

3133

3031/08

Ak:3409



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 365018

Date : 10-09-2008

Serial No : 35,281

Denomination : 100

Purchased By :

G. VENKATESH
S/O G.A. RAO
SEC2AD

Ex. Office Stamp Vendor
G.S.O. Ex. Office, HYD

For Whom :

MODI VENTURES
SEC2AD

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 10 day of November 2008 at Secunderabad by and between:

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 38 years, Occupation: Business, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

1. MRS. JYOTHI PANTHULA JYOTHSNA WIFE OF MR. J. NAGARAJ, aged about 31 years, residing at 1-8-303, Chikkadpally, Hyderabad - 500 020.
2. MRS. GADDAMANUGU SWAPNA WIFE OF MR. G. HANUMANTH PRASAD aged about 29 years, residing at Block-A, Flat No. 308/309, Gulmohar Gardens, Shakti Sai Nagar, Mallapur, Hyderabad - 500076, 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

[Signature]

[Signature]

2008 వ సం. నవంబరు నెం. 10 పత్రం
1990 కే. ఎం. ప్రతిక మాసము 19 పత్రం

WHEREAS:

- A. The Buyer under a Sale Deed dated 10.11.08 has purchased a semi-finished, semi-deluxe apartment bearing no. 109, on the first floor in block no. D, admeasuring 750 sft. of super built up area in residential apartments styled as 'Gulmohar Gardens', forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District, together with:
- Proportionate undivided share of land to the extent of 46.13 sq. yds.
 - A reserved two wheeler parking bearing no. 09 admeasuring 15 sft.

This Sale Deed is registered as document no. 3030/08 in the office of the Sub-Registrar, Kapra, Ranga Reddy District. This Sale Deed was executed subject to the condition that the Buyer shall enter into a Agreement for Construction for completion of construction of the semi-finished apartment as per the agreed specifications.

- B. The Buyer is desirous of getting the construction completed with respect to the scheduled apartment by the Builder.
- C. The Buyer as stated above had already purchased the semi-finished apartment bearing no. 109 in Block No. 'D' and the parties hereto have specifically agreed that this construction agreement and the Sale Deed referred herein above are and shall be interdependent and co-existing agreements.
- D. The parties hereto after discussions and negotiations have reached certain understandings, terms and conditions etc., for the completion of construction of the scheduled apartment and are desirous of recording the same into writing.

NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:

- The Builder shall complete the construction for the Buyer a semi-deluxe apartment bearing no. 109 on the first floor in block no. 'D' admeasuring 750 sft. of super built up area and undivided share of land to the extent of 46.13 sq. yds. A reserved two wheeler parking bearing no. 09 admeasuring 15 sft. as per the plans annexed hereto and the specifications given hereunder for a consideration of Rs. 5,24,000/- (Rupees Five Lakhs Twenty Four Thousand Only).
- The Buyer has already paid the above said consideration of Rs. 5,24,000/- (Rupees Five Lakhs Twenty Four Thousand Only) and the Builder admitted and acknowledged the receipt.
- In case the Scheduled Apartment is completed before the scheduled date of completion / delivery mentioned in clause 10 below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned in clause 3 above. The buyer shall be liable to pay the balance outstanding within 15 days of receiving an intimation from the Vendor as to completion of the Scheduled Apartment, notwithstanding the installments and due dates mentioned above.

For MODI VENTURES

Partner

Page 2

1వ పుస్తకము 200 రీ.....వ సం.పు. 3031

మొత్తము కానికముల సంఖ్య..... 14

ఈ కాగితపు వయస్ సంఖ్య..... 2

MARKET VALUE Rs: 524000/—

నవ-రిజిస్ట్రారు

EXPENSEMENT

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

By No. 925551 Dt. 11-11-08

I. Stamp Duty:

1. in the shape of stamps Rs. 100/—

2. in the shape of stamps Rs. 5140/—

3. in the shape of stamps Rs. —

4. adjustment of stamps Rs. —

II. Transfer of Rs. —

III. Registration of Rs. 1000/—

IV. Other Charges of Rs. 100/—

Total Rs. 6340/—

SUB-REGISTRAR
KAPRA

1వ పుస్తకము 200 రీ సం./ కా.క. 1821 వ

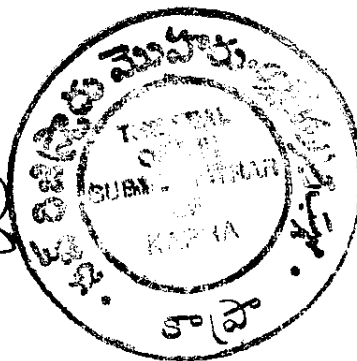
పు. 3031 నెంబరుగా రిజిస్టరు చేయబడి

స్టాంప్ విమిక్తం గుర్తింపు నెంబరు 1526

3031/11-11-08 గా యివ్వబడినది

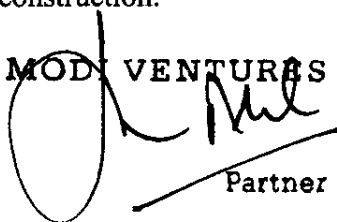
2008 సం. నవంబరు 10 వ తేది

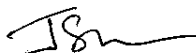
నవ-రిజిస్ట్రారు



4. The Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 1 month from the due date.
5. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan to the Buyer for whatsoever reason. The payment of installments to the Builder by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.
6. The Buyer has handed over the vacant and peaceful possession of the semi-finished apartment bearing no. 109 on first floor in Block No. 'D' to the Builder for the purposes of completion of construction of the apartment.
7. The Builder shall construct the Apartment in accordance with the plans and designs and as per specifications annexed hereto. Cost of any additions and alterations made over and above the specifications at the request of the Buyer shall be charged extra.
8. The Builder shall be liable to pay all such amounts for and on behalf of the Buyer as may be required by concerned government / quasi government departments for water & electricity connections and for any other amenities. Such payments shall solely be borne by the Builder.
9. The Builder shall complete the construction of the Apartment and handover possession of the same by 30th November 2008, with a further grace period of 6 months provided the Buyer fulfils all his obligations under this agreement. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said Apartment within the stipulated period if the construction is delayed or stopped by the reason of non-availability of essential inputs like steel, cement etc. or on account of prevention, obstruction, prohibition, ordinance, legislation and/or notification by any governmental / quasi governmental authorities and agencies on account of any other reasons which are beyond the control of the Builder like war, civil commotion etc. The Buyer shall not have any right to claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.
10. The Builder upon completion of construction of the Apartment shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the Apartment provided however, that the Buyer shall not be entitled to take possession if he / she has not fulfilled the obligations under this agreement. After such intimation, the Builder shall not be liable or responsible for any loss, theft, breakages, damages, trespass and the like.
11. The Buyer upon taking possession of the apartment shall own and possess the same absolutely and shall have no claims against the Builder on any account, including any defect in the construction.

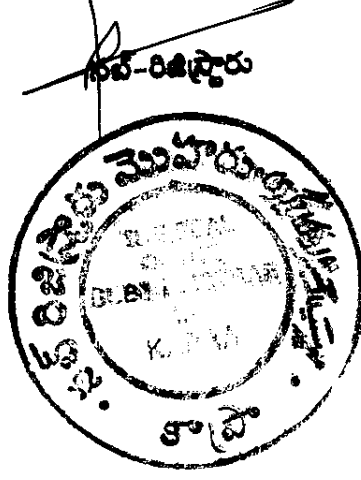
For MOD VENTURES


Partner

1 

2 

1వ పుస్తకము 200 డి.....వ సం పు...30...వస్తావేళలు
మొత్తము కాదితమిల సంఖ్య.....14.....
ఈ కారితపు వతాగ సంఖ్య.....3.....



12. The Buyer upon receipt of the completion intimation from the Builder as provided above, shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said Apartment.
13. The Builder shall deliver the possession of the completed Apartment to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.
14. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions, alterations to the structures etc., that may be necessary for execution of the Gulmohar Gardens project.
15. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall not seek or cause the stoppage or stay of construction or related activity in the Gulmohar Gardens project or cause any inconvenience or obstructions whatsoever. However, the claim of the Buyer against the Builder shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Builder. This understanding is specifically reached amongst the parties for the overall interest of the other Buyers in the project and for the smooth uninterrupted execution of the works for the project as a whole.
16. It is hereby agreed and understood explicitly between the parties hereto that the Buyer shall be solely responsible for payment of any, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the Apartment under this agreement, or the sale deed.
17. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.
18. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement, the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to forfeit a sum equivalent to 50% of the total agreed consideration as liquidated damages from the amounts paid by the Buyer to the Builder. The Builder shall further be entitled to allot, convey, transfer and assign the said Apartment to any other person of their choice and only thereafter, the Builder will refund the amounts paid by the Buyer after deducting liquidated damages provided herein.
19. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form as amended from time to time shall be deemed to be the part of this agreement unless otherwise specifically waived and/or differently agreed upon in writing.

For MODI VENTURES


Partner

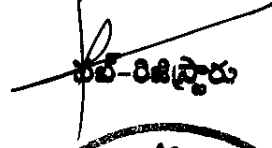
1 JSw

2 Suresh

1వ పుస్తకము 2000 గి.....వ సం పు. ౩౦.౩/౪ స్తావేజాలు

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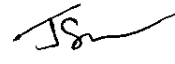
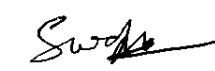

చే-రిజిస్ట్రారు



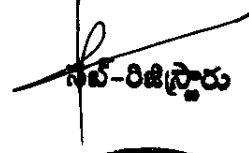
20. In case of any dispute between the parties, the matter shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Secunderabad and the proceedings shall be in English. The place of legal jurisdiction shall be at Secunderabad.
21. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
22. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.
23. Stamp duty and Registration amount of Rs. 6,240 = /- is paid by way of challan No. 325557, dated 8-11-08, drawn on SBH Kusaiguda Branch, Hyderabad and VAT paid an amount of Rs. 5240 = 00 /- by way of payorder no. 145020, dated 10.11.08, drawn on HDFC Bank, S. D. Road, Secunderabad.

For MODI VENTURES


Partner

1 
2 

1వ పుస్తకము 200 డి.....వ సం పు. 303/దస్తావేజులు
మొత్తము కాగితముల సంఖ్య.....14.....
ఈ కాగితపు పయిన సంఖ్య.....5.....


నవ-రిజిస్టరు



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 apartment no. 109 on the first floor, in block no. 'D', 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 on the stilt floor bearing no. 09, admeasuring about 15 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	6' wide corridor
South By	Open to sky
East By	Flat No. 108
West By	Open to sky

WITNESSES:

1.



2.



For **MODI VENTURES**



Partner
BUILDER

1 

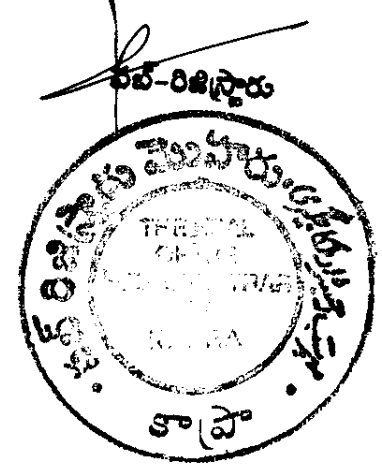
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BUYER

1వ పుస్తకము 2000 ది.....వ 130 పు. 30.31. దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....14.....

ఈ కాగితపు వయస్ సంఖ్య.....6.....



3133

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ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 365018

Date : 10-09-2008

Serial No : 35,281

Denomination : 100

Purchased By :

G. VENKATESH
S/O G.A. RAO
SEC2AD

Ex. Office Stamp Vendor
G.S.O. Ex. Office, HYD

For Whom :

MODI VENTURES
SEC2AD

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AND

1. MRS. JYOTHI PANTHULA JYOTHSNA WIFE OF MR. J. NAGARAJ, aged about 31 years, residing at 1-8-303, Chikkadpally, Hyderabad - 500 020.
2. MRS. GADDAMANUGU SWAPNA WIFE OF MR. G. HANUMANTH PRASAD aged about 29 years, residing at Block-A, Flat No. 308/309, Gulmohar Gardens, Shakti Sai Nagar, Mallapur, Hyderabad - 500076, 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

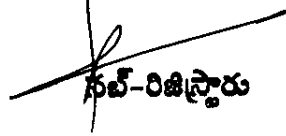
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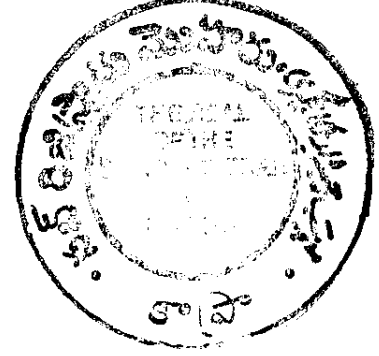
[Signature]

1వ పుస్తకము 200 రూ.....వ సం పు.కె.డి.కె/దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....14.....

ఈ కాగితపు పత్రము సంఖ్య.....7.....


సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

FLAT NO. 109 IN BLOCK NO. 'D'

ON FIRST FLOOR IN PROJECT KNOWN AS "GULMOHAR GARDENS"

IN SURVEY NOS.

93, 94 & 95

SITUATED AT

MALLAPUR VILLAGE,

UPPAL

MANDAL, R.R. DIST.**BUILDER:**

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

SRI SOHAM MODI SON OF SRI SATISH MODI

BUYER:

1. MRS. JYOTHIPANTHULA JYOTHSNA WIFE OF MR. J. NAGARAJ

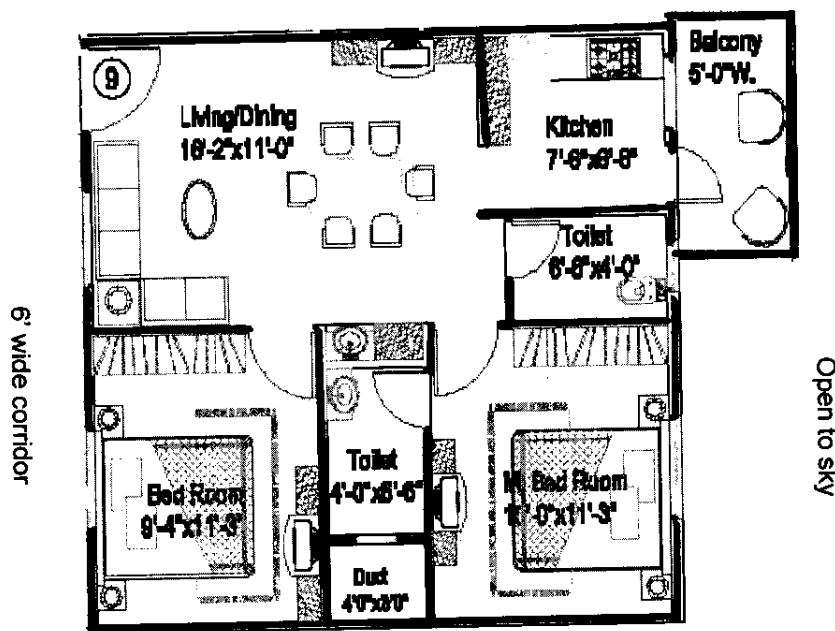
2. MRS. GADDAMANUGU SWAPNA WIFE OF G. HANUMANTH PRASAD

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.

Flat No. 108



Open to sky

WITNESSES:

1.

2.

For MODI VENTURES

Partner
SIG. OF THE BUILDER

SIG. OF THE BUYER

ఈ కాగితపు వయస్ సంఖ్య..... 8

నవ-విజ్ఞానము



3133

3031/08

Ak:3409



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 Date : 10-09-2008 Serial No : 35,281 Denomination : 100

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 S/O G.A. RAO
 SECRAID

Ex. Office Stamp Vendor
 G.S.O. Ex. Office, HYD

For Whom :

MODI VENTURES
 SECRAID

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For MODI VENTURES

[Signature]
 Partner

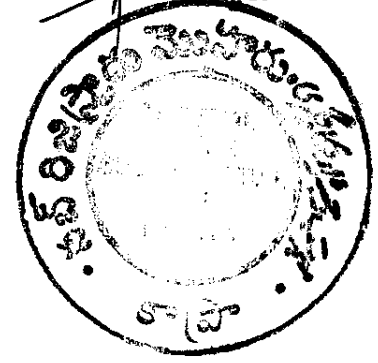
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[Signature]

1వ పుస్తకము 200 రూ.....వ సం పు 30.31.దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....14.....

ఈ కాగితపు వరుస సంఖ్య.....9.....



3133

3031/08

Ak:3409



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 Date : 10-09-2008 Serial No : 35,281 Denomination : 100

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For MODI VENTURES

[Signature]
 Partner

[Signature]

[Signature]

1వ పుస్తకము 2008.....వ సం పు.ఇ.ఇ.ఇ.పస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....16.....

ఈ కాగితపు వరుస సంఖ్య.....10.....



PERMANENT ACCOUNT NUMBER
ABSPM5725H

NAME
SONAM SATISH MODI

FATHER'S NAME
SATISH MANILAL MODI

DATE OF BIRTH
15-10-1989

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

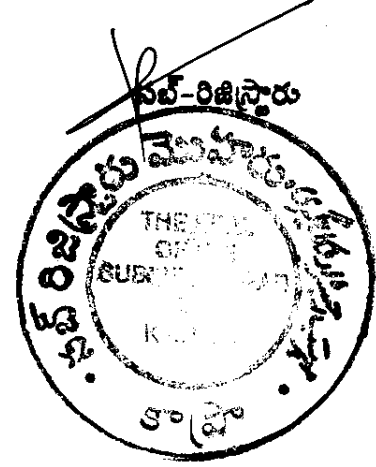
Signature




1వ పుస్తకము 2008.....వ సం పు.కం.31.దస్తవేజులు

మొత్తము కాగితముల సంఖ్య.....14.....

ఈ కాగితపు వరుస సంఖ్య.....11.....





Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Jyothsna	Wife	04/01/77	29

కార్యదాత/పెండ్లిదండ్రులు

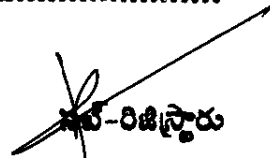
28/02/2006

HOUSEHOLD CARD	
Card No	: PAPI87645790623
F.P Shop No	: 657
పేరు	: జ్యోతిపంతుల. నాగరాజ్
Name of Head of Household	: Jyothipanthula. Nagaraj
తండ్రి/భర్త పేరు	: విద్యాసాగర్ రావు
Father/ Husband name	: Vidyasagar Rao
పుట్టిన తేదీ/Date of Birth	: 14/05/1966
వయస్సు/Age	: 40
వృత్తి/Occupation	: Employee-Private
ఇంటి.నెం./House No.	: MIG-ILB33/F8
వీధి /Street	: BAGHLINGAM PALLY
Colony	: HOUSING BOARD
Ward	: వార్డ్ 1
Circle	: వార్డ్ - 1
	: సర్కిల్ 6
జిల్లా /District	: హైదరాబాద్ / Hyderabad
Annual Income (Rs.)	: 65,000
LPG Consumer No. (1)	: /(No Cylinder)
LPG Dealer Name (1)	:
LPG Consumer No. (2)	: /
LPG Dealer Name (2)	:

1వ పుస్తకము 200 డి.....వ సం పు. కె.డి.ఎ. వస్త్రావళులు

మొత్తము కాగితముల సంఖ్య.....14.....

ఈ కాగితపు వరుస సంఖ్య.....12.....

-రిజిస్ట్రారు



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE
1943/AD/199000

HANUMAN PRASAD G
G SANKAR PRASAD
18-05-1971
2011
OPP
UPPAL

INDIA

Licencing Authority
RTA-RANGA REDDY(E)

Signature
Issued on: 09/05/2005

0322655/05

Class Of Vehicle

Validity

Non-Transport
Transport

LMV,MCWG

21/05/2011

Hazardous Validity

Badge No.

Reference No.

Original LA

DOB

Blood Gr.

Date of 1st Issue

DLCAP029130982005

MANCHIKYAL, ANDHRA PRADESH

22/05/1971

O+

21/12/1990



भारत सरकार

GOVERNMENT

18.12.2001

17.12.2011

17.12.2011

17.12.2011

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17.12.2011



सत्यमेव जयते

इसके द्वारा, भारत गणराज्य के राष्ट्रपति के नाम पर, उन सब से जिनका इस बात से सरोकार हो, यह प्रार्थना एवं अपेक्षा की जाती है कि वे बाहक को बिना रोक-टोक, आजादी से आने-जाने दें, और उसे हर तरह की ऐसी सहायता और सुरक्षा प्रदान करें जिसकी उसे आवश्यकता हो।

THESE ARE TO REQUEST AND REQUIRE IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET OR HINDRANCE, AND TO AFFORD HIM OR HER, EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

भारत गणराज्य के राष्ट्रपति के आदेश से दिया गया
BY ORDER OF THE PRESIDENT OF THE
REPUBLIC OF INDIA

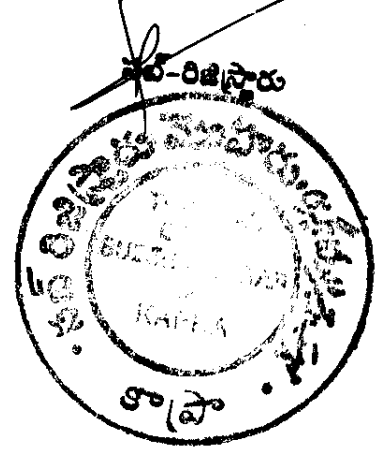


K. SAIVARA PRASAD
For Passport Officer
Hyderabad

1వ పుస్తకము 200 డి.....వ సం పు. 30.31. వేటలు

మొత్తము కాగితముల సంఖ్య.....16

ఈ కాగితపు వయస్ సంఖ్య.....13



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:
5-4-187/3&4, 11nd Floor,
M.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
गुडला प्रादीप कुमार
DHANRAJ GUDLA
20/07/1984
Permanent Account Number
ALJPG7159C
Signature

भारत सरकार
GOVT OF INDIA

इस कार्ड के खोने वाले पर कृपया सूचित करें : सीटारं
आयकर पैन सेवा इकाई, एन एस डी यूएन
पहली मंजिल, टाइम्स टॉवर, कामला मिल्स कंपाउंड,
एस. बी. मार्ग, लोअर पारेल, मुंबई - 400 013

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

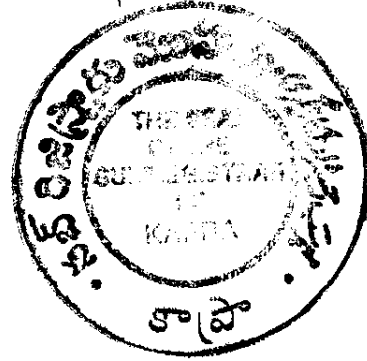
Income Tax PAN Services Unit, NSDI,
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013,
Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,
e-mail: tininfo@nsdi.co.in

1వ పుస్తకము 200 రి.....వ సం పు.30.3/బి.వి.కా.బి.

మొత్తము కాగితముల సంఖ్య.....14.....

ఈ కాగితపు పయన సంఖ్య.....14.....

~~శ్రీ-రిజిస్ట్రారు~~





STATE BANK OF HYDERABAD

KUSHAIGUDA - (362) BRANCH
HYDERABAD - 500 062.

CODE NO.:

925551

Receipt No. B

3031/08

Received a sum of Rs. 6,240/- only

Rupees Six Thousand two hundred forty only

(only)

from Smt. / Shri M/s. Modi Ventures

residing at M G Road

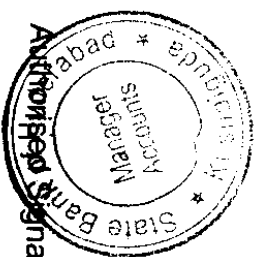
Sec 1502

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

Place :

Date :

8/11/08



SS No. _____

