

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ

Soham Modi

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

M-pw

దస్తావేజు స్వభావము	Sal		Vat -	5940	
దస్తావేజు విలువ	796000			59852	
స్థాంపు విలువ రూ.	100			31/12	
దస్తావేజు నెంబరు	3437/10				
రిజిస్ట్రేషన్ రుసుము	3980				
లోటు స్థాంపు(D.S.D.)					
GHMC (T.D.)					
యూజర్ ఛార్జీలు	15920			926833	
అదనపు షీట్లు	100			31/12	
5 x	/				
మొత్తం	200000				

RETURNED

(అక్షరాల

Ni/

రూపాయలు మాత్రమే)

తేది

31/12/10

వాపసు తేది

సేవ్ రిజిస్ట్రారు

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 500/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.

3679

DOCT. No. 3437/2010

3914

SCANNED

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEESभारत INDIA
INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆन्ध्र प्रदेश ANDHRA PRADESH

S.No. 18740 Date 16/12/2010 Rs. 100
 Sold to Kantosh
 S/o. D/o. K. R. Lakshmi
 For Whom modi ventures

T 199662

K. SATISH KUMAR
 SVL.No.13/2000 R.No.16/2009
 5-2-30, Premavathipet (V),
 Rajendranagar (M), R.R. Dist.

SALE DEED

This Sale Deed is made and executed on this the 30th day of December 2010 at SRO, Kapra, Ranga Reddy District by:

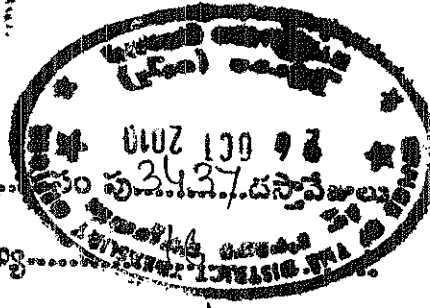
M/s. MODI VENTURES, a registered partnership firm having its office at 5-4-187/3 & 4, 2nd Floor, M. G. Road, Secunderabad 500 003, represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 40 years, Occupation: Business, hereinafter referred to as the Vendor (which term shall 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

MRS. HANSA HARSHAD BHAI PATEL, WIFE OF MR. HARSHAD BHAI PATEL, aged about 49 years, Occupation: Housewife, residing at H. No. 2-3-551/7, Minister Road, D. V. Colony, Secunderabad - 500 003, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc.).



మొత్తము 2010.....

మొత్తము కాగితముల సంఖ్య.....

ఈ కాగితపు వరుస సంఖ్య.....

2010 వ సం. ద్వారా సేవల..... 3/..... వ తేది

1932 శా.శ. సం. ప్రారంభము..... 10..... వ తేది

పగలు..... 2..... వ రోజు..... 3..... వ రోజు

మద్య కాటా నంద-రవిశంకర్ కాటా నంద-రవిశంకర్

శ్రీ..... K. Prabhakar Reddy

రెజిస్ట్రేషన్ కచ్చెరు 1932 వ సం. 10 వ తేది

అనుసరించి నమోదు చేయబడిన పత్రాలు

మరియు వేరిఫికేషన్ చేయబడిన పత్రాలు

ఈ కారణము చేత..... 3980/..... లు చెల్లించినారు

వాసి ఇచ్చినట్లు ఒప్పుకొన్నది

ఎడమ బొటన వేలు

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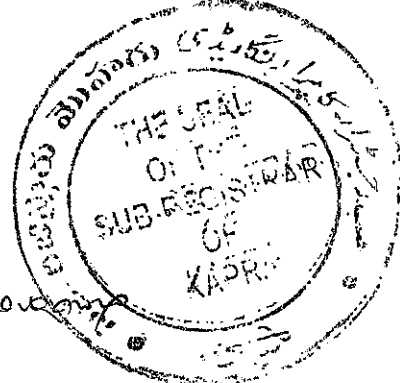
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K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
(O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
Secunderabad-03, through attested GPA/SPA for presentation
of documents, Vide GPA / SPA No. 120/2010/10
dated 20-4-2010, registered at SRO
Kanga Reddy District.

నిరూపించినది

VENKAT RAMANA REDDY
S/o. ANNA REDDY, S/ERUIE
R/o. 11-187/2, ROAD NO. 2
GREENHILLS COLONY, SAROORNAGAL
HYDERABAD.

.....

శ్రీ. లక్ష్మణమూర్తి ర/o. అంజనేయ రెడ్, రెడ్ కలనెల్స్
R/o. 1-5/1, Alwal, Sec'bad

2010 వ సం. ద్వారా సేవల..... 3/..... వ తేది

1932 శా.శ. సం. ప్రారంభము..... 10..... వ తేది

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WHEREAS:

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

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

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

For MODI VENTURES


Partner

పుస్తకము 2010.....వ సం. పు. 3437.....వ పేజీలు

మొత్తము కాగితముల సంఖ్య..... 16.....

ఈ కాగితపు వరుస సంఖ్య..... 2.....

MARKET VALUE Rs: 796000 / —

ENDORSEMENT

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

By challan No. 926833. Dt. 31/12/10

I. Stamp Duty:

1. in the shape of stamp papers Rs. 100 / —
2. in the shape of challan (u/s. 41 of I.S. Act. 1899) Rs.
3. in the shape of cash (u/s. 41 of I.S. Act. 1899) Rs.
4. adjustment of stamp duty u/s. 16 of I.S. Act. 1899, if any Rs.

II. Transfer Duty:

1. in shape of challan Rs. 15920 / —
2. in the shape of cash Rs.

III. Registration fees:

1. in the shape of challan Rs. 3980 / —
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 20100 / —

SUB REGISTRAR
KAPRA

పుస్తకము 2010 సం. / కా. 4. 182 వ

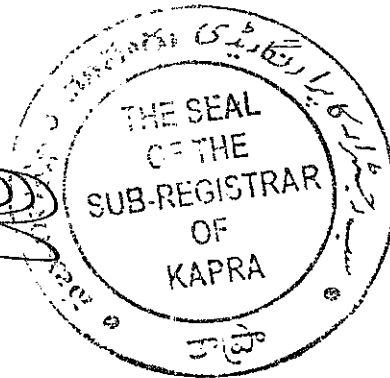
పు. 3437.....నెంబరుగా రిజిస్టరు చేయబడి

క్లాసింగ్ నిమిత్తం గుర్తింపు నెంబరు 1526

3437 / 2010 గా యివ్వబడ్డట్లేనది

2010 సం. డిసెంబరు నెం. 31.....వ తేది

SUB REGISTRAR
KAPRA



- 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 Ac. 4-0 Gts., and the balance land to be retained by the Firm. To give effect to this broad understanding, the firm and the Vendor have executed following documents:
- (a) Joint Development Agreement dated 20.10.2005
 - (b) Agreement of Sale-cum General Power of Attorney dated 20.10.2005
- Both the above documents are registered with the office of the Sub-Registrar Office as documents No.10300/05 and 10302/05 respectively.
- G. By virtue of above two referred documents, the Firm and the Vendor hereto have identified and determined their respective ownership of 350 flats, along with proportionate parking space proposed to be constructed in a group housing scheme named and styled as 'GULMOHAR GARDENS' together with their respective proportionate undivided share in the Scheduled Land.
- H. The respective share / ownership of each flat in Gulmohar Gardens together with proportional share in parking space etc., belonging to the Firm and the Vendor is detailed in the Schedules/ Annexures / Appendix attached to the Joint Development Agreement referred above.
- I. By virtue of the above referred Joint Development Agreement and Agreement of Sale cum General Power of Attorney the Vendor is absolutely entitled to develop and sell its share of flats to any intending buyer.
- J. The Buyer is desirous of purchasing a semi-deluxe apartment bearing flat no. 405 on fourth floor, in block no. 'B' having a super built-up area of 750 sft. together with undivided share in the scheduled land to the extent of 46.13 sq. yds. and a reserved parking space for two wheeler and car on the stilt floor bearing nos. 59 & 23 admeasuring about 15 & 100 sft in the building known as Gulmohar Gardens and has approached the Vendor, such apartment is hereinafter referred to as Scheduled Apartment.
- K. The Vendor and the Firm have represented to the Buyer that the Scheduled Apartment has fallen to the share of Vendor and thus absolutely belongs to it by virtue of above referred two agreements dated 20.10.2005
- L. The Buyer has inspected all the documents of the title of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of Gulmohar Gardens. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.
- M. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 5,74,000/- (Rupees Five Lakhs Seventy Four Thousand Only) and the Buyer has agreed to purchase the same.

For MODI VENTURES



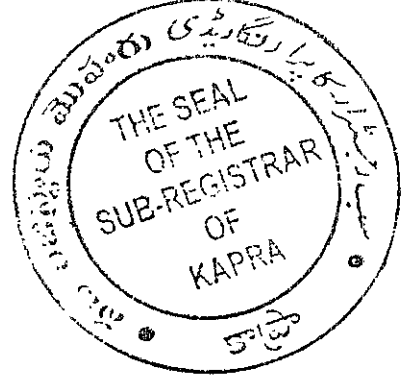
Partner

1వ పుస్తకము పేజీ 10.....వ పంపు 3437.....

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వదున సంఖ్య.....3.....


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 FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-deluxe apartment bearing flat no. 405 on fourth floor in block no. 'B', having a super built-up area of 750 sft. in building known as Gulmohar Gardens together with:
 - a. Undivided share in scheduled land to the extent of 46.13 sq. yds.
 - b. A reserved parking space for two wheeler and car on the stilt floor bearing nos. 59 & 23 admeasuring about 15 & 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. 5,74,000 (Rupees Five Lakhs Seventy Four Thousand Only) and the Vendor hereby admit and acknowledge the receipt of the said consideration.

2. The Vendor hereby covenant that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
3. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Apartment to the Buyer.
5. Henceforth the Vendor shall not have any right, title or interest in the scheduled apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Apartment unto and in favour of the Buyer in the concerned departments.

For MODI VENTURES

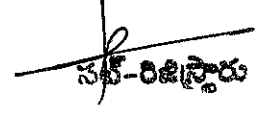


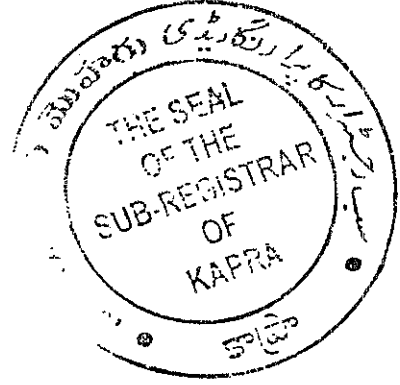
Partner

1వ పుస్తకము 2010.....వ సంపు. 3437. దస్తవీబాళా

మొత్తము కాగితముల సంఖ్య.....16

ఈ కాగితపు వరుస సంఖ్య.....4


సబ్-రిజిస్ట్రారు



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

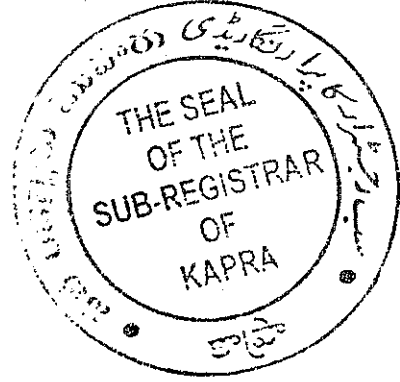
Partner

1వ పుస్తకము 2010.....వ సం పు3437...వస్త్రవేజాలు

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....5.....

~~సబ్-రిజిస్ట్రారు~~



- 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. 20,000/-/- is paid by way of challan no. 926833, dated 31.12.19 drawn on State Bank of Hyderabad, Kushaiguda Branch, Hyderabad and VAT an amount of Rs. 57405/- paid by way of Pay order No. 15988 dated 31.12.19, drawn on HDFC Bank, S. D. Road, Secunderabad.

For MODI VENTURES

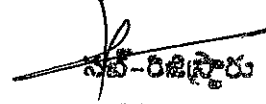


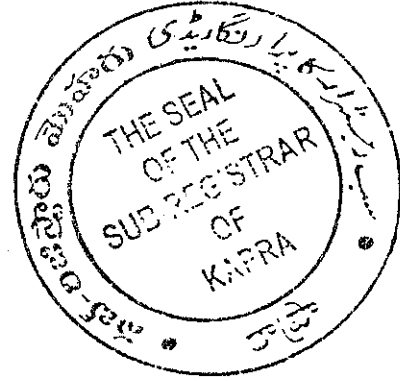
Partner

1వ పుస్తకము 20 (1).....వ సం పు 24.27.దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు పరుస సంఖ్య.....6.....

 నవ-రిజిస్టరు



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 OF APARTMENT

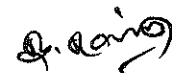
All that portion forming semi-deluxe apartment bearing flat no. 405 on fourth floor in block no. 'B', admeasuring 750 sft. of super built up area together with proportionate undivided share of land to the extent of 46.13 sq. yds. and a reserved parking space for two wheeler and car on the stilt floor bearing nos. 59 & 23 admeasuring about 15 and 100 sft. respectively,, in residential apartment named as "Gulmohar Gardens", forming part of Survey Nos. 93, 94 & 95, situated at Block No. 14, Shaktisai Nagar, Mallapur, Uppal Mandal, Ranga Reddy District marked in red in the plan enclosed and bounded as under:

North By	Flat No. 404
South By	Flat No. 406
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:

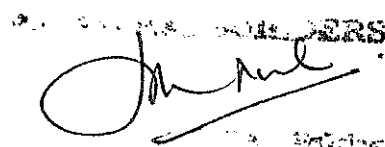
1. 

2. 

For MODI VENTURES



Partner
VENDOR

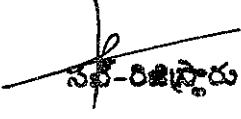


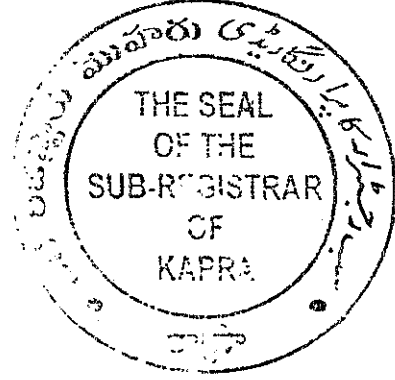
FIRM

1వ పుస్తకము 2010.....వ సం పు3437.దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....7.....


సబ్-రిజిస్ట్రారు



ANNEXTURE - 1 - A

1. Description of the Building : SEMI-DELUXE apartment bearing flat no. 405 on fourth 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 : 3 years
3. Total Extent of Site : 46.13 sq. yds, U/S Out of Ac. 4-00 Gts.
4. **Built up area Particulars:**
- a) In the Stilt Floor : 115 sft. - parking space for two wheeler and Car
- b) In the First Floor :
- c) In the Second Floor :
- d) In the Third Floor :
- e) In the Fourth Floor : 750 sft.
- (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. 5,74,000/-

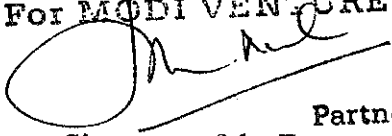
FOR MODI VENTURES

Partner
Signature of the Executants

Date: 30.12.2010

C E R T I F I C A T E

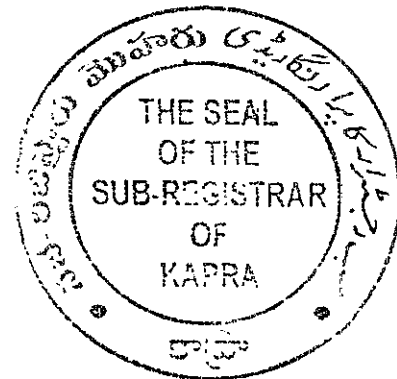
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

FOR MODI VENTURES

Partner
Signature of the Executants

Date: 30.12.2010

ఈ కాగితపు వరుస సంఖ్య..... 2

ನಿರ್ದೇಶಕರು



REGISTRATION PLAN SHOWING

FLAT NO. 405 IN BLOCK NO. 'B'

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

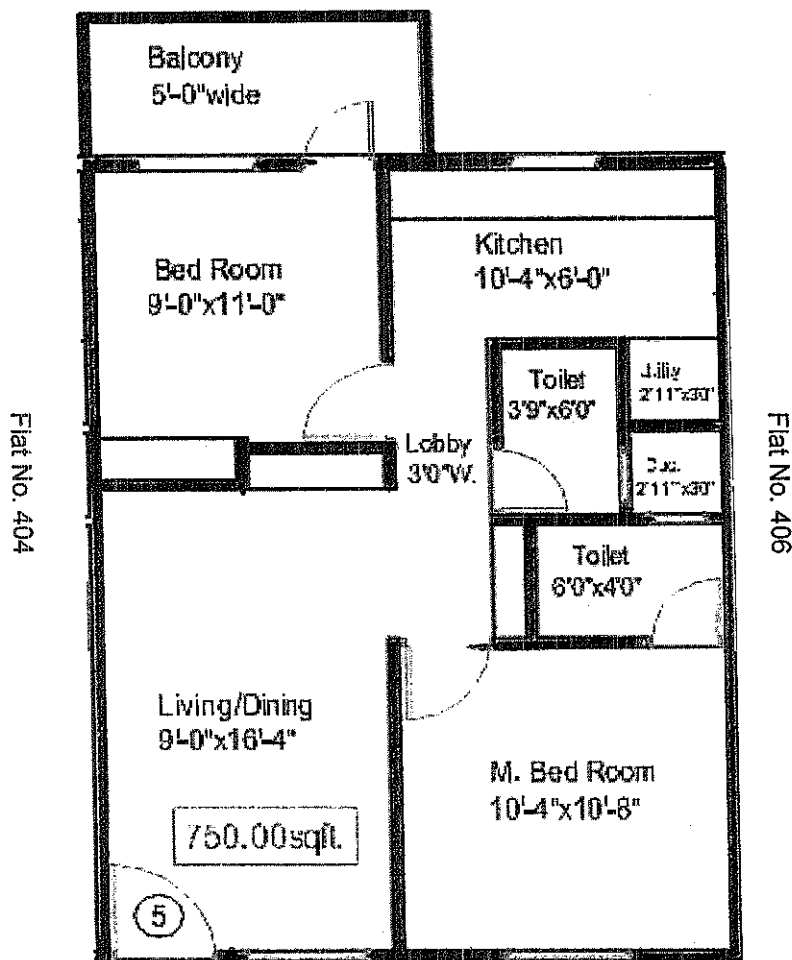
SRI SOHAM MODI SON OF SRI SATISH MODI

BUYER: MRS. HANSA HARSHAD BAHU PATEL, WIFE OF MR. HARSHAD BHAU PATEL**REFERENCE:**
AREA:

46.13

SCALE:
SQ. YDS. OR**INCL:**
SQ. MTRS.**EXCL:**Total Built-up Area = 750 Sft.
Out of U/S of Land = Ac. 4-00 Gts.

Open to Sky



6' wide corridor

WITNESSES:

- 1.
- 2.

For MODI VENTURES

Partner

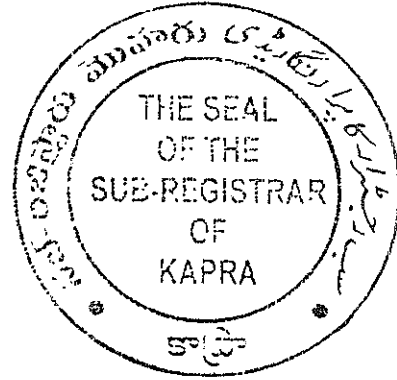
SIG. OF THE VENDOR

1వ పుస్తకము 2010.....వ సం పు. 2437 దస్తావేజులు

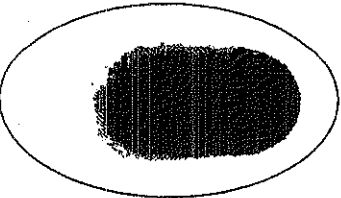
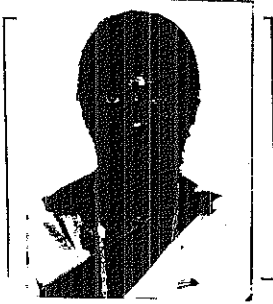
మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు చరణ సంఖ్య.....9.....

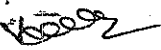
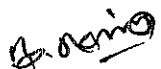

సబ్-రెజిస్ట్రారు



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
			<u>VENDOR:</u> 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
			<u>GPA FOR PRESENTING DOCUMENTS</u> <u>VIDE DOC. NO. 120/BK-IV/2006, Dt. 27.04.06:</u> 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.
			<u>BUYER:</u> MRS. HANSA HARSHAD BHAI PATEL W/O. MR. HARSHAD BHAI PATEL R/O. 2-3-551/7 MINISTER ROAD D. V. COLONY SECUNDERABAD - 500 003

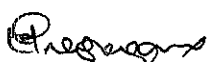
SIGNATURE OF WITNESSES:

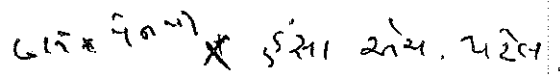
1. 
2. 

For MODI VENTURES


Partner
SIGNATURE OF EXECUTANTS

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

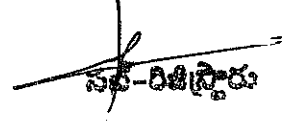

SIGNATURE OF THE REPRESENTATIVE

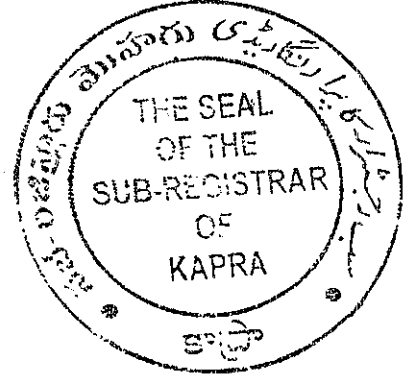

SIGNATURE(S) OF BUYER(S)

పుస్తకము 2010.....వ సం పు 2427..దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....10.....

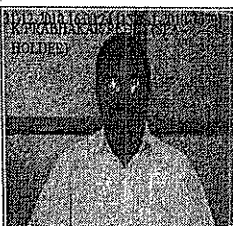
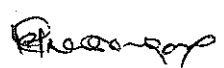

సబ్-రిజిస్ట్రారు



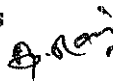
**Photographs and FingerPrints As per Section 32A of Registration Act
1908**

C.S.No./Year: 003679/2010 of SRO: 1526(KAPRA)

31/12/2010 16:00:44

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1	Manual Enclosure	Manual Enclosure	(CL) HANSA HARSHAD BHAI PATEL 2-3-551/7, MINISTER ROAD,D.V.CLY,SECBAD.	
2			(CL) K.PRABHAKAR REDDY (SPA HOLDER) 5-4-187/3 & 4,M.G.ROAD,SECBAD.	
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.	

Witness
Signatures

Operator
Signature

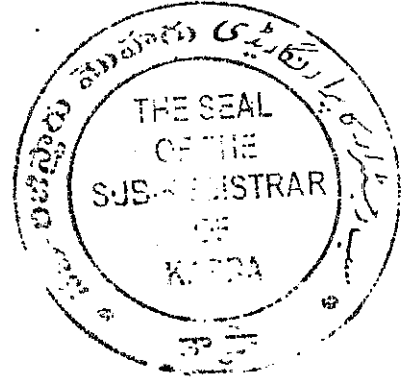



Subregistrar
Signature



1వ పుస్తకము 2010.....వ సం పునె 27..బస్టెవేజులు
మొత్తము కాగితముల సంఖ్య.....16.....
ఈ కాగితపు పరుస సంఖ్య.....11.....

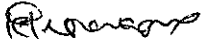
~~సభ-రిజిస్ట్రారు~~



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

C.S.No./Year: 003679/2010 of SRO: 1526(KAPRA)

31/12/2010 16:00:44

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.	

Witness
Signatures



Operator
Signature


Subregistrar
Signature

1వ పుస్తకము 2010.....వ సం పు.34.37.దస్తవీజులు

మొత్తము కాగితముల సంఖ్య.....16

ఈ కాగితపు వరుస సంఖ్య.....12

~~హక్-రిజిస్ట్రారు~~

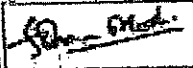


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABAP165725H

नाम / NAME
SOHAN SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANLAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1989

हस्ताक्षर / SIGNATURE


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

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

PRABHAKAR REDDY K
 PADMA REDDY KANDI

15/01/1974
 Permanent Account Number
AWSP8104E

Signature


10052008


Prabhakkar

For MODI VENTURES

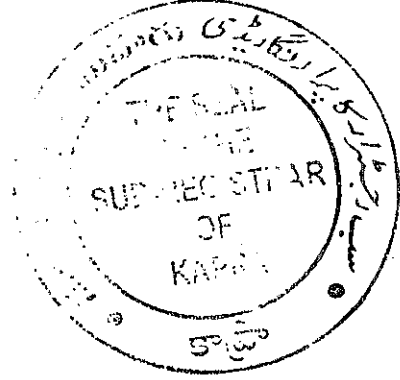
[Signature]
 Partner

1వ పుస్తకము 2010.....వ సం పు 24.3.7.చివ్వావేజులు

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....13.....

 సబ్-రిజిస్ట్రారు



स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

AIMPP8661J



नाम /NAME

HANSABEN HARSHAD BHAI PATEL

पिता का नाम /FATHER'S NAME

PURUSHOTHAM BAI

जन्म तिथि /DATE OF BIRTH

04-01-1961

हस्ताक्षर /SIGNATURE

मुख्य आयकर आयुक्त, आंध्र प्रदेश

Chief Commissioner of Income-tax, Andhra Pradesh

इस कार्ड के खो / भिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें

मुख्य आयकर आयुक्त,

आयकर भवन,

बशीर बाग,

हैदराबाद - 500 004.

In case this card is lost/found, kindly inform
the issuing authority :-

Chief Commissioner of Income-tax,

Aayakar Bhavan,

Basheerbagh,

Hyderabad - 500 004.

1వ పుస్తకము 2010.....వ సంపుటి 27వ పుస్తకము

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....14.....

సర్-రిజిస్ట్రారు



WITNESSES NO. 1

Customer Relations Division



MODI
PROPERTIES &
INVESTMENTS PVT. LTD.



Name : Ch.Venkata Ramana Reddy

Designation : Customer Relations Executive

Signature :

Valid upto : 30 April 2009

Issuing Authority :

Blood Group : O +ve

Address:
#11-187/3&4, 11nd Floor,
G Road, Secunderabad-500003.
Ph:040-66335551, 040-27544058

www.modiproperties.com

Resi.Add.:

11-187/2, Road No.2,

Green Hills Colony,

Saroor Nagar,

Hyderabad.

Ph:9393381666, 9246165561

In case of Emergency Call

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

WITNESSES NO. 2

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

B M RAJ KUMAR

MUKUND RAO

03/01/1978

Permanent Account Number

AIOPR9833L

Signature



22022006

इस कार्ड के खो जाने पर / खोया हुआ कार्ड मिलने पर
तुरन्त सूचित करें / लौटावें।
आयकर सेवा सेंटर इकाई, एन एस यू एन
तीसरी मंजिल, ट्रेड वर्ल्ड, ए विंग, कर्नाट मिल्स कंपाउंड
एस. बी. मार्ग, लोअर पार्क, मुंबई - 400 013

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

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

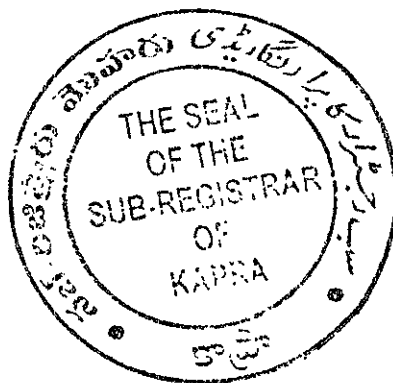
Tel: 91-22-2499 4650; Fax: 91-22-2495 0604
email: tininfo@nsdl.co.in

1వ పుస్తకము 20/0.....వ సం పు.3437.....

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....15.....


సబ్-రిజిస్ట్రారు





1. పుస్తకము వి.వి.డి.వ సం పు. 34.37.దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు పేరున సంఖ్య.....16.....

~~సబ్ రిజిస్ట్రారు~~

