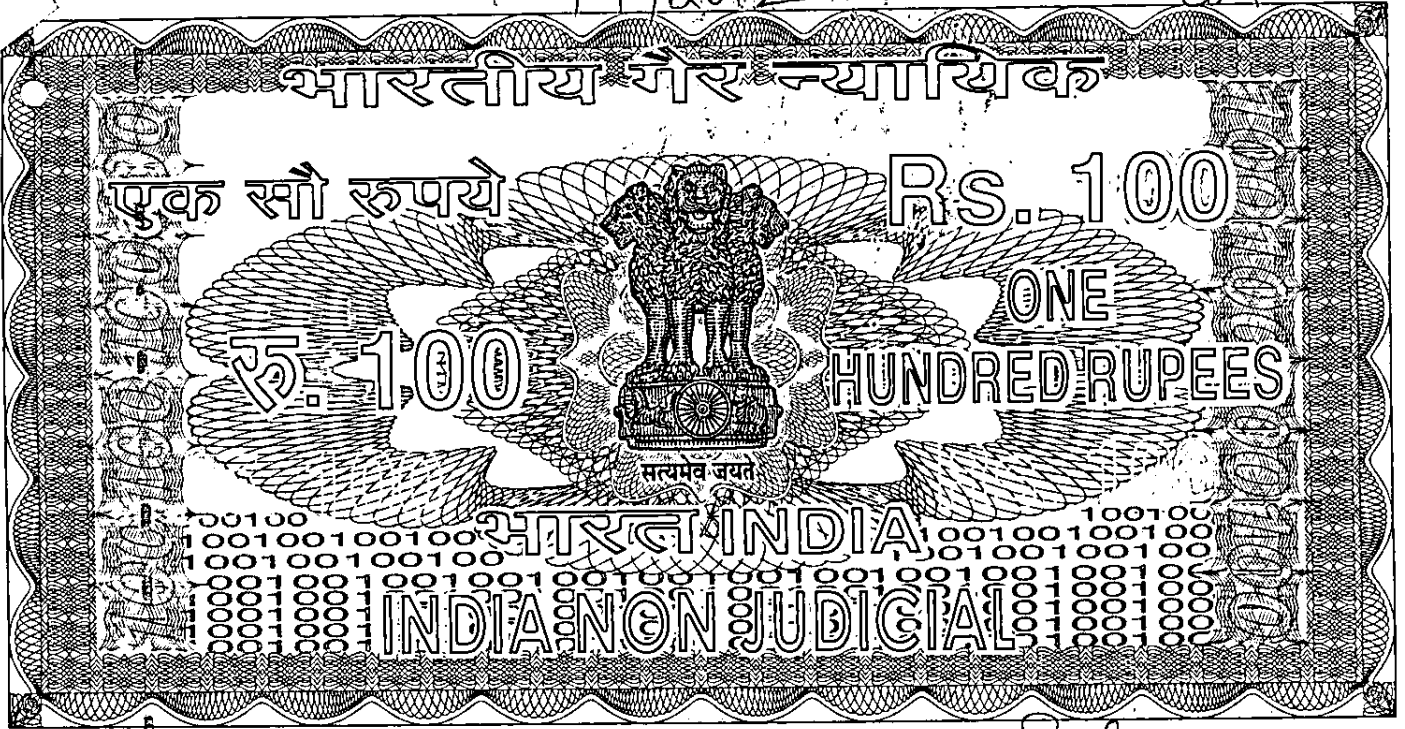


DOCT. No. 94/2012

11/3
28/110

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl.No. 5195 Date 23/12/11 ₹ 100/-

Sold to S. Ranga Reddy S/o K.P. Reddy, And

For whom M/S. Modi Ventures, Sec and

AT 217278

V. LAKSHMI PRASAD

LICENSED STAMP VENDOR

License No.15-26-028/2011

1-2-45/30, C.S.Nagar, Yellareddyguda,
Kapra, R.R.Dist-500 062. Cell: 9849001153**SALE DEED**

This Sale Deed is made and executed on this the 16th day of January 2012 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 42 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

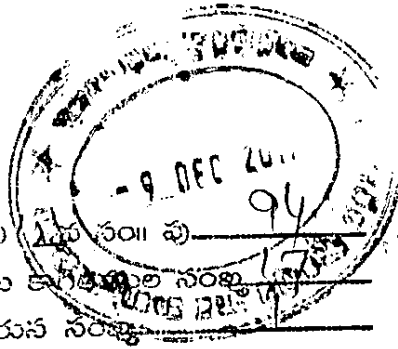
M/s. SRI SAI BUILDERS, a registered partnership firm having its office at 25, A & B Electronic Complex, Kushaiguda, Hyderabad - 500 062 represented by Mr. Soham Modi, S/o. Sri Satish Modi, aged about 42 years, Managing Partner of M/s. Modi Ventures who are the Agreement of Sale cum General Power of Attorney 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

Mr. PRAMOD KUMAR MUNESHWAR, SON OF Mr. GOVIND MARUTHI. M, aged about 27 years, Occupation: Service, residing at C/o. Bhaskar Rao, H. No. 2-6-80, Buddaram 'X' roads, Warangal - 506 381., hereinafter referred to as the "Buyer" (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc.).

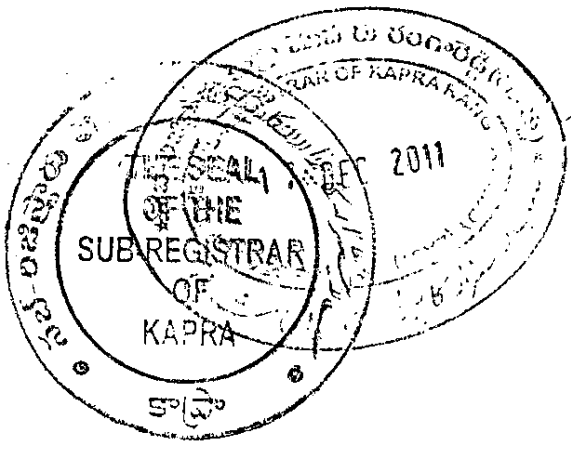
For MODI VENTURES

Partner



1వ పుస్తకము 2011 సం॥ పు...
 దస్తావేజు మొత్తము...
 ఈ కారితము వరుస నంబర్...

Prabhakar Reddy
 సబ్-రిజిస్ట్రారు



2012 వ సం... 16 వ తేది
 1933 కా.శ. సం... 26 వ తేది
 పగలు... 3 మరియు... గంటల
 మద్య కాప్రా సబ్-రిజిస్ట్రారు కార్యాలయములో
 శ్రీ K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము 1903 లోని సెక్షన్ 32.ఎను
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు
 మరియు వేలిపముద్రలతో సహా దాఖలు చేసి
 రుసుము రూ... 5000/-... లు చెల్లించినాడు.

వాసి ఇచ్చినట్లు ఒప్పకొన్నది
 ఎడమ బొటన వేలు

Prabhakar Reddy

K. Prabhakar Reddy S/o. K. P. Reddy, occ: Service
 o/o. S-6-187/3 & 4, 2nd floor, Boham mansion,
 M.G. Road, Secbad, Through GPR for Presentation
 of documents, vide GPR no. 66/2011/09, dt. 5.6.09
 at SRO, Kapra, R.R. Dist.

నిరూపించినది

① *[Signature]*

CH. Venkat RAMANA REDDY S/o. LATE ANJI REDDY
 occ: SERVICE R/o. 11-187/2, Rd No. 2, Greenhilly
 Colony, Saroor Nagar, Hyderabad.

② *[Signature]*

K. Raj Kumar S/o. m. Sund Rao, occ: Service
 R/o. 1-5, m. Bollaram, Secbad.

2012 వ సం... 16 వ తేది
 1933 కా.శ. సం... 26 వ తేది

Prabhakar Reddy
 సబ్-రిజిస్ట్రారు
 కాప్రా

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 became 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. 4-00 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 hereinafter the said land is referred to as The Schedule A Land, more fully described in Schedule 'A' annexed to this Agreement.
- B. The Vendor became 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. 1-08 Gts. by way of registered sale deed dated 23rd March, 2007 bearing document no. 4000/07 (for purchase of Ac. 1-13 Gts.,) and sale deed dated 7th April 2004 bearing document no. 4464/07 (for sale of Ac. 0-05 Gts.,) which are both registered at the office of the Sub-Registrar, Uppal, R. R. District hereinafter the said land is referred to as the Schedule B Land, more fully described in Schedule 'B' annexed to this Agreement.
- C. The Firm and the Vendor had purchased the Scheduled A Land and Scheduled B 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).
- D. 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, R. R. 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			

- E. The Firm invited the Vendor to develop the Schedule A Land into residential apartments in a group housing scheme named and styled as 'GULMOHAR GARDENS' and both of them had agreed to do so jointly.

For MODI VENTURES



Partner

1వ పుస్తకము 2012వ సం॥ పు. 94
 దస్తావేజు మొత్తము కారితముల సంఖ్య 17
 ఈ కారితము వరుస సంఖ్య 2

MARKET VALUE Rs: 10,00,000/

ENDORSEMENT

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

Challan No. Dt.

Stamp Duty:

1. in the shape of stamp papers

Rs. 100/

2. in the shape of challan

Rs. 49900/

(u/s.41 of I.S.Act.1899)

3. in the shape of cash

Rs. -

(u/s.41 of I.S.Act.1899)

4. adjustment of stamp duty

Rs. -

u/s.16 of I.S. Act.1899, if any

I. Transfer Duty:

1. in shape of challan

Rs. 20000/

2. in the shape of cash

Rs. -

II. Registration fees:

1. in the shape of challan

Rs. 5000/

2. in the shape of cash

Rs. -

IV. User Charges

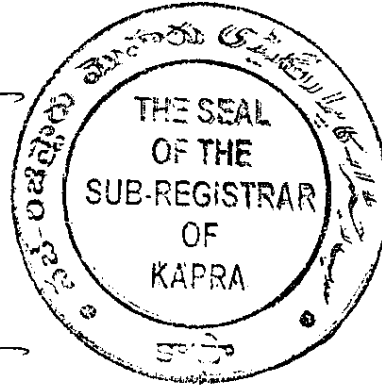
1. in the shape of challan

Rs. 100/

2. in the shape of cash

Rs. -

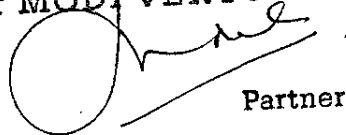
Total Rs. 75100/



[Signature]
 SUB REGISTRAR
 KAPRA

- F. The Firm and the Vendor hereto had applied to the Urban Development Authority and Local Municipality for obtaining necessary building construction and other permissions at the cost of the Vendor for the Schedule A Land. The permissions were 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 (A to E) aggregating to about 2,83,825 sft., along with parking on the stilt floor and other amenities were constructed on the Schedule A Land.
- G. The Firm and the Vendor for the purposes of joint development of the Schedule A Land had 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 had 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.
- H. By virtue of above two referred documents, the Firm and the Vendor hereto had 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' forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District, together with their respective proportionate undivided share in the Scheduled A Land.
- I. After the purchase of Schedule B Land, the Vendor applied for obtaining the necessary building construction and other permissions to HUDA & GHMC for the Schedule A Land and Schedule B Land put together. The permissions for an additional 155 flats in 2 blocks aggregating to about 1,91,650 sft. has been obtained as per proceedings in file no. 0514/CSC/TP1/2008 of GHMC.
- J. In the permission for construction of the first 350 flats (in 5 blocks marked as Block A to E) obtained in the year 2005 and area about 1,623 sq yds was effected in a proposed 100 ft. wide road. The said proposed road was deleted in the new master plan which was notified in April 2008. Accordingly in the permission for construction obtained in 2008 an additional block F consisting of 40 flats on 5 floors having an area of 50,600 sft along with parking on the stilt floor is proposed to be constructed in the area which was earlier effected in the 100 ft wide proposed road. Block F entirely falls within the Schedule A Land. As per the sanction obtained in 2008, Block G which falls entirely in the Schedule B Land, consisting of 115 flats on 5 floors having an area of about 1,41,050 sft along with parking on the stilt and basement floor is proposed to be constructed.

For MODI VENTURES



Partner

1వ పుస్తకము 20/2 వ సం. పు. 94
దస్తావేజు మొత్తము కారితముల సంఖ్య 17
ఈ కారితము పరసు సంఖ్య 3

Praveen
సబ్-రిజిస్ట్రార్

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

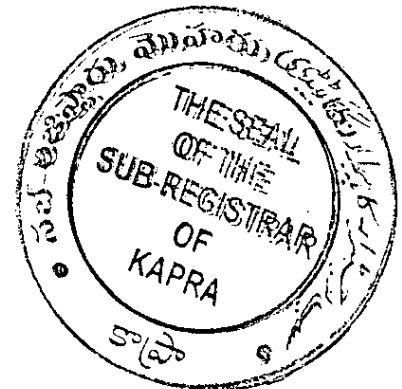
Sl. No.	Description of fee/duty	Stamp Papers	Challan u/s 41 of I.S. Act	Cash	Stamp Duty u/s 16 of I.S. Act	DD/BC/ Pay order	Total
1.	Stamp Duty	100	49900	—	—	—	50000
2.	Transfer Duty	—	20000	—	—	—	20000
3.	Registration Fee	—	5000	—	—	—	5000
4.	—	—	100	—	—	—	100
			75000	—	—	—	75100

"Rs: 50 000/- towards stamp duty including T.D. under Section 41 of the I.S. Act 1899 and Rs. 5000 towards Registration fee on the chargeable value of Rs. 10 000 000/- were paid by the party through Bank, HDFC vide challan/DD/BC/pay order No. 166433
Date 16/1/12"

Praveen
Sub-Registrar
Collector U/S 41 of I.S. Act

1వ పుస్తకము 20/2 సం. / కా.క. 1932వ
పు. 94 నెంబరుగా రిజిస్టరు చేయబడి
స్క్వావింగ్ నిమిత్తం గుర్తింపు నెంబరు 1526
94 / 20/2 నా యివ్వబడ్డవారి
20/2 సం. 16 నెంబరుగా రిజిస్టరు చేయబడి

Praveen
సబ్-రిజిస్ట్రార్



- K. The Firm and Vendor have agreed to jointly develop the flats in Block F falling in the Schedule A Land as per the terms and conditions mentioned in the Supplementary Agreement dated 22.12.2008. As per the terms of the said Supplementary Agreement the Vendor shall become exclusive owners of 28 flats in Block F having an area of about 35,080 sft along with proportionate parking and the Firm shall become absolute owners of 12 flats in Block F having an area of about 15,520 sft along with proportionate parking. The Vendor has agreed to develop Block F including the flats belonging to the Firm and the Firm has agreed to reimburse the cost of construction of its share of flats to the Vendor.
- L. The Vendor and the Firm have further agreed that Block G consisting of 115 flats on 5 floors having an area of about 1,41,050 sft along with parking on the stilt and basement floor is falling within Schedule B Land which belongs to the Vendor and the Vendor shall be absolute owner of all the flats along with proportionate parking without any let or hindrance from the Firm. The Vendor shall develop Block G at its own cost.
- M. 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.
- N. 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.
- O. The Buyer is desirous of purchasing a deluxe apartment bearing flat no. 308 on the third floor, in block no. 'G' having a super built-up area of 925 sft. together with undivided share in the schedule B land to the extent of 37.00 sq. yds., and a reserved parking space for single car on the basement / stilt floor admeasuring about 100 sft. in the building known as 'Gulmohar Gardens' and has approached the Vendor, such apartment is hereinafter referred to as Scheduled Apartment.
- P. 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 agreements.
- Q. The Buyer has inspected all the documents of the title of the Vendor in respect of the Schedule B 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.
- R. 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.10,00,000/-(Rupees Ten Lakhs Only) and the Buyer has agreed to purchase the same.

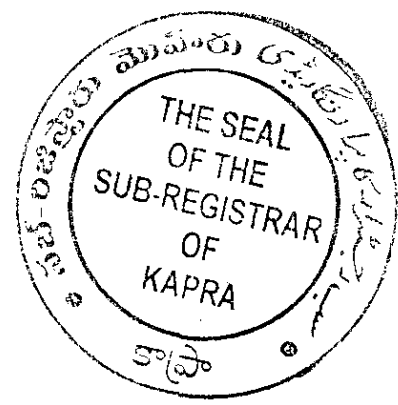
For MOBI VENTURES



Partner

1వ పుస్తకము 20/2వ సం॥ పు. 94
దస్తావేజు మొత్తము లాగితముల సంఖ్య 17
ఈ లాగితము వరుస సంఖ్య 6

Ponnaly
సబ్-రిజిస్ట్రారు



- Q S. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.
- T. 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-finished, deluxe apartment bearing flat no. 308 on the third floor, in block no. 'G' having a super built-up area of 925 sft in building known as Gulmohar Gardens together with:

- a. Undivided share in schedule B land to the extent of 37.00 sq. yds.
- b. A reserved parking space for single car on the basement / stilt floor admeasuring about 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.10,00,000/-(Rupees Ten Lakhs Only). The Vendor hereby admit and acknowledge the receipt for said consideration in the following manner:

- i. Rs.9,75,000/-(Rupees Nine Lakhs Seventy Five Thousand Only) paid by way of cheque no. 780540, dated 14.12.2011, drawn on State Bank of Hyderabad, Moulali Branch, Hyderabad issued by RACPC, SBH, Secunderabad.
- ii. Rs. 25,000/-(Rupees Twenty Five Thousand Only) paid by way of cheque no. 346899, dated 04.07.2011, drawn on ICICI Bank.
2. The Vendor hereby covenant that the undivided share in Schedule B 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.

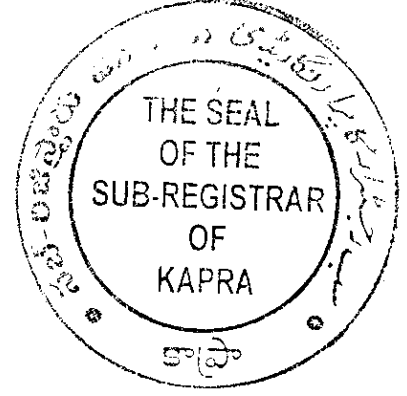
For MODI VENTURES



Partner

1వ పుస్తకము 20 1 వ సం. పు. 94
దస్తావేజు మొత్తము కార్గితముల సంఖ్య 17
ఈ కార్గితము వరుస సంఖ్య 5

Ponnappa
సబ్-రిజిస్ట్రారు



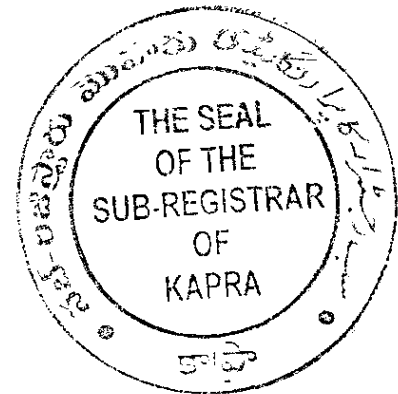
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Apartment to the Buyer.
5. Henceforth the Vendor shall not have any right, title or interest in the scheduled apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming 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.
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 B 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. The Buyer shall pay a sum of Rs. 15,000/- & Rs. 20,000/- for two & three bedroom flats respectively, by way of deposit in favour of the Association / Society towards the corpus fund at the time of taking possession of the completed apartments.

For MODI VENTURES

Partner

1వ పుస్తకము 20/2వ సం॥ పు 94
దస్తావేజు మొత్తము కారితముల సంఖ్య 17
కా కారితము వరుస సంఖ్య 6

Ronaldy
సబ్-రిజిస్ట్రారు



- 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.
- 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 building 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. 75,000/- is paid by way of challan no. 166433, dated 16.01.2012 and VAT an amount of Rs. 27,238/- paid by way of Pay order no. 166424, dated 14.01.2012 drawn on HDFC Bank, S. D. Road, Secunderabad.

FOR MODI VENTURES



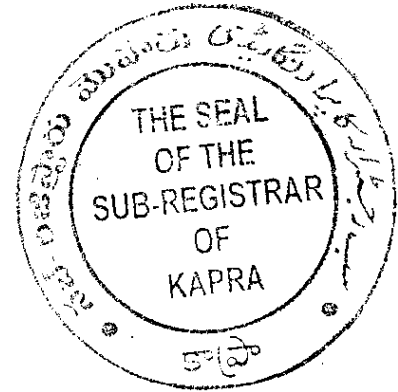
Partner

1వ పుస్తకము 2012వ సం॥ పు. 94

దస్తావేజు మొత్తము కారితముల సంఖ్య 17

ఈ కారితము వరుస సంఖ్య 7

Bornelly
సబ్-రిజిస్ట్రారు



SCHEDULE 'A'
SCHEDULE OF LAND

ALL THAT PIECE OF LAND admeasuring Ac. 4-00 Gts., forming part of Sy 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	Land belong to Vendor – Schedule B Land
West By	Sy. No. 92

SCHEDULE 'B'
SCHEDULE OF LAND

ALL THAT PIECE OF LAND admeasuring Ac. 1-08 Gts., forming part of Sy 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	Neighbors land
East By	Shakti Sai Nagar Colony
West By	Land belonging to Firm and Vendor – Schedule A Land

SCHEDULE 'C'
SCHEDULE OF APARTMENT

All that portion forming a semi-finished, deluxe apartment bearing flat no. 308 on the third floor, in block no. 'G', admeasuring 925 sft. of super built up area together with proportionate undivided share of land to the extent of 37.00 sq. yds. and a reserved parking space for single car on the basement / stilt floor admeasuring about 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	Open to Sky & 6'-6" wide corridor
South By	Open to Sky
East By	Flat No. 307
West By	6'-6" wide corridor

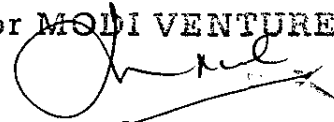
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1. 

2. 

For MODI VENTURES



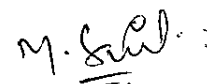
Partner

VENDOR

For MODI VENTURES



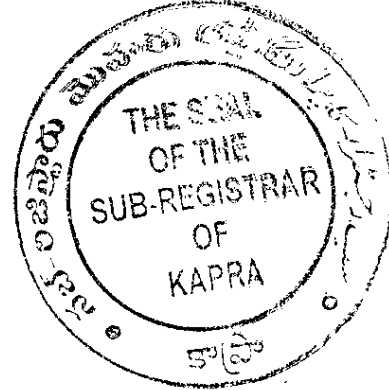
FIRM



BUYER

1వ పుస్తకము 2012వ సం॥ పు. 94
దస్తావేజు మొత్తము కాగితముల సంఖ్య 17
ఈ కాగితము పనున సంఖ్య 8

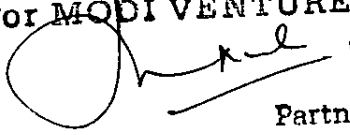
Ramiah
సబ్-రిజిస్ట్రారు



ANNEXURE - 1 - A

1. Description of the Building : DELUXE apartment bearing flat no. 308 on the third floor, in block no. 'G' 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 : Under Construction
3. Total Extent of Site : 37.00 sq. yds, U/S Out of Ac. 1-08 Gts.
4. **Built up area Particulars:**
- a) In the Basement / Stilt floor : 100 sft parking space for single car
- b) In the First Floor : -
- c) In the Second Floor : -
- d) In the Third Floor : 925 Sft
- e) In the Fourth Floor : -
- f) In the Fifth Floor : -
5. Annual Rental Value : -
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 10,00,000/-

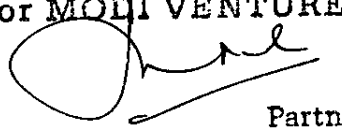
Date: 16.01.2012

For MODI VENTURES

Partner
Signature of the Executants

C E R T I F I C A T E

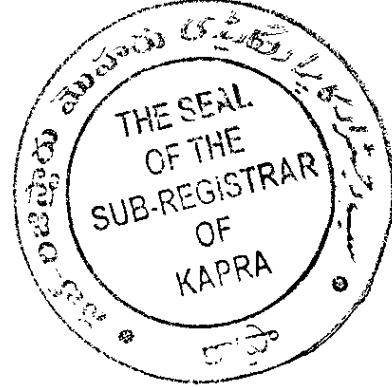
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

Date: 16.01.2012

For MODI VENTURES

Partner
Signature of the Executants

1వ పుస్తకము 2012వ సం॥ పు.....94
దస్తావేజు మొత్తము లాగితముల సంఖ్య.....17
ఈ లాగితము వర్ష సంఖ్య.....9

B. S. S.
సబ్ రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

FLAT NO. 308 IN BLOCK NO. 'G'

ON THE 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 REPRESENTED BY ITS MANAGING PARTNER

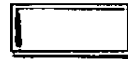
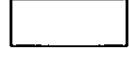
SRI SOHAM MODI SON OF SRI SATISH MODI

BUYER:

MR. PRAMOD KUMAR MUNESHWAR, SON OF MR. GOVIND MARUTHI. M

REFERENCE:
AREA:

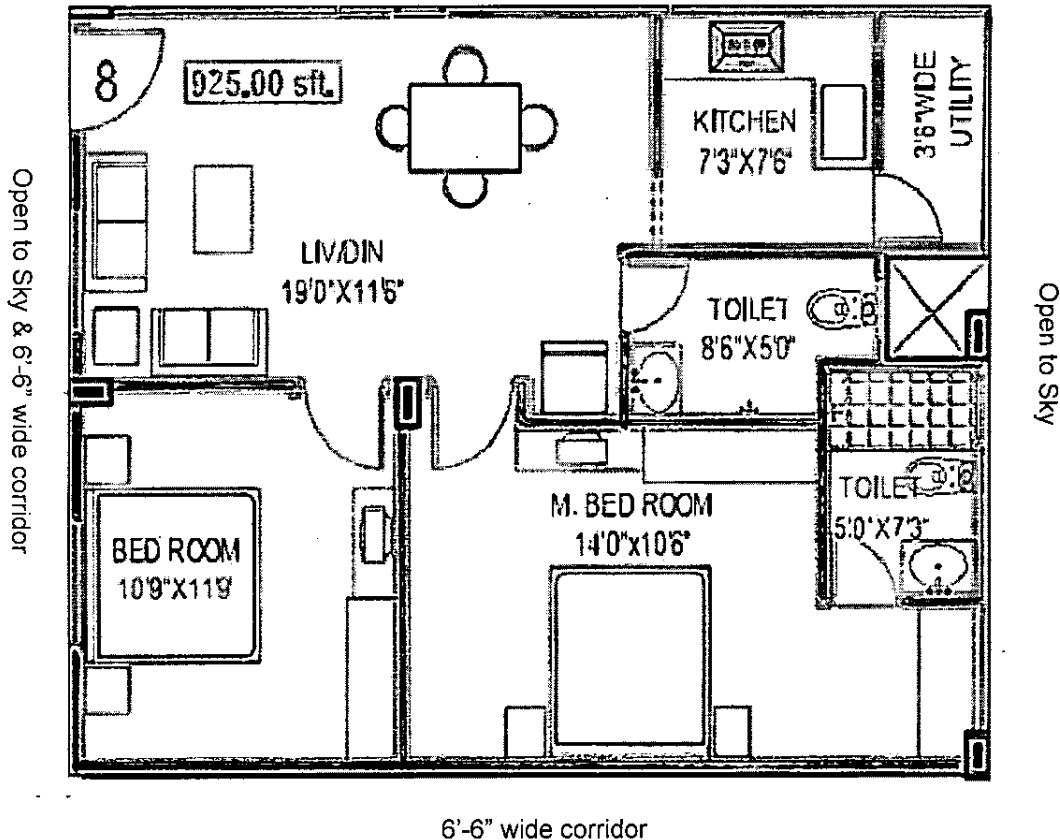
37.00

SCALE:
SQ. YDS. OR**INCL:**
SQ. MTRS.**EXCL:**

Total Built-up Area = 925 sft.

Out of U/S of Land = Ac. 1-08 Gts.

Flat No. 307

**WITNESSES:**

1.

2.

For MODI VENTURES

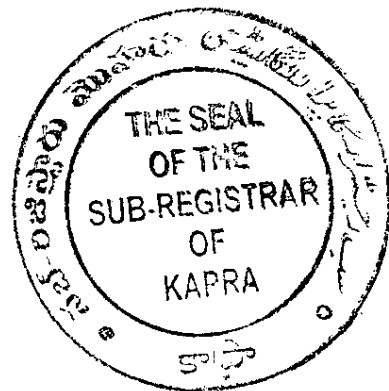
Partner

SIG. OF THE VENDOR

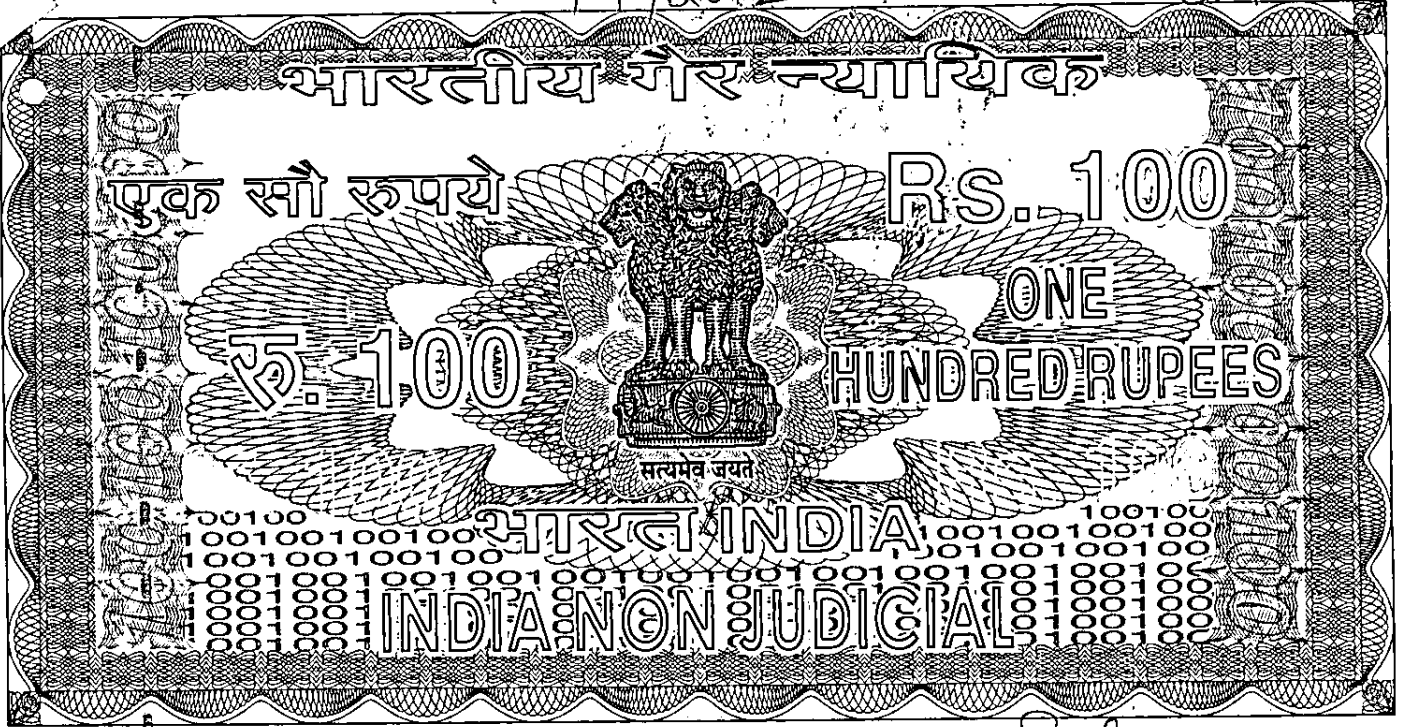
SIG. OF THE BUYER

1వ పుస్తకము 2012 వ సం॥ పు. 94
దస్తావేజు మొత్తము కార్గితముల సంఖ్య 17
ఈ కార్గితము వరుస సంఖ్య 10

Ramreddy
సబ్-రిజిస్ట్రార్



DOCT. No. 94/2012

113
28/110

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl.No. 5195 Date 23/12/11 ₹ 100/-

Sold to S. Ranga Reddy S/o K.P. Reddy, And

For whom M/s. Modi Ventures, Sec'nd

AT 217278

V. LAKSHMI PRASAD

LICENSED STAMP VENDOR

License No. 15-26-028/2011

1-2-45/30, C.S. Nagar, Yellareddyguda,
Kapra, R.R. Dist-500 062. Cell: 9849001153**SALE DEED**

This Sale Deed is made and executed on this the 16th day of January 2012 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 42 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 42 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

Mr. PRAMOD KUMAR MUNESHWAR, SON OF Mr. GOVIND MARUTHI. M, aged about 27 years, Occupation: Service, residing at C/o. Bhaskar Rao, H. No. 2-6-80, Buddaram 'X' roads, Warangal - 506 381., hereinafter referred to as the "Buyer" (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc.).

For MODI VENTURES

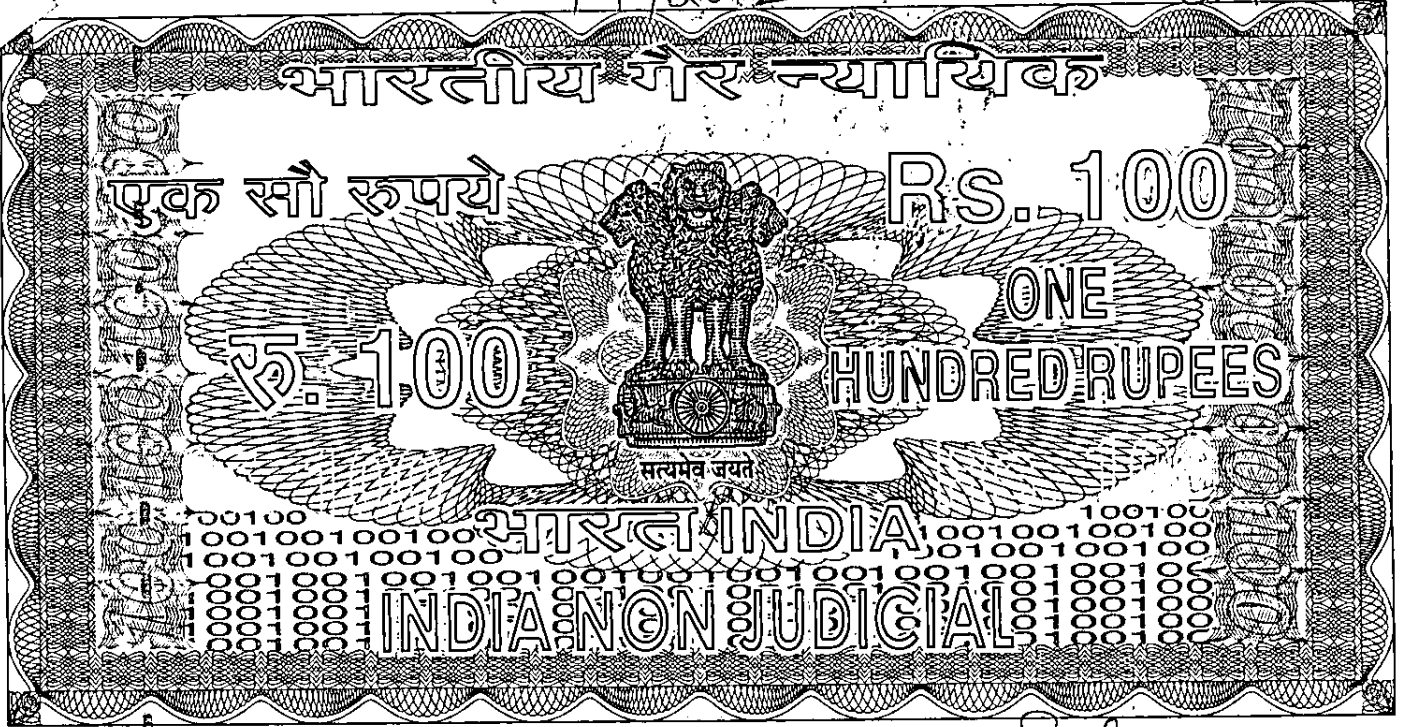
Partner

1వ విస్తరణము 2012 వ సం॥ ను. 94
దస్తావేజు మొత్తము తాదాసముల సంఖ్య 17
ఈ తాదాసము పునః సంఖ్య 11

[Signature]
సబ్-రిజిస్ట్రారు



DOCT. No. 94/2012

113
28/110

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl.No. 5195 Date 23/12/11 ₹ 100/-

Sold to S. Ranga Reddy S/o K.P. Reddy, And

For whom M/S. Modi Ventures, Sec'nd

AT 217278

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AND

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IN FAVOUR OF

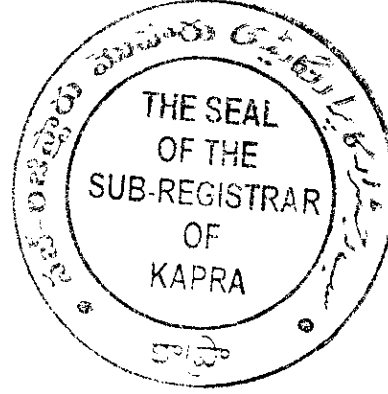
Mr. PRAMOD KUMAR MUNESHWAR, SON OF Mr. GOVIND MARUTHI. M, aged about 27 years, Occupation: Service, residing at C/o. Bhaskar Rao, H. No. 2-6-80, Buddaram 'X' roads, Warangal - 506 381., hereinafter referred to as the "Buyer" (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc.).

For MODI VENTURES

Partner

1వ పుస్తకము 2012వ సం॥ పు. 94
దస్తావేజు మొత్తము కారితముల సంఖ్య 17
ఈ కారితము పయన సంఖ్య 12

Donnelly
సబ్-రిజిస్ట్రారు

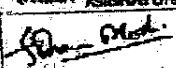


स्थायी लेखा संख्या / **PERMANENT ACCOUNT NUMBER**
ABMP16725H

 **नाम / NAME**
SONAM 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  **भारत सरकार**
INCOME TAX DEPARTMENT **GOVT. OF INDIA**

PRABHAKAR REDDY K
PADMA REDDY KANDI

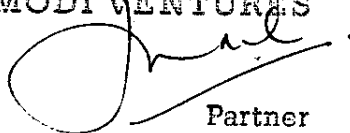
15/01/1974
Permanent Account Number
AWSP8104E


Signature

 **10/06/2006**

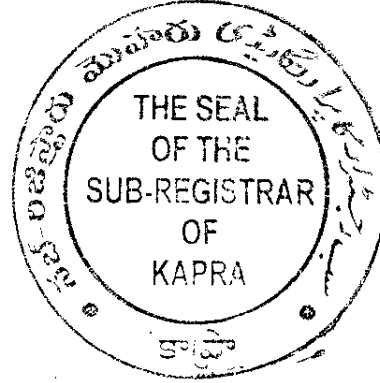
Prabhakkar

For MODI VENTURES


Partner

1వ పుస్తకము 2012 వ సం॥ పు. 94
దస్తావేజు మొత్తము కారితముల సంఖ్య 17
ఈ కారితము పరస్పర సంఖ్య 13

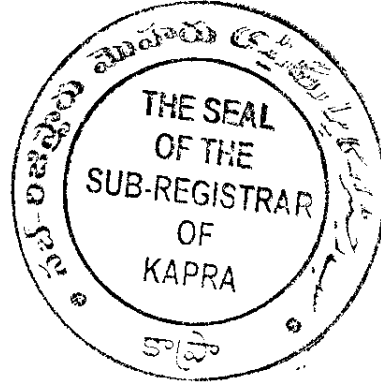
Donnelly
సబ్-రిజిస్ట్రారు



आयकर विभाग	भारत सरकार
INCOME TAX DEPARTMENT	GOVT. OF INDIA
M. PRAMOD KUMAR GOVIND MARUTHI MUNESHWAR	
03/02/1983	
Permanent Account Number	
AQZPM6851A	
<i>M. Pramod Kumar</i> Signature	

1వ పుస్తకము 20/2-వ సం॥ పు..... 94
దస్తావేజు మొత్తము కారితముల సంఖ్య..... 17
ఈ కారితము పరచిన సంఖ్య..... 14

Porter
నబ్-రిజిస్ట్రారు



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MUNISHWAR SUNIL GOVIND

GOVIND MARTHI MUNISHWAR

03/07/1981
Permanent Account Number

AXRPM1607K


Signature

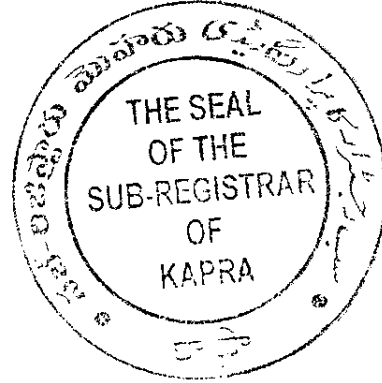


07022009

M. Sunil

1వ పుస్తకము 2012 వ సం. పు. 94
దస్తావేజు మొత్తము కారితముల సంఖ్య 17
ఈ కారితము వరుస సంఖ్య 15

Borale
సబ్-రిజిస్ట్రారు

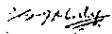


WITNESSES NO. 1

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, IInd 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

भारत सरकार
GOVT. OF INDIA

B.M.RAJ KUMAR
MUKUND RAO

03/01/1978
Permanent Account Number

AIOPR9833L


Signature



22022006

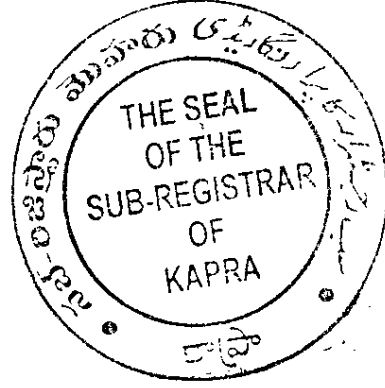
इस कार्ड के खो जाने पर / खोया हुआ कार्ड मिलने पर
कृपया सूचित करें / लौटाये
आयकर वेन रोया इन्फो, एन एस डी एल
तीसरी मंजिल, ट्रेड वर्ल्ड, ए विंग, कामाहा मिल्स कंपाउंड
एस. बी. मार्ग - लोअर परेल, मुंबई - 400 013.

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

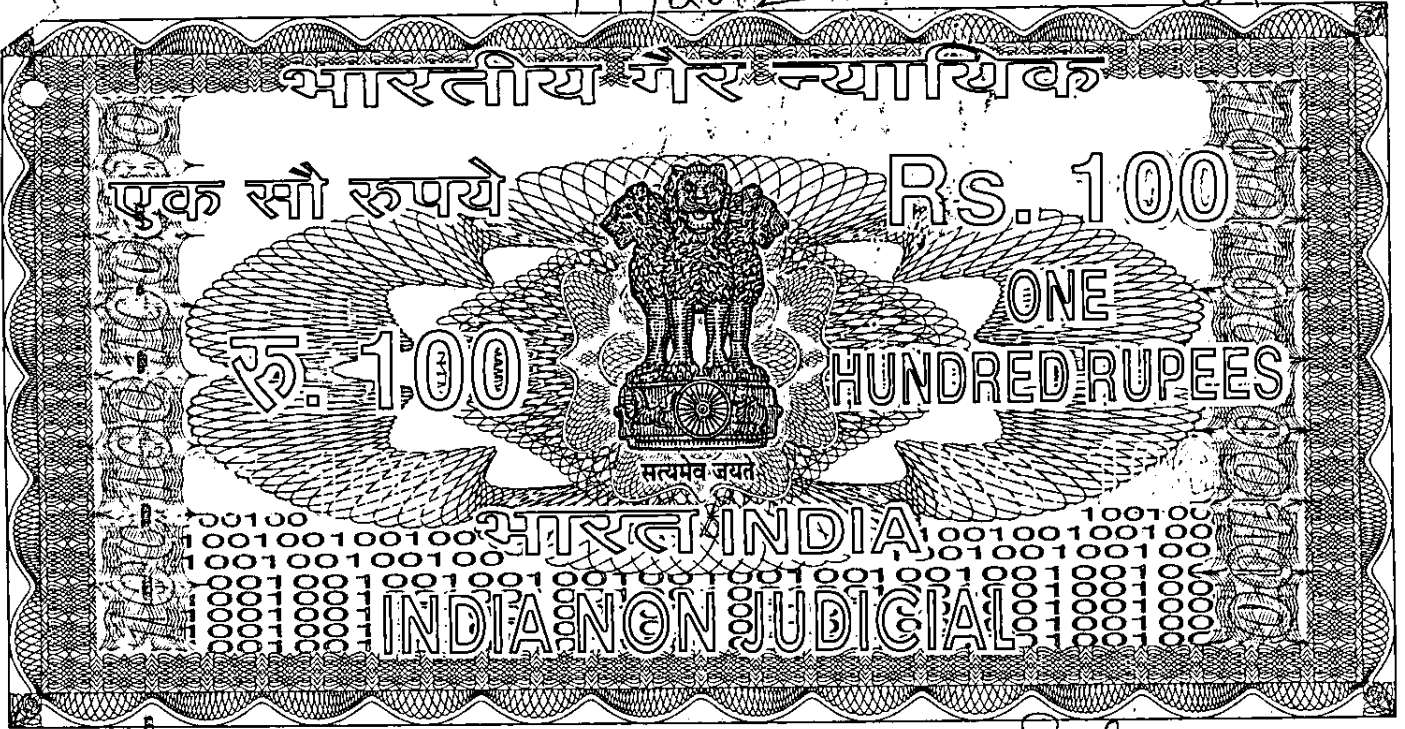
Income Tax PAN Services Unit, NSDL
3rd Floor, Trade World, A Wing,
Kamaha Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.
Tel: 91-22-2499 4650; Fax: 91-22-2495 0664
email: tininfo@nsdl.co.in

1వ పుస్తకము 20/2వ గుంపు పు 94
దస్తావేజు మొత్తము తాగితముల సంఖ్య 17
ఈ తాగితము వరుస సంఖ్య 16

Ramulu
నవ-రిజిస్ట్రారు



DOCT. No. 94/2012

11/3
28/110

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl.No. 5195 Date 23/12/11 ₹ 100/-

Sold to S. Ranga Reddy S/o K.P. Reddy, And

For whom M/s. Modi Ventures, Sec'nd

AT 217278

V. LAKSHMI PRASAD

LICENSED STAMP VENDOR

License No.15-26-028/2011

1-2-45/30, C.S.Nagar, Yellareddyguda,
Kapra, R.R.Dist-500 062. Cell: 9849001153**SALE DEED**

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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 42 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).

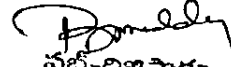
IN FAVOUR OF

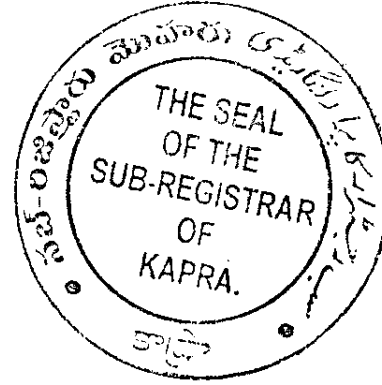
Mr. PRAMOD KUMAR MUNESHWAR, SON OF Mr. GOVIND MARUTHI. M, aged about 27 years, Occupation: Service, residing at C/o. Bhaskar Rao, H. No. 2-6-80, Buddaram 'X' roads, Warangal - 506 381., hereinafter referred to as the "Buyer" (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc.).

For MODI VENTURES

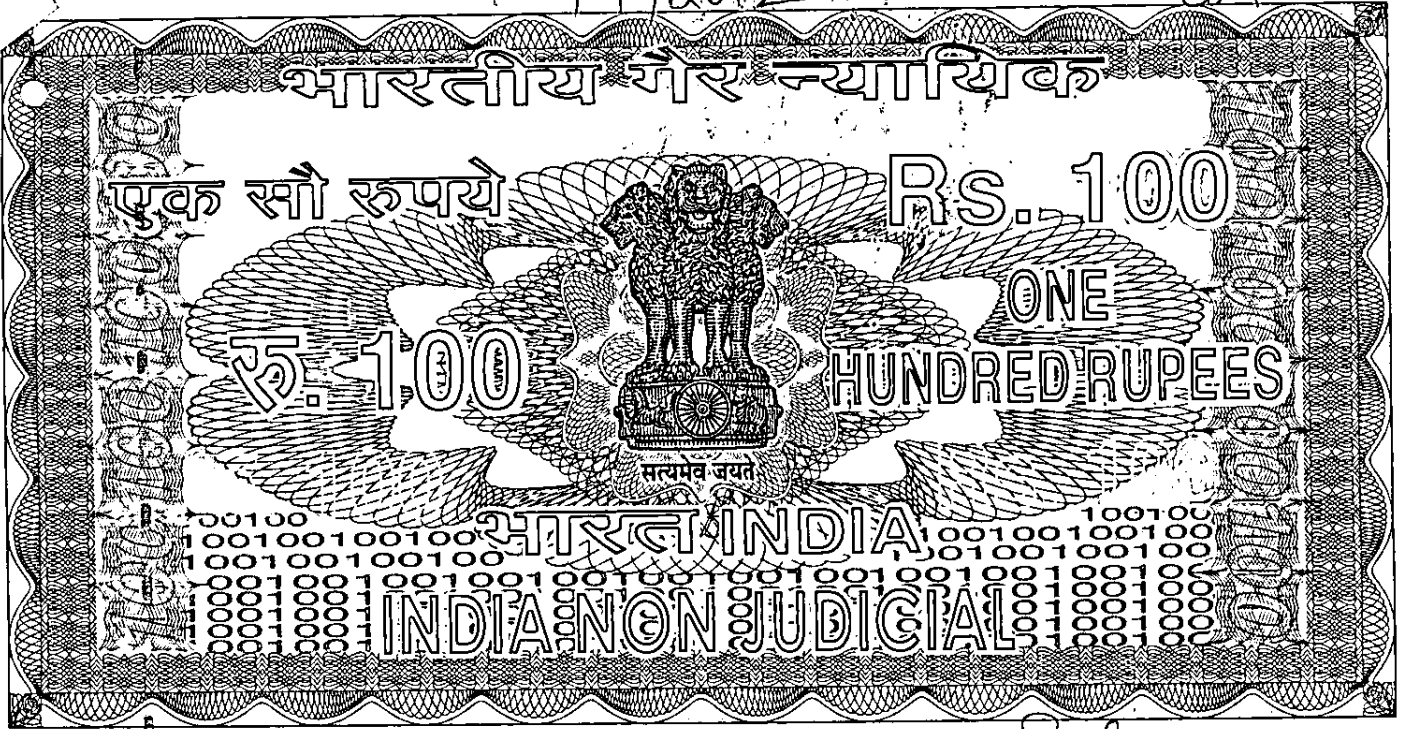
Partner

1వ పుస్తకము 20/2 త సం: పు 94
దస్తావేజు మొత్తము కారితముల సంఖ్య 17
ఈ కారితము పరుస సంఖ్య 17


సబ్-రిజిస్ట్రారు



DOCT. No. 94/2012

11/3
28/110

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl.No. 5195 Date 23/12/11 ₹ 100/-

Sold to S. Ranga Reddy S/o K.P. Reddy, And

For whom M/s. Modi Ventures, Sec'nd

AT 217278

V. LAKSHMI PRASAD

LICENSED STAMP VENDOR

License No.15-26-028/2011

1-2-45/30, C.S.Nagar, Yellareddyguda,
Kapra, R.R.Dist-500 062. Cell: 9849001153**SALE DEED**

This Sale Deed is made and executed on this the 16th day of January 2012 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 42 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 42 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

Mr. PRAMOD KUMAR MUNESHWAR, SON OF Mr. GOVIND MARUTHI. M, aged about 27 years, Occupation: Service, residing at C/o. Bhaskar Rao, H. No. 2-6-80, Buddaram 'X' roads, Warangal - 506 381., hereinafter referred to as the "Buyer" (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc.).

For MODI VENTURES

Partner

94112

MODI VENTURES

54/1173 & 4, 11th Floor, Saham Mansion,
MG Road, Secunderabad-503 003, A.P.
TIN NO. 28841199786

MODI VENTURES

54-1873 & 4, 11th Floor, Saham Mansion,
MG Road, Secunderabad-503 003, A.P.
TIN NO. 28841199786