2683  
 निवास : Residence

इस कार्ड को खो जाने पर तुरंत नजदीकी थाने एवं कार्यालय में  
 रिपोर्ट करें। पहली बार कार्ड को खोने पर जरूरी कार्रवाई हेतु रु. 50  
 शुल्क होगा।

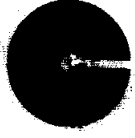
The loss of this card should immediately be reported to the  
 nearest Police Station and the Office. First time loss of card  
 will entail a fee Rs. 50/- for the issue of Fresh ID Card.

1 వ పుస్తకము. 1963 సం. 11  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య.....1963 కాగితపు వరుస  
సంఖ్య.....1963

  
సబ్-రిజిస్ట్రార్







R 2317

# STATE BANK OF HYDERABAD

BRANCH

CODE NO.: BAASHIGUDA - Br. (2087)  
HYDERABAD-500-007-4-A

No.C 104539

Received a Sum of Rs. SS310/-

Rupees fifty five thousand three hundred ten  
only

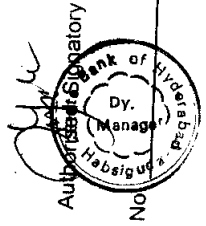
from Smt. / Shri Modi Ventures only)

residing at S-4-187B & C, II Floor, Soham Nagar on  
M. V. Rd, Seibad-3

for credit of Government of Andhra Pradesh towards Stamp duty / Registration Fee

Place

Date 13/12/06



SS No

