

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ

Soham Modi

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

M-Pr

దస్తావేజు స్వభావము	Sale		Vat	5740
దస్తావేజు విలువ	796000			159853
స్టాంపు విలువ రూ.	100			3/12
దస్తావేజు నెంబరు	3438/10			
రిజిస్ట్రేషన్ రుసుము	3980			
లోటు స్టాంపు (D.S.D.)				
GHMC (T.D.)				
యూజర్ ఛార్జీలు	15920		926830	
అదనపు షీట్లు	100		31/12	
5 x	/			
మొత్తం	200000			

RETURNED

(అక్షరాల)

21/

తేది

31/12/10

రూపాయలు మాత్రమే)

వాపసు తేది

సబ్-రెజిస్ట్రార్

If Document is not claimed within 10 days from the date of Registration, safe custody fee Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE
HUNDRED RUPEESभारत INDIA
INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆन्ध్ర प्रदेश ANDHRA PRADESH

T 199660

S.No. 58738 Date 16/12/2010
 Sold to: Santosh
 S/o. D/s. H/c: Bhelant
 For Whom: Modi Ventures

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, 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, Kusaiguda, 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

DR. GOPALDAS GOVANI, SON OF MR. GOKALDAS GOVANI aged about 47 years, Occupation: Service, residing at 1000, Nurani Plot, "Ganesh Bhuvan", above Bank of Baroda, Station Road, Dhoraji 360-410, Rajkot District, Gujarat State. hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee etc).

TUBES

1వ పుస్తకము 2010.....వ సం పు.34.35దిదస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....1.....

2010 వ సం. ఏ.గి.నెల.....31.....వ తేది

1932 కా.నె. సం. ఏ.గి.నెల.....10.....వ తేది

పగలు.....2.....వ రోజు.....3.....మంటల

మధ్య కాలం నాటి-రిజిస్ట్రేషన్ కార్యాలయములో

శ్రీ.....K. Prabhakar Reddy.....

రిజిస్ట్రేషన్ కార్యము 1904 వ సం. నెల 32.ఎను

అనుగురించి సమర్పించబడిన కార్యాలయము

వారియొక్క వేతిముద్రలతో సహా కాపాలు చేసి

రుసుము రూ.....3980/.....అ చెల్లించినారు

వాసి ఇచ్చినట్లు ఒప్పకొన్నది

ఎడమ బొటన వ్రేలు



నిరూపించినది

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/BK-5/06
dated 24.7.06 registerer at SRO Ranga Reddy District.

VENKAT RAMANA REDDY
S/o. ANGI REDDY, OCC. SERVICE
H/o. 11-15/2. ROAD NO.2
GREENHILL COLONY, SAROORNAGAR
HYDERABAD

B. Rajkumar S/o. Ganguram Rao, Occ. Business
R/o. 1-5/1, Alwal, Sec'bad.

2010 వ సం. ఏ.గి.నెల.....31.....వ తేది

1932 కా.నె. సం. ఏ.గి.నెల.....10.....వ తేది

శ్రీ. రవివారి

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 owner's 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 sq.ft., along with parking on the stilt floor and other amenities are proposed and agreed to be constructed.

For MOD VENTURES



Partner

1వ పుస్తకము 2010.....వ సం పుష్కరికము

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

/ challan No. 926830 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

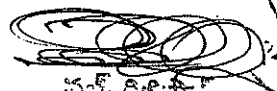
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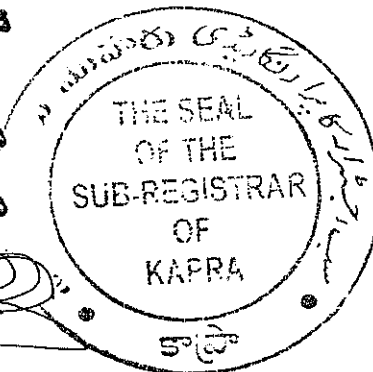
3438 నెంబరుగా రిజిస్టరు చేయబడి

గృహింక నిమిత్తం గుర్తింపు నెంబరు 1526

3438 / 2010 గా యివ్వబడినది

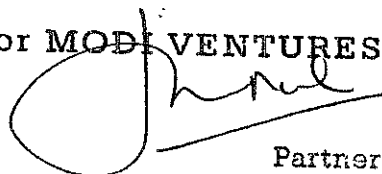
2010 సం. డిసెంబరు 31 వ తేది


కాప్రా



- 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-deluxe apartment bearing flat no. 503 on fifth 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. 75 & 26 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 20th day of November 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.
- N. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.

For MODI VENTURES



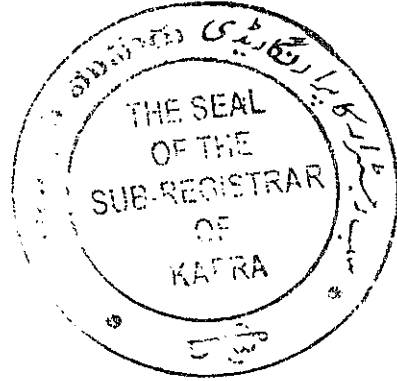
Partner

1వ పుస్తకము 2010.....న నం పు 24382..చస్తావేదాలు;

మొత్తము కాగితములు సంఖ్య.....16.....

ఈ కాగితపు వరుస పంక్తి.....3.....

~~వ/స-రిజిస్ట్రారు~~



- 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 litigation. The Firm has no share in the sale consideration agreed herein.

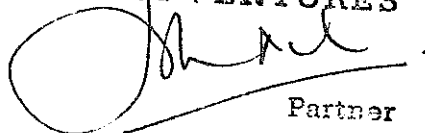
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-deluxe apartment bearing flat no. 503 on fifth 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. 75 & 26 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). The Vendor hereby admit and acknowledge the receipt for 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

వ సంవత్సరము 2010.....వ సం వు3438.చస్తావేబులు

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....4.....

~~సహ-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

వ ప్రస్తావనము 2010.....వ సం పు 2429. దస్తావేజులు

ముత్తము కాగితముల సంఖ్య.....16.....

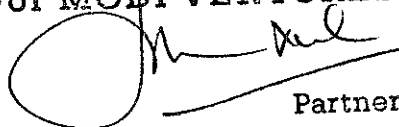
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సచివరిశిస్తారు



- 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. 326830, dated 31.12.10 drawn on SBH Habsiguda Branch, Hyderabad and VAT an amount of Rs. 5,740/- paid by way of pay order no. 159833, dated 31.12.10 drawn on HDFC Bank, S. D. Road, Secunderabad.

For MODI VENTURES



Partner

1వ సంతకము 2016.....వ సం వు 24381 వస్తావేణలు

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు పరుస సంఖ్య.....6.....

~~సభ-రజిస్ట్రారు~~



SCHEDULE 'A'

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 semi-deluxe apartment bearing flat no. 503 on fifth 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. 75 & 26 admeasuring about 15 & 100 sft, in residential apartment named as "Gulmohar Gardens", forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District marked in red in the plan enclosed and bounded as under:

North By	Flat No. 502
South By	Open to Sky & Staircase
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. 

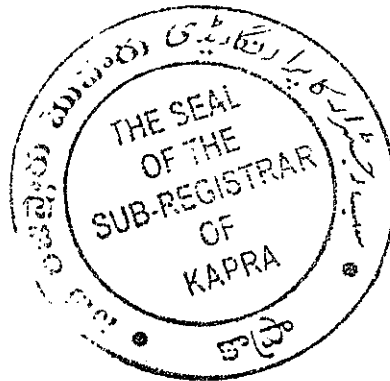
For MODI VENTURES

Partner
VENDOR

G.D.A. Holder
FIRM

మొత్తము జాగితముల సంఖ్య.....16

నాగిరెడ్డిస్వారి



ANNEXTURE - 1 - A

1. Description of the Building : SEMI-DELUXE apartment bearing flat no. 503 on fifth 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 :
- f) In the Fifth Floor : 750 Sft
5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 5,74,000/-

Date: 30.12.2010

For MODI VENTURES

Partner
Signature of the Executants

C E R T I F I C A T E

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

Date: 30.12.2010

For MODI VENTURES

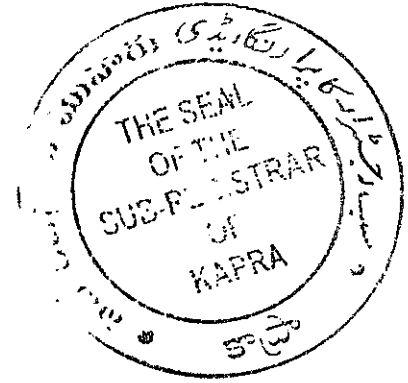
Partner
Signature of the Executants

1వ పుస్తకము 2010.....వ సం పు.3.4.2010.....వేదములు

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....81.....

~~సభ-రిజిస్ట్రారు~~



REGISTRATION PLAN SHOWING

FLAT NO. 503 IN BLOCK NO. 'B'

ON FIFTH FLOOR IN PROJECT KNOWN AS "GULMOHAR GARDENS"

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

MALLAPUR VILLAGE,

UPPAL

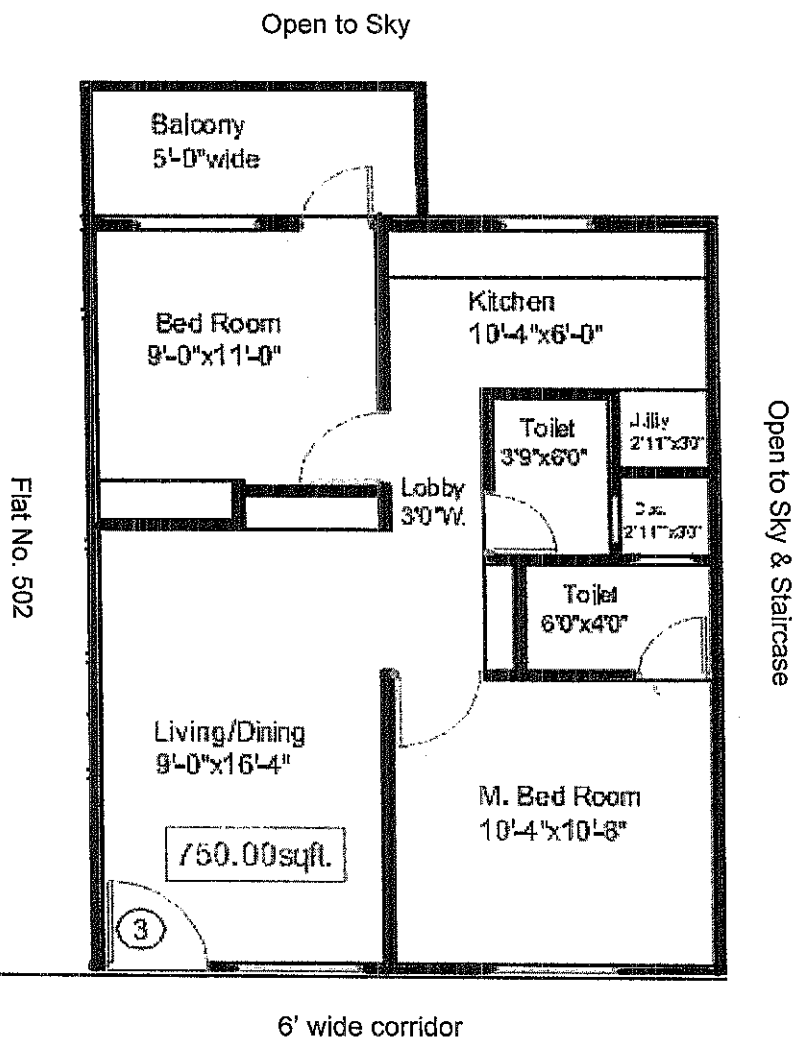
MANDAL, R.R. DIST.**VENDOR:** M/S. MODI VENTURES REPRESENTED BY ITS MANAGING PARTNER

SRI SOHAM MODI SON OF SRI SATISH MODI

BUYER: DR. GOPAL DAS GOVANI, SON OF MR. GOVARDAN DAS GOVANI**REFERENCE:**
AREA: 46.13**SCALE:**
SQ. YDS. OR**INCL:**
SQ. MTRS.**EXCL:**

Total Built-up Area = 750 Sft.

t of U/S of Land = Ac. 4-00 Gts.

**WITNESSES:**

- 1.
- 2.

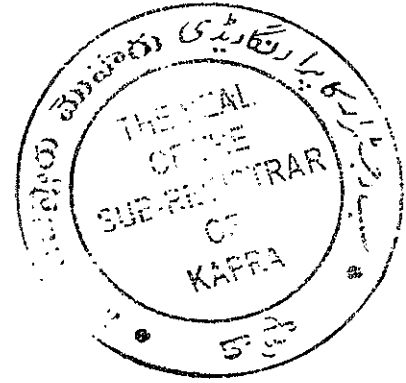
For MODI VENTURES

Partner

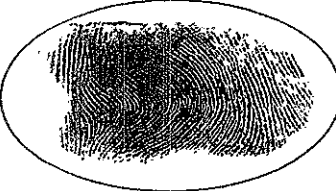
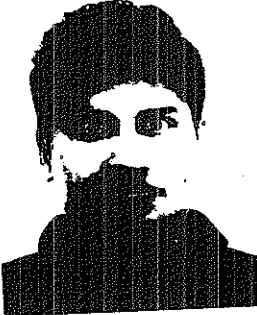
SIG. OF THE VENDOR

..ఎ ప్రస్తుతము 2010.....వ సం పు.వి.భి.డి.డి.న్.వ.జులు
మొత్తము కాగితముల సంఖ్య.....16.....
ఈ కాగితపు వరుస సంఖ్య.....9.....

~~సహ-రిజిస్ట్రారు~~



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 CUM FIRM :</u> M/S. MODI VENTURES & M/S. SRI SAI BUILDERS HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD – 500 003. BOTH REPRESENTED BY SRI SOHAM MODI SON OF SATISH MODI
			<u>GPA FOR PRESENTING DOCUMENTS:</u> <u>VIDE GPA NO. 177/BKIV/2006, 24.07.2006</u> MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD – 500 003.
			<u>BUYER:</u> DR. GOPAL DAS GOVANI S/O. MR. GOKALDAS GOVANI R/O. 1-3-177/172 KAVADIGUDA HYDERABAD. R/o. 1000, Nareni Plot, " Ganesh Bhuvan " above B0B Station Road, Dhoraaji. 360-410 Rajkot Dist., Gujarat state.

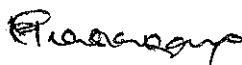
SIGNATURE OF WITNESSES:

1. 
2. 

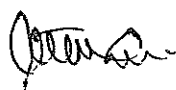
For MODI VENTURES

Partner
SIGNATURE OF EXECUTANTS

I stand herewith my photograph 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

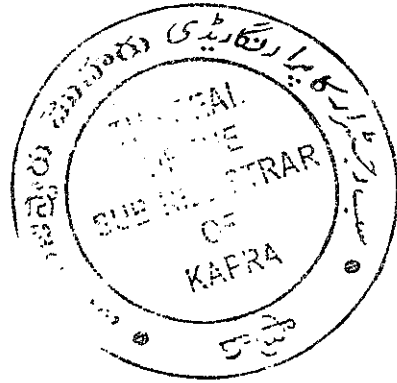

X SIGNATURE(S) OF BUYER(S)

వ పుస్తకము 2010.....వ సం పుస్తకవిక్రయవేళలు

మొత్తము కారితముల సంఖ్య.....16.....

ఈ కారితపు పనుల సంఖ్య.....10.....

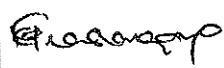
~~కారితములు~~



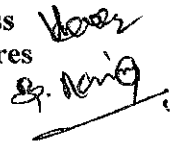
**Photographs and FingerPrints As per Section 32A of Registration Act.
1908**

C.S.No./Year: 003682/2010 of SRO: 1526(KAPRA)

31/12/2010 16:20:27

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1	Manual Enclosure	Manual Enclosure	(CL) DR.GOPALDAS GOVANI 1000, NURANI PLOT, GANESJ BHUVAN,DHORAJI, RAJKOT DIST, GUJARAT STATE.	
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

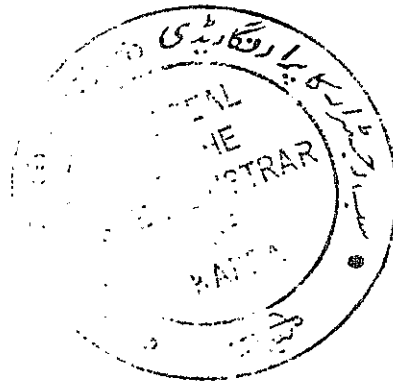


Subregistrar
Signature



ఈ కాగితపు వయస్ సంఖ్య.....11.....

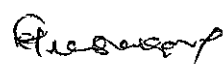
~~నరసింహారావు~~



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

C.S.No./Year: 003682/2010 of SRO: 1526(KAPRA)

31/12/2010 16:20:27

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

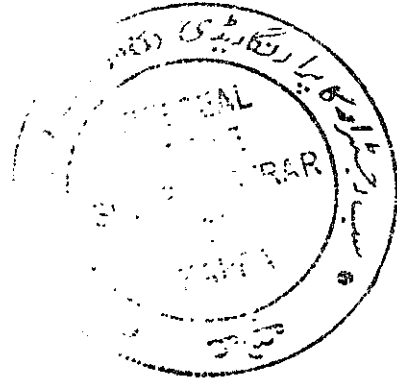


1వ పుస్తకము 2010.....వ సం పు 3429వస్తావేజులు

ముత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....12.....

~~సచి-రిజిస్ట్రారు~~

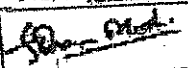


PERMANENT ACCOUNT NUMBER
ABMPM6725H

NAME
SONAM SATISH MODI

FATHER'S NAME
SATISH MANLAL MODI

DATE OF BIRTH
18-10-1969

SIGNATURE


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

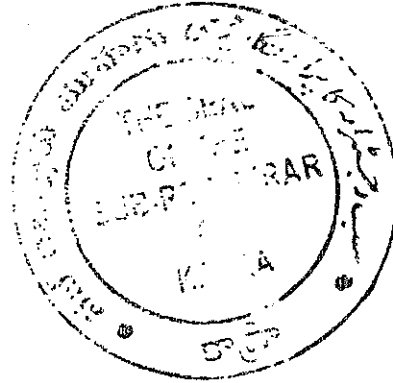
Partner

..పుస్తకము 2010.....వ సంపుష్యెర్ది.దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....12.....

~~సర్-రిజిస్ట్రారు~~



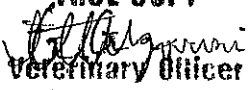
ELECTION COMMISSION OF INDIA
IDENTITY CARD
ભારતનું ચૂંટણી પંચ

ઓળખ પત્ર JZR2609618



Elector's Name : Govani Gopaldas
 મતદારનું નામ : ગોવાણી ગોપાલદાસ
 Father's Name : Gokaldas
 પિતાનું નામ : ગોકલદાસ
 Sex / જાતિ : Male / પુરુષ
 Age as on 1.1.2006 : 44 Years
 ૧.૧.૨૦૦૬ની રોજ ઉંમર : ૪૪ વર્ષ

TRUE COPY

સર્વિસ : 
 Veterinary Officer
 Vety. Disp. - Jamkandorna

Address : 100, Station Road Nurani Plot, Ghoraji
 Dhoraji, Rajkot- 360410

સરનામું : 100, સ્ટેશન રોડ નુરાની પ્લોટ, ધોરાજી ધોરાજી,
 રાજકોટ- ૩૬૦૪૧૦



Electoral Registration Officer
 For 22 Dhoraji Constituency

મતદાર નોંધણી અધિકારી
 ૨૨ ધોરાજી મતદાર વિભાગ

Place : Rajkot
 સ્થળ : રાજકોટ
 Date : 09/01/2007
 તારીખ : ૦૯/૦૧/૨૦૦૭

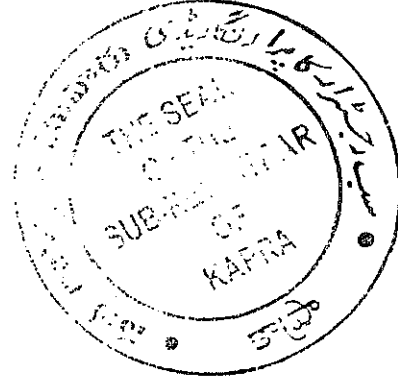
This card may be used as identity card
 under different government schemes.
 આ ઓળખપત્રનો જુદીજુદી સરકારી યોજનાઓમાં
 ઓળખ તરીકે ઉપયોગ કરી શકાય.

1వ పుస్తకము 2010.....వ సం పు.24.28.దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....14.....

~~వజీ-రజీసారు~~



WITNESSES NO. 1

Customer Relations Division



MODI
PROPERTIES &
INVESTMENTS PVT. LTD.



Name : Ch.Venkata Ramana Reddy

Designation : Customer Relations Executive

Signature :

Valid upto : 30 April 2009

Issuing Authority :

Blood Group : O +ve

Address:
5-187/3&4, IInd Floor,
Road, Secunderabad-500003.
Ph: 040-66336551, 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

B M RAJ KUMAR

MUKUND RAO

03/01/1978

Permanent Account Number

AIOPR9833L

Signature



भारत सरकार
GOVT. OF INDIA



22022006

इस कार्ड को खो जाने पर / खोया हुआ कार्ड मिलने पर
कृपया सूचित करें / सूचित करें
आयकर देने के लिए, एन बी मर्ग,
सीधरी मंजिल, ट्रेड वर्ल्ड, ए विंग, कामला मिल्स कंपाउंड
एन बी मर्ग, लोअर फ्लैट, मुम्बई - 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,
Kamala Mills Compound,
S. B. Marg, Lower Patel, Mumbai - 400 013.

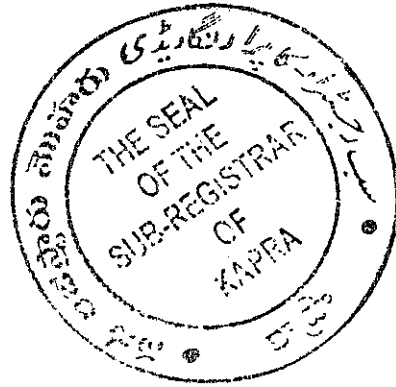
Tel: 91-22-2499 4650; Fax: 91-22-2498 0664,
email: tininfo@nsdl.co.in

1వ పుస్తకము 2010.....వ సం పు...3438 సా.పా.లు

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు పరుస సంఖ్య.....15.....

~~సబ్-రిజిస్ట్రారు~~





For MODI VENTURES

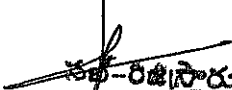
[Handwritten Signature]

Partner

1వ పుస్తకము 2010.....వ సం పుచ్చెక్కెర్తి...వస్తావేటలు

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....16.....


సభ-రిజిస్ట్రారు

