

45-2428

2346/08

E-307

A-2631

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 362008

Date : 28-07-2008 Serial No : 30,683 Denomination : 100

Purchased By :

D. RAMESH  
S/O M. SENKARAM  
HYD.

For Whom :

MODI VENTURES

*[Signature]*  
Sub Registrar  
Ex.Officio Stamp Vendor  
G.S.O., C&IG Office, Hyd.

SALE DEED

This Sale Deed is made and executed on this the 21<sup>st</sup> day of August 2008, at Secunderabad 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, Son of Sri Satish Modi, aged about 38 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 38 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. J. ADILAKSHMI, DAUGHTER OF MR. S. RAMA KOTESWARA RAO, aged about 44 years, residing at 86, P & T Colony, Tirimulgherry, Secunderabad - 500 015., 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

1వ పుస్తకము 200 డి.....వ సం పు 2346 చస్తా

మొత్తము కాగితముల సంఖ్య..... 15

ఈ కాగితపు వరుస సంఖ్య..... 1



200 రి వసం.....నెల..... 21.....వ తేది

1920 శా.క. సంశాసనము..... 30.....వ తేది

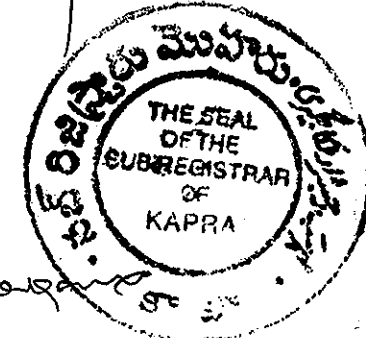
పగలు..... గంటల  
మధ్య కాఫీ సర్-రిజిస్ట్రారు కార్యాలయములో

శ్రీ..... K. Prabhakar Reddy.....

రిజిస్ట్రేషన్ చట్టము 1920 లోని సెక్షన్ 3(2) లోను  
అనుసరించి సమర్పించవలసిన ఫోటో గ్రాఫులు  
మరియు వేలిముద్రలతో సహా దాఖలు చేసి  
రుసుకు రూ..... 1685.....లు చెల్లించినారు

వ్రాసి ఇచ్చినట్లు ఒప్పకొన్నది  
ఎడమ బొటన వ్రేలు

సర్-రిజిస్ట్రారు



Signature of the Sub Registrar



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 SPA/SPA for presentation  
of documents, Vide SPA / SPA No. 120(12)/06  
dated 22.4.06 registerer at SRO, Uppot  
Ranga Reddy District.

నిరూపించినది

0

Signature of Nankata Ramara Reddy

Nankata Ramara Reddy  
occi. Service - ౧౧  
Green Hills Colony,

౧౧-187/2, Rd No. 2  
Secunderabad, And

0 P. Prady

P. Prady No. 1, Dhanraj Rd. Service  
R/o. 1-10-263. New Baneripally, Sec 04

2008 వ సం.....నెల..... 21.....వ తేది  
1920 శా. సంశాసనము..... 30.....వ తేది సర్-రిజిస్ట్రారు

**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/Pig/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**

1వ పుస్తకము 2000 రి.....వ సం పు 2346 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 157

ఈ కాగితపు వరుస సంఖ్య..... 2

MARKET VALUE Rs:

*[Signature]*  
సబ్-రిజిస్ట్రారు

ENDORSEMENT

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

By challan No. 152970D 21/10/08

I. Stamp Duty:

- 1. in the shape of stamp papers Rs. 100/ —
- 2. in the shape of challan (u/s. 43 of T. Act. 1957) Rs. 16750/ —
- 3. in the shape of cash (u/s. 43 of T. Act. 1957) Rs. —
- 4. advertisement charges (u/s. 26 of T. Act. 1957) Rs. —

II. Transfer Fee:

- 1. in shape of challan Rs. 6740/ —
- 2. in the shape of cash Rs. —

III. Registration Fees:

- 1. in the shape of challan Rs. 1685/ —
- 2. in the shape of cash Rs. —

IV. User Charges:

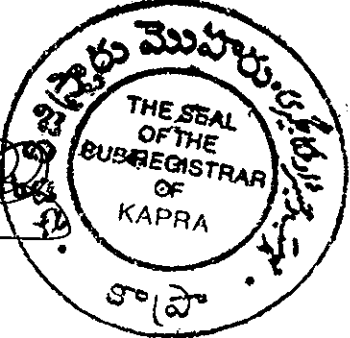
- 1. in the shape of challan Rs. 100/ —
- 2. in the shape of cash Rs. —

Total Rs. 25375/ —

*[Signature]*  
SUB REGISTRAR  
KAPRA

1వ పుస్తకము 2000 రి సం./ కా.శ. 1920 వ  
పు.....2346.....వెంబరుగా రిజిస్టరు చేయబడి  
స్టాంప్ బిమిత్తు రుక్మిణి వెంబరు 1526 —  
2346...../2000 రి .నా యిప్పడమైనది  
2000 రి సం.....21.....వ తేది

*[Signature]*  
సబ్-రిజిస్ట్రారు



- 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. 4-00 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/ Annexure / 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 deluxe apartment bearing flat no. 307 on third floor, in block no. 'E' having a super built-up area of 485 Sft. together with undivided share in the scheduled land to the extent of 29.83 sq. yds. and a reserved parking space for two wheeler bearing no. 37 admeasuring about 15 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. 3,37,000/- (Rupees Three Lakhs Thirty Seven Thousand Only) and the Buyer has agreed to purchase the same.

**For MODI VENTURES**



**Partner**

1వ పుస్తకము 2000 ద్వితీయ సంపుటి 2246వ పేజీ

మొత్తము కాగితముల సంఖ్య 15

ఈ కాగితపు వరుస సంఖ్య 3

~~న. రిజిస్ట్రారు~~

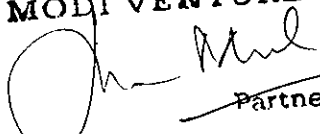


- N. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.
- O. The Firm at the request of the Vendor and Buyer is joining in execution of this agreement so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigation. The Firm has no share 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 deluxe apartment bearing flat no. 307 on third floor in block no. 'E', having a super built-up area of 485 Sft. in building known as Gulmohar Gardens together with
  - a. Undivided share in scheduled land to the extent of 29.83 sq. yds.
  - b. A reserved two wheeler parking space bearing no. 37 admeasuring about 15 sft.Situated at 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 favor of the Buyer for a total consideration of Rs. 3,37,000/- (Rupees Three Lakhs Thirty Seven Thousand Only). The Vendor hereby admits and acknowledges 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 or 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 the name of the Buyer in the concerned departments.

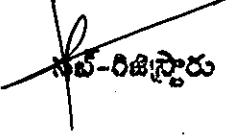
FOR MODI VENTURES

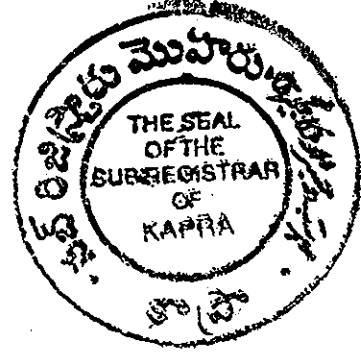
  
Partner

1వ పుస్తకము జీవితము.....వ సం పు 2346.....వేదాలు

మొత్తము కాగితముల సంఖ్య..... 15 .....

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.

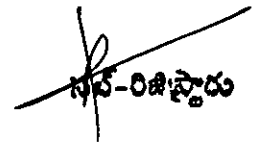
**For MODI VENTURES**

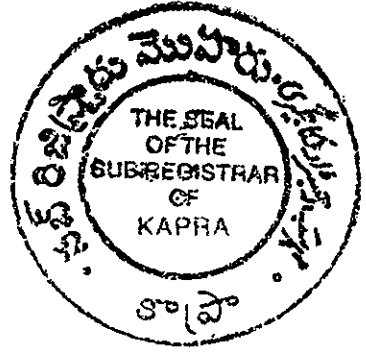
  
Partner

1వ పుస్తకము 200 రి.....వ సం పు...34...వేళలు

మొత్తము కాగితముల సంఖ్య.....15.....

ఈ కాగితపు వరుస సంఖ్య.....5.....

  
నర-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 avoidable 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. 25,225/- is paid by way of challan no. 752970, dated 21-8-08, drawn on SBH, Kushaiguda Branch, Hyderabad and VAT paid an amount of Rs. 3,370/- by way of Payorder No. 142815, dated 19-08-08, drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

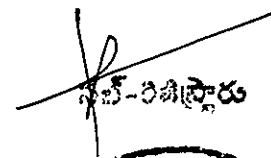
FOR MODI VENTURES

  
Partner

1వ పుస్తకము జిల్లా.....వ సం పు.346.దస్తావీజులు

మొత్తము తాగితముల సంఖ్య.....15.....

ఈ తాగితపు వరుస సంఖ్య.....6.....

  
సబ్-రిజిస్ట్రారు



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'

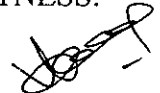
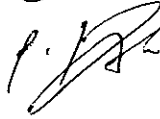
SCHEDULE OF APARTMENT

All that portion forming semi-finished deluxe apartment no. 307 on the third floor in block no. 'E', admeasuring 485 sft. of super built up area together with proportionate undivided share of land to the extent of 29.83 sq. yds. and a reserved parking space for two wheeler on the stilt floor bearing no. 37, 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	Open to sky
West By	Flat No. 308

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

**For SRISAI BUILDERS**



G.P.A. Holder

FIRM

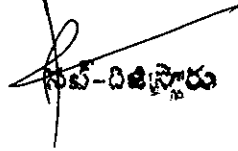


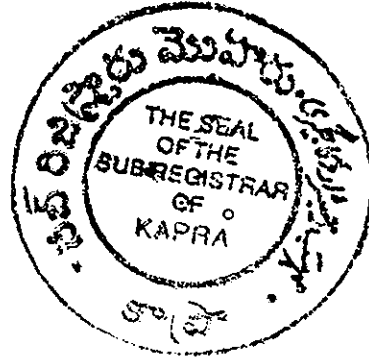
VENDEE

1వ పుస్తకము 2000.....వ సం పు. 2346 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 15

ఈ కాగితపు వరుస సంఖ్య..... 7

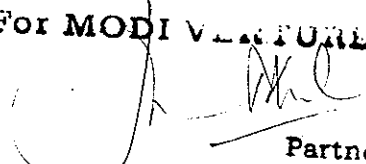
  
సబ్-డివిజన్ డైరెక్టరు



ANNEXTURE-1-A

1. Description of the Building : deluxe flat bearing no. 307 on the third floor, in block 'E' 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 (semi-finished)
2. Age of the Building : New
3. Total Extent of Site : 29.83 sq. yds., U/S Out of Ac. 4-00 Gts.
4. Built up area particulars :
- (a) Cellar, Parking Area :
- (b) In the Ground Floor : 15 sft. Parking space for two wheeler
- (c) In the First Floor :
- (d) In the Second Floor :
- (e) In the Third Floor : 485 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. 3,37,000/-

Date: 21.08.2008

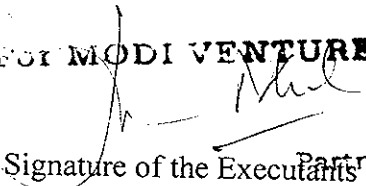
For MODI VENTURES  
  
Partner

Signature of the Executants

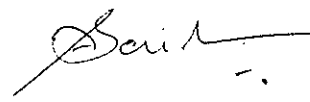
C E R T I F I C A T E

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

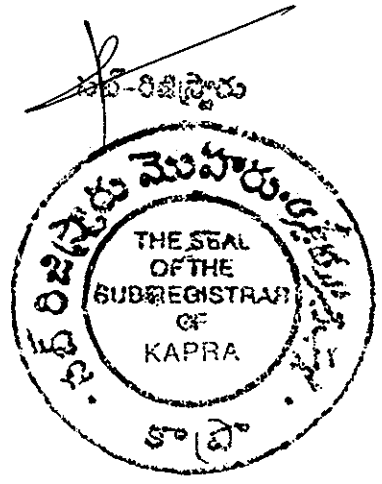
Date: 21.08.2008

For MODI VENTURES  
  
Partner

Signature of the Executants



1) పుస్తకము బిల్లు.....వ సం పు.....2346.....వెజులు  
మొత్తము కాగితముల సంఖ్య..... 15.....  
ఈ కాగితపు వరుస పుస్తకం..... 8.....





**REGISTRATION PLAN SHOWING** FLAT NO. 307 IN BLOCK NO. 'E'

ON THIRD 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 & SRI SAI BUILDERS BOTH REPRESENTED BY

SRI SOHAM MODI SON OF SRI SATISH MODI

**BUYER:** MRS. J. ADILAKSHMI, DAUGHTER OF MR. S. RAMA KOTESWARA RAO

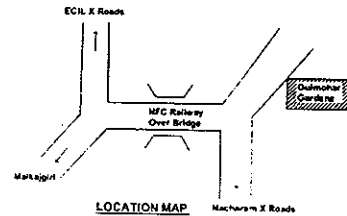
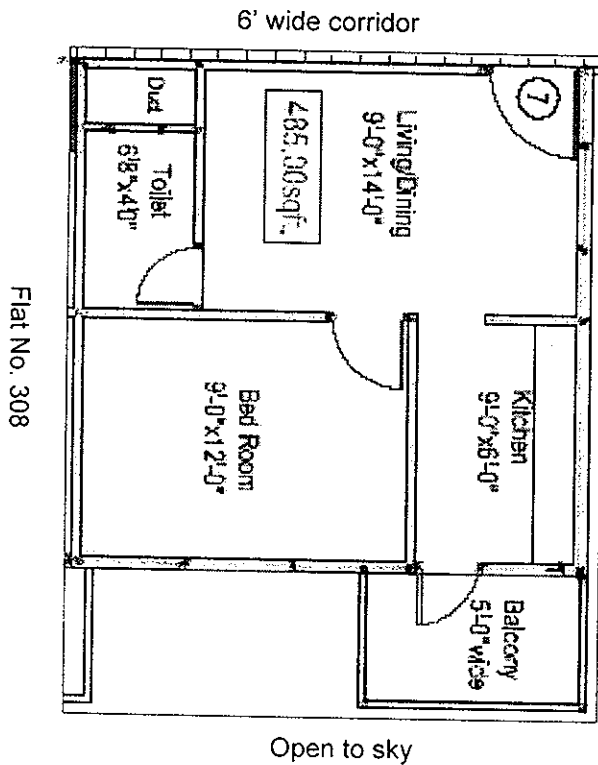
**REFERENCE:**  
**AREA:** 29.83

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

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

**EXCL:**

Total Built-up Area = 485 sft.  
Out of U/S of Land = Ac. 4-00 Gts.



**For MODI VENTURES**

*[Signature]*  
Partner  
SIG. OF THE VENDOR

*[Signature]*  
SIG. OF THE BUYER

**WITNESSES:**

1. *[Signature]*

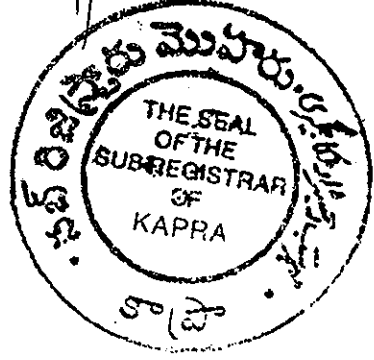
2. *[Signature]*

1వ పుస్తకము 2019...వ సం పు 234.6...వేళలు

మొత్తము కాగితముల సంఖ్య.....15.....

ఈ కాగితపు వరుస సంఖ్య.....9.....

సబ్-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
--------	--	--	--

VENDOR CUM FIRM :

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



GPA FOR PRESENTING DOCUMENTS:

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.

BUYER:

MRS. J. ADILAKSHMI  
D/O. MR. S. RAMA KOTESWARA RAO  
R/O. 86, P & T COLONY  
TIRIMULGHERRY  
SECUNDERABAD – 500 015.

SIGNATURE OF WITNESSES:

1. 
2. 

**For MODI VENTURES**

  
Partner

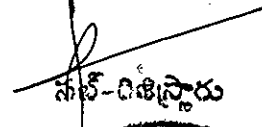
SIGNATURE OF EXECUTANTS

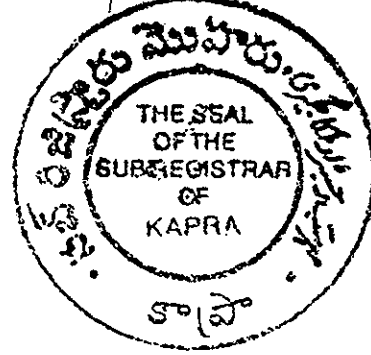


1వ పుస్తకము 200 డి.....వ సం పు 2346 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....15.....

ఈ కాగితపు వరుస సంఖ్య.....10.....

  
సబ్-రిజిస్ట్రారు



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

C.S.No./Year: 002428/2008 of SRO: 1526(KAPRA)



21/08/2008 12:58:51

SIN o.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1		 21-08-2008 12:53:34 [1526-1-2008-242] J. ADILAKSHMI	(CL) J. ADILAKSHMI 86, P&T CLNYTIRUMALAGHERRY, SEC BAD	
2	Manual Enclosure	Manual Enclosure	(EX) M/S MODI VENTURES REP BY SOHAM MODI 5-4-187/3&4, SOHAM MANSIONM.G.ROAD, SEC BAD	
3	Manual Enclosure	Manual Enclosure	(EX) M/S SRO SAI BUILDERS REP BY SOHAM MODI 5-4-187/3&4, SOHAM MANSIONM.G.ROAD, SEC BAD	
4	Manual Enclosure	Manual Enclosure	(EX) M/S MODI VENTURES REP BY SOHAM MODI 5-4-187/3&4, SOHAM MANSIONM.G.ROAD, SEC BAD	
5		 21-08-2008 12:58:46 [1526-1-2008-242] K. PRABHAKAR REDDY (GPA FOR PRESENTING	(EX) K. PRABHAKAR REDDY (GPA FOR PRESENTING DOC) 5-4-187/3&4, SOHAM MANSIONM.G.ROAD, SEC BAD	

Witness Signatures

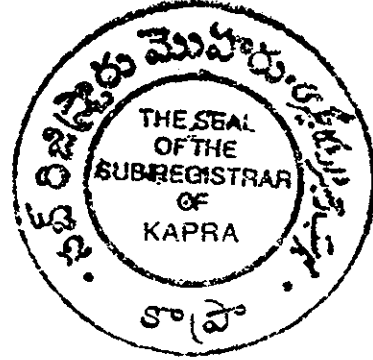
V. Kishore  
Operator  
Signature


  
Subregistrar  
Signature

1.   
2. 

1వ పుస్తకము బియ్యం.....వ సంపుట.....వేటలు  
మొత్తము కాగితముల సంఖ్య.....  
ఈ కాగితపు వరుస సంఖ్య.....

~~శ్రీ-రిజిస్ట్రారు~~

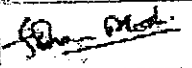


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**ABMPN6725H**


चित्र / NAME  
**SOHAN SATISH MODI**

पिता का नाम / FATHER'S NAME  
**SATISH MANLAL MODI**


जन्म तिथि / DATE OF BIRTH  
**18-10-1989**


हस्ताक्षर / SIGNATURE  


चीफ कमिश्नर आयकर, आंध्र प्रदेश  
 Chief Commissioner of Income-tax, Andhra Pradesh

INDIAN UNION DRIVING LICENCE  
**ANDHRA PRADESH**

DRIVING LICENCE  
**DLDAPE11193022002**


**PRABHAKAR REDDY K**  
**K PRABHAKAR REDDY**  
**2-3-24/10/24**  
**JATSON, GANDEN**  
**HYDERABAD**

30/07/2002 **DUPLICATE**
  
 Licensing Authority  
 RTA-HYDERABAD-EE

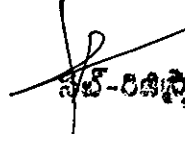
For **MODI VENTURES**

  
 Partner

1వ స్థానము నిలికి.....వ సం పు. 2346 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....15.....

ఈ కాగితపు పనుల సంఖ్య.....12.....

  
నల్-రిజిస్ట్రారు







**Family Members Details**

S.No	Name	Relation	Date of Birth	Age
2	Sai Vaishnavi	Daughter	30/07/94	12

**DPL No. 118**

**Mahatma Gandhi Community Hall  
Tirumalgi, Sec'bad.**

**YASOVANA REDDY**  
18/02/2005  
NO. 15, HYD

సంఖ్య: 2005/5022

**HOUSEHOLD CARD**

Card No : PAPI67887501021  
 F.P Shop No : 875  
 పేరు : జుపూడి.ఆదిలక్ష్మి

Name of Head of Household : Jupudi.Adilakshmi  
 తండ్రి/భర్త పేరు : లేట్ జుపూడి వి ఎస్ సుబ్బా రావు

Father/ Husband name : Late Jupudi V S Subba Rao  
 పుట్టిన తేదీ/Date of Birth : 24/07/1964  
 వయస్సు/Age : 42  
 వృత్తి /Occupation : Employee-Govt.

ఇంటి.నెం./House No. : 86  
 వీధి /Street : TRIMULGHERRY  
 Colony : P&T COLONY  
 Ward : 5, Ward- 5  
 Circle : సెక్టర్ 8 / Circle VIII  
 జిల్లా /District : హైదరాబాద్ / Hyderabad  
 Annual Income (Rs.) : 144,000  
 LPG Consumer No. (1) : 22646/(Single )  
 LPG Dealer Name (1) : Anupama Gas Agencies,IOC  
 LPG Consumer No. (2) : 13037/Single  
 LPG Dealer Name (2) : Anupama Gas Agencies,IOC

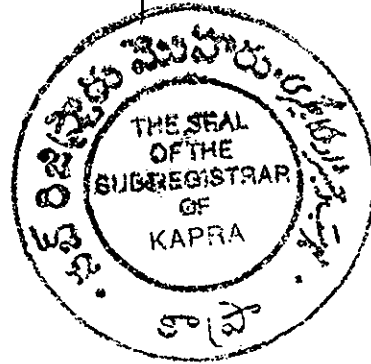


1వ పుస్తకము జిరియి.....చ సం ప్త 2346 వస్త్రవేటలు

మొత్తము కాగితముల సంఖ్య.....15.....

ఈ కాగితపు వరుస సంఖ్య.....13.....

నల్ల-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:  
5-4-187/3&4, 11nd Floor,  
M.G Road, Secunderabad-500003.  
Ph.040-66335551, 040-27544058

[www.modiproperties.com](http://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  
GUDLA PRADEEP KUMAR  
DHANRAJ GUDLA  
20/07/1984  
Permanent Account Number  
ALJPG7159C  
Signature

भारत सरकार  
GOVT OF INDIA

22092007

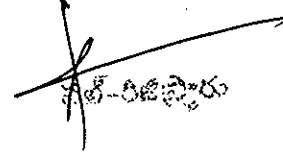
यदि कार्ड के बिना धन पर प्रपत्र सुरक्षित करें।  
आयकर विभाग द्वारा जारी। धन पर प्रपत्र  
कार्ड की तारीख, कर्मचारी का नाम, आयकर विभाग का पता,  
धन की मात्रा, आकार प्रपत्र, मुंबई - 400 013.

If this card is lost, someone's else card is found,  
please inform return to:  
Income Tax PAN Services Unit, NSDL,  
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@nsdl.co.in](mailto:tininfo@nsdl.co.in)

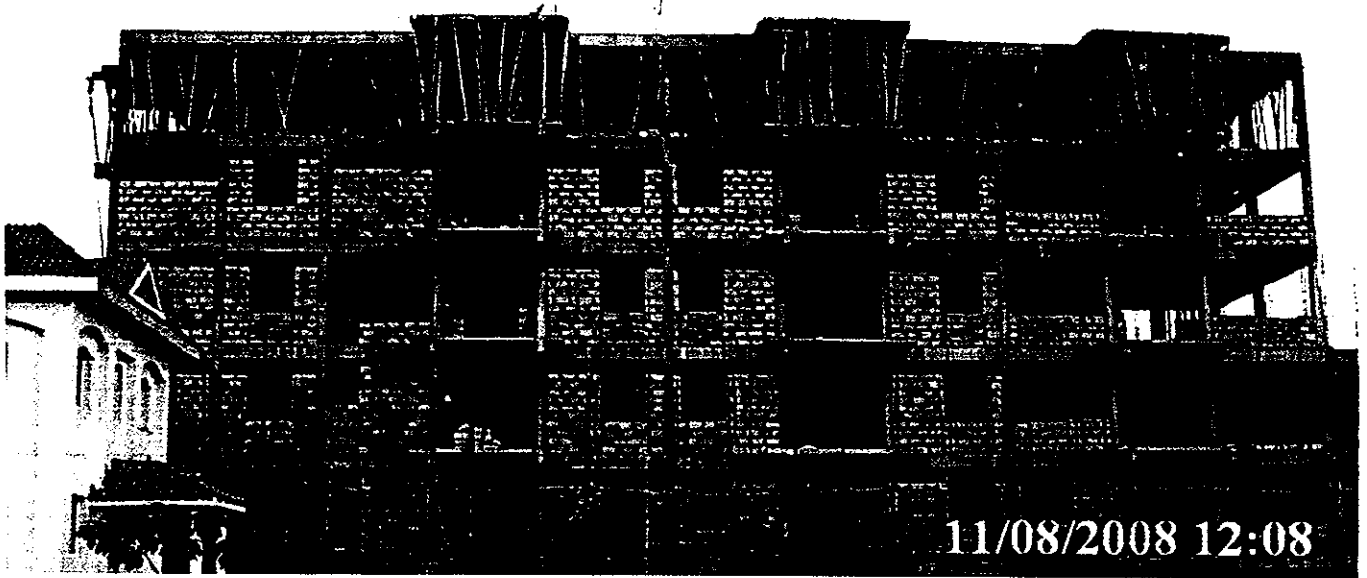
1వ పుస్తకము 2009.....వ సం పు 23/6.....వ్యాపకాలు

మొత్తము కాగితముల సంఖ్య.....15.....

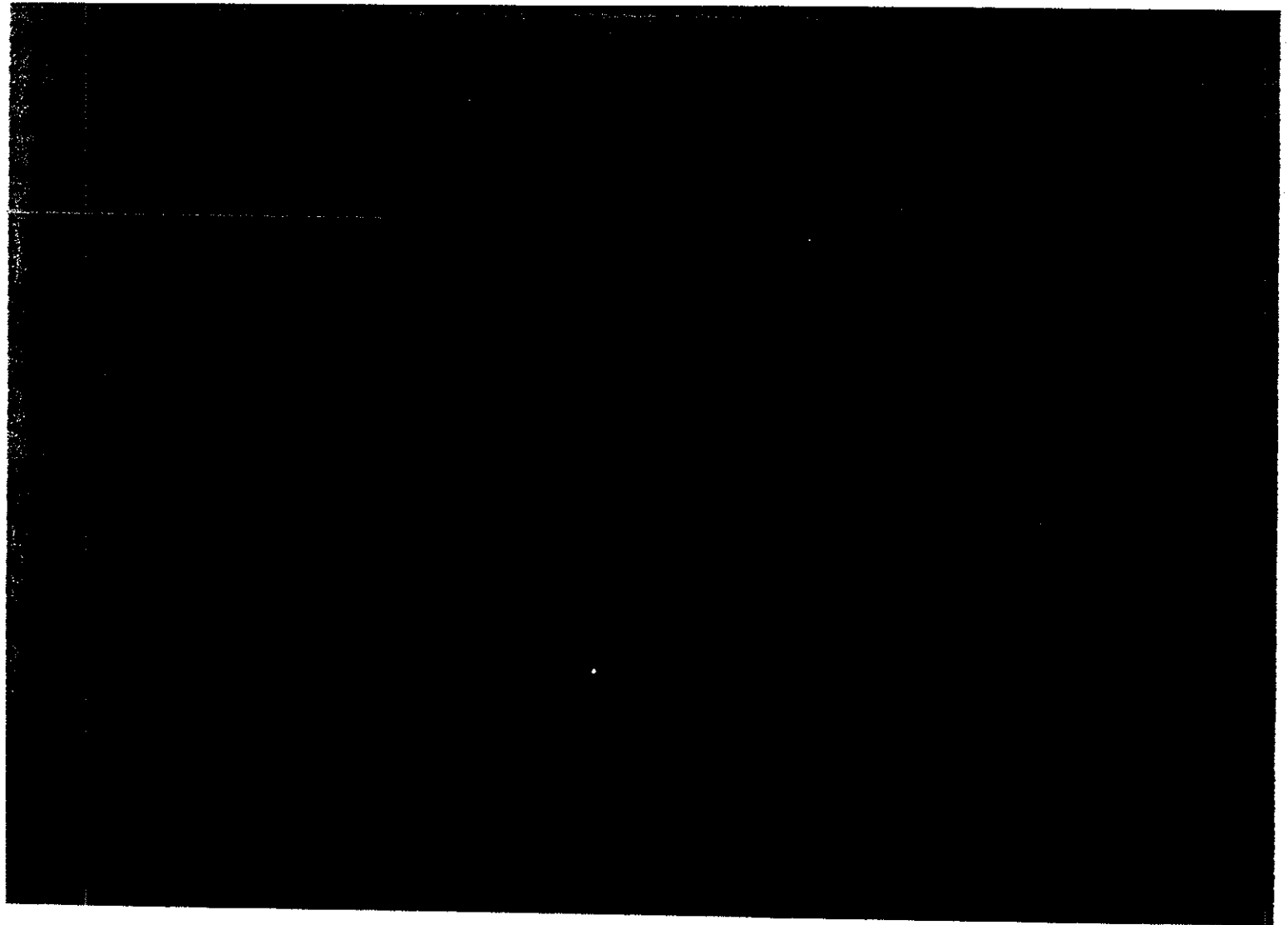
ఈ కాగితపు పనుల సంఖ్య.....14.....

  
గోపా-రెజిస్ట్రారు





11/08/2008 12:08



1. అన్వేషణము విధి శ్రీ.....న సంపు 234/1 రిజిస్ట్రేషన్లు  
మొత్తము కాగితముల సంఖ్య..... 15  
ఈ కాగితపు వరుస సంఖ్య..... 15

