

MODI VENTURES

5-4-187/3&4, II Floor, M. G. Road, Secunderabad – 500 003.
Phone: 66335551

To,
Mr. Rashmikanth N. Desai.

Date: 25.05.2009

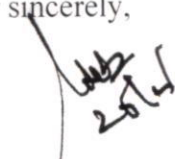
Dear Sir,

Please find herewith enclosed the Original Registered documents of your Flat No. '406' in Block No. 'C' in our project known as 'Gulmohar Gardens' Survey No. 93, 94 & 95 Mallapur Village, Uppal Mandal, Ranga Reddy District. The documents are as follows:

3. Original Registered Sale Deed document bearing No. 839/09 dated 27-APR-09.
4. Original Registration Receipt No. 5188, Dated. 27-APR-09.

For further queries please contact our head office on 040-66335551 or you can email us at cr@modiproperties.com

Thanking You.
Your sincerely,


Authorized Signatory.

NOTE:

Please accept above said documents and acknowledge the said receipt.

NAME:

SIGN.

PHONE NO.

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

5158 Soham modi

శ్రీమం / శ్రీ

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

Mallapur

దస్తావేజు స్వభావము	Sale	Sale	①	vat-10510
దస్తావేజు విలువ	651000	651000		148375
స్టాంపు విలువ రూ.	100	100		27/4
దస్తావేజు నెంబరు	839/09	840/09	②	vat-10510
రిజిస్ట్రేషన్ రుసుము	3255	3255		148375
లోటు స్టాంపు(D.S.D.)	—	—		5/.
GHMC (T.D.)	13020	13020		967010
యూజర్ ఛార్జీలు	100	100		27/4/9
అదనపు షీట్లు				967009
5 x				27/4/09
మొత్తం	16375	16375		

RETURNED

(అక్షరాల)

రూపాయలు మాత్రమే)

తేది

వాపసు తేది

హామయలు మాత్రమే)
Arun
సబ్-రిజిస్ట్రారు
నెం-రిజిస్ట్రారు

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

8.925

839/2009

A.103

SCANNED



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

3340 25/4/09 Date.....Rs. 100=

Old To.....C. Venkatesh

S/o.....G. A. Rao

For Whom.....modi ventures

SALE DEED

L. G. Chimala
P 691530
LEELA G CHIMALA
STAMP VENDOR
Licence No.1/2009
5-4-76/A, Cellar Ranigunj,
SECUNDERABAD-500 003.

This Sale Deed is made and executed on this the 27th day of April 2009 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 39 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

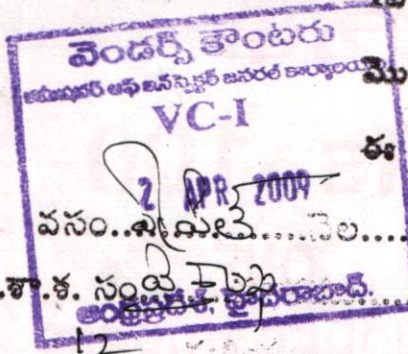
M/S. SRI SAI BUILDERS, a registered partnership firm having its office at 25, A & B Electronic Complex, Kushaiguda, Hyderabad - 500 062 represented by Mr. Soham Modi, S/o. Sri Satish Modi, aged about 39 years, Managing Partner of M/s. Modi Ventures who are the Agreement of Sale cum General Power of Attorney 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. RASHMIKANT N. DESAI SON OF MR. NATVARLAL O. DESAI, aged about 63 years, residing at C-43, Pandurang Co-Operative Housing Society, A B Nair Road, Near Juhu Post Office, Mumbai - 400 049, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

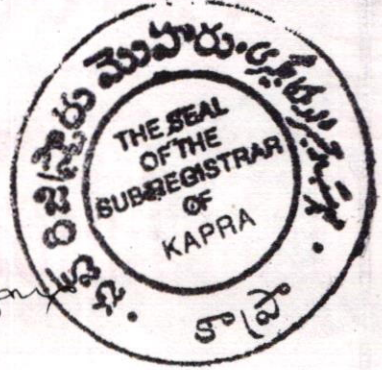
For **MODI VENTURES**

[Signature]



1వ పుస్తకము 2009 వ సం పు. 8.39 దస్తావేజులు
 మొత్తము కాగితముల సంఖ్య..... 15
 ఈ కాగితపు వరుస సంఖ్య..... 1

2009 వ సం. ఏప్రిల్ 27 వ తేది
 1931 శా.శ. సం. యెన్. 7 వ తేది
 పగలు..... 12 గంటలు
 మద్య కాట్రా సబ్-రిజిస్ట్రార్ కార్యాలయములో
 శ్రీ K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.వను
 అనుసరించి సమర్పించబడిన, ఫోటో గ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి
 రుసుము రూ..... 325/- లు చెల్లించినారు
 వ్రాసి ఇచ్చినట్లు ఒప్పకొన్నది
 ఎడమ బొటన ప్రేలు



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA/SPA No. 120/20/06
 dated 27.4.06 registered at SRO, U.P.P. 4
 Ranga Reddy District.

నిజమేననిపించిన ప్రేలు

Rashmikanth N. Desai

Rashmikanth N. Desai, s/o. Natvarlal O. Desai
 Co-operative Society
 R/o. C-43, Pundurang
 AB Nair Road, Near Juhu Post Office,
 Mumbai - 049.

విరూపిందినది

Yerragannamma Reddy, S/o. Binji Reddy
 Occ. Service R/o. 11-187/2, Rd No. 2
 Green Hills Colony, Sanjivnagar, Hyderabad.

B. Raj Kumar

B. RAS KUMAR S/o. MUKUND RAO
 Occ. SERVICE R/o. NUAL, SEC. ROAD.

2009 వ సం. ఏప్రిల్ 27 వ తేది
 1931 శా.శ. సం. యెన్. 7 వ తేది సబ్-రిజిస్ట్రారు

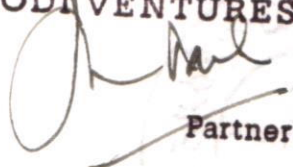
WHEREAS:

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

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

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

For MODA VENTURES


Partner

1వ పుస్తకము 2009.....వ సం పు 839.....

మొత్తము కాగితముల సంఖ్య.....

ఈ కాగితపు వరుస సంఖ్య.....2.....

MARKET VALUE Rs: 651000/-

ENDORSEMENT

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

By order No. 961010 Dt. 22/4/09

I. Stamp Duty:

1. In the shape of stamp papers Rs. 100/-

2. In the shape of stamp
w/s. 41 of L.R. Act, 1999 Rs. —

3. In the shape of stamp
w/s. 41 of L.R. Act, 1999 Rs. —

4. Admeasurement of stamp duty
w/s. 14 of L.R. Act, 1999, if any Rs. —

II. Transfer Duty:

1. In the shape of stamp Rs. 13020/-

2. In the shape of stamp Rs. —

III. Registration Fee:

1. In the shape of stamp Rs. 3255/-

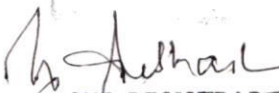
2. In the shape of stamp Rs. —

IV. User Charges:

1. In the shape of stamp Rs. 100/-

2. In the shape of stamp Rs. —

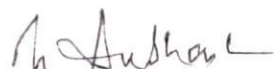
Total Rs. 16475/-


SUB REGISTRAR
KAPRA

1వ పుస్తకము 2009 సం./ కా.శ. 182/ వ
పు 839.....నెంబరుగా రిజిస్టరు చేయబడి
స్క్వావింగ్ విమిత్తం గుర్తింపు నెంబరు 1526 —

1.....839...../2009 .గా యివ్వబడినది

2009 సం. 11/11/2009.....27.....వ తేది


సబ్-రిజిస్ట్రార్



- F. The Firm and the Vendor for the purposes of joint development of the scheduled land have reached into an understanding whereby the Vendor agreed to purchase certain area of land out of the total land area of 4.00 acres and the balance land to be retained by the Firm. To give effect to this broad understanding, the firm and the Vendor have executed following documents:
- (a) Joint Development Agreement dated 20.10.2005
 - (b) Agreement of Sale-cum General Power of Attorney dated 20.10.2005
- Both the above documents are registered with the office of the Sub-Registrar Office as documents No.10300/05 and 10302/05 respectively.
- G. By virtue of above two referred documents, the Firm and the Vendor hereto have identified and determined their respective ownership of 350 flats, along with proportionate parking space proposed to be constructed in a group housing scheme named and styled as 'GULMOHAR GARDENS' 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 Land.
- H. The respective share / ownership of each flat in Gulmohar Gardens together with proportional share in parking space etc., belonging to the Firm and the Vendor is detailed in the Schedules/ Annexures / Appendix attached to the Joint Development Agreement referred above.
- I. By virtue of the above referred Joint Development Agreement and Agreement of Sale cum General Power of Attorney the Vendor is absolutely entitled to develop and sell its share of flats to any intending buyer.
- J. The Buyer is desirous of purchasing a semi-deluxe apartment bearing flat no. 406 on fourth floor, in block no. 'C' having a super built-up area of 750 sq. ft. together with undivided share in the scheduled land to the extent of 46.13 sq. yds., and a reserved two wheeler parking for space bearing no. 45 admeasuring about 15 sq. ft. in the building known as Gulmohar Gardens and has approached the Vendor, such apartment is hereinafter referred to as Scheduled Apartment.
- K. The Vendor and the Firm have represented to the Buyer that the Scheduled Apartment has fallen to the share of Vendor and thus absolutely belongs to it by virtue of above referred two 20th day of November 2005
- L. The Buyer has inspected all the documents of the title of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities, which are attached to and/or are common to the entire project of Gulmohar Gardens. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.
- M. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 6,51,000/- (Rupees Six Lakhs Fifty One Thousand Only) and the Buyer has agreed to purchase the same.

For MODI VENTURES



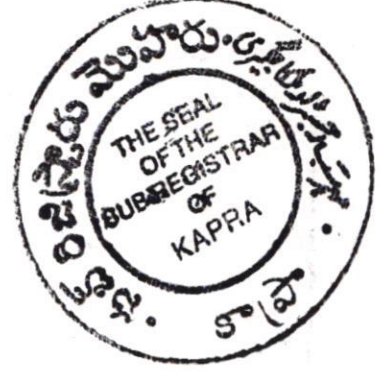
Partner

1వ పుస్తకము 200 శ్లోకముల సంఖ్య 039

మొత్తము కాగితముల సంఖ్య 15

ఈ కాగితపు వరుస సంఖ్య 3

సబ్-రిజిస్ట్రారు

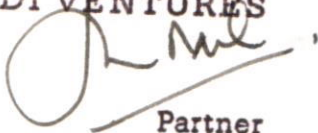


- N. The Vendor and the Buyer are desirous of reducing into writing the terms of sale.
- O. The Firm at the request of the Vendor and Buyer is joining in execution of this agreement so as to assure perfect legal title in favour of the Buyer and to avoid in future any litigation. The Firm has no share in the sale consideration agreed herein.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the aforesaid agreement the Vendor do hereby convey, transfer and sell the semi-deluxe apartment bearing flat no. 406 on fourth floor, in block no. 'C' having a super built-up area of 750 sft in building known as Gulmohar Gardens together with
 - a. Undivided share in scheduled land to the extent of 46.13 sq. yds.
 - b. A reserved two wheeler parking for space bearing no. 45 admeasuring about 15 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. 6,51,000/- (Rupees Six Lakhs Fifty One Thousand Only). The Vendor hereby admit and acknowledge the receipt for said consideration.
2. The Vendor hereby covenant that the undivided share in Scheduled Land & the Scheduled Apartment belong absolutely to it by virtue of various registered agreements referred to herein in the preamble of this Sale Deed and has therefore absolute right, title or interest in respect of the Scheduled Apartment.
3. The Vendor further covenant that the Scheduled Apartment is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Apartment it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Buyer being put to any loss on account of any claims on the Scheduled Apartment, the Vendors shall indemnify the Buyer fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Apartment to the Buyer
5. Henceforth the Vendor shall not have any right, title or interest in the scheduled apartment which shall be enjoyed absolutely by the Buyer without any let or hindrance from the Vendor or anyone claiming through them.
6. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Apartment unto and in favour of the Buyer in the concerned departments.
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.

For MODI VENTURES



Partner

1వ పుస్తకము 200 ఏ.....వ సం పు...839...దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....14.....

ఈ కాగితపు వరుస సంఖ్య.....4.....

4
సబ్-రిజిస్ట్రారు



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.
 - 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.

For MODI VENTURES



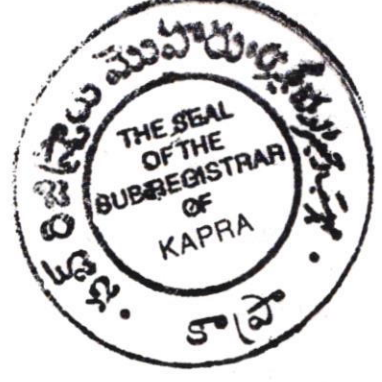
Partner

1వ పుస్తకము 200 గ.....వ సం పు. 839.....సప్తవేదాలు

మొత్తము కాగితముల సంఖ్య.....

ఈ కాగితపు వరుస సంఖ్య.....

సబ్-రిజిస్ట్రారు



- g. That the blocks of residential apartments shall always be called GULMOHAR GARDENS and the name thereof shall not be changed.
- h. The Buyer further covenant(s) with the Vendor and through them to the Buyer(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Scheduled Apartment or any part of the Scheduled Apartment nor shall he/she/they make any additions alterations in the Scheduled Apartment without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.
- i. That the Buyer shall keep and maintain the Scheduled Apartment in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or voidable any insurance on the building or part thereof: (f) use the premises as an office or for any other commercial purpose. (g) install grills or shutters in the balconies, main door, etc. (h) change the external appearance of the building.
10. Stamp duty and Registration amount of Rs. 16,375/- is paid by way of challan No. B-267015 dated 27.4.09 drawn on SBH Habsiguda Branch, Hyderabad and VAT paid an amount of Rs. 10510/- by way of Payorder No. 148375, drawn on drawn on HDFC Bank, S. D. Road Branch, Secunderabad. dt. 27.4.09

For MODI VENTURES



Partner

1వ పుస్తకము 200 గే.....వ సం పు.....839.....వేజులు
మొత్తము కాగితముల సంఖ్య.....11—
ఈ కాగితపు వరుస సంఖ్య.....6

సబ్-రిజిస్ట్రారు



SCHEDULE 'A'

SCHEDULE OF LAND

ALL THAT PIECE OF LAND admeasuring Ac. 4-0 Gts., forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District are bounded as under:

North By	Part of Sy. No. 95
South By	40' side road (Shakti Sai Nagar road)
East By	Shakti Sai Nagar Colony
West By	Sy. No. 92

SCHEDULE 'B'

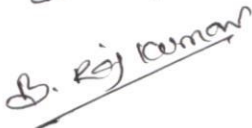
SCHEDULE OF APARTMENT

All that portion forming semi-deluxe apartment bearing flat no. 406 on the fourth floor, in block no. 'C', 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. 45, 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:

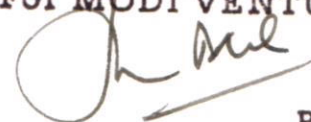
North By	6' wide corridor
South By	Open to sky
East By	6' wide corridor & Open to Sky
West By	Flat No. 407

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 SRI SAI BUILDERS


G.P.A. Holder

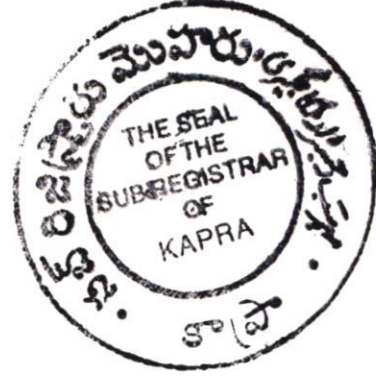
FIRM


FIRM

VENDEE

1వ పుస్తకము 2007.....వ సం పు...రిజిస్ట్రేషన్...వేజులు
మొత్తము కార్గితముల సంఖ్య.....
ఈ కార్గితపు పరుస సంఖ్య.....7.....

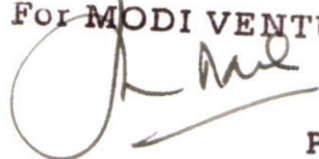
సబ్-రిజిస్ట్రారు



ANNEXURE - 1 - A

1. Description of the Building : semi-deluxe flat bearing no. 406 on the fourth floor, in block no. 'C' 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 : New
3. Total Extent of Site : 46.13 sq. yds., U/S Out of Ac. 4-00 Gts.
4. Built up area Particulars:
- a) In the Ground Floor : 15 sft. Parking space for Two wheeler
- b) In the First Floor :
- c) In the Second Floor :
- d) In the Third Floor :
- e) In the Fourth Floor : 750 sft
- 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. 6,51,000/-

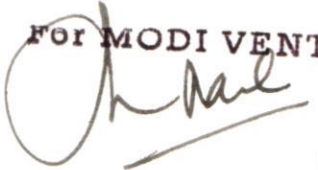
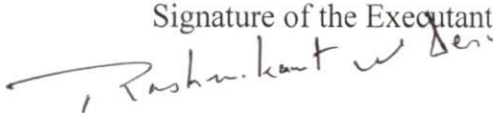
Date: 27.04.2009

For MODI VENTURES

Partner
Signature of the Executants

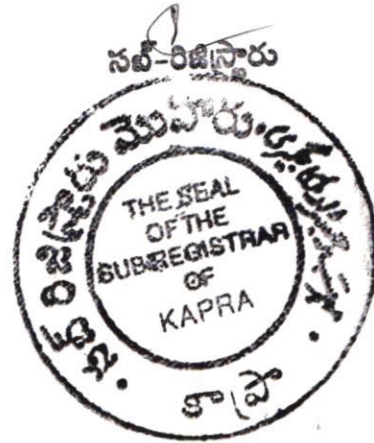
C E R T I F I C A T E

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

Date: 27.04.2009

For MODI VENTURES

Partner
Signature of the Executants,


1వ స్థానము 2000 గ్ర.....వ సం పు.....83 గ్ర.....వేజులు
మొత్తము కాగితముల సంఖ్య.....
ఈ కాగితపు వరుస సంఖ్య.....8



REGISTRATION PLAN SHOWING

FLAT NO. 406 IN BLOCK NO. 'C'

ON FOURTH FLOOR IN PROJECT KNOWN AS "GULMOHAR GARDENS"

IN SURVEY NOS.

93, 94 & 95

SITUATED AT

MALLAPUR VILLAGE,

UPPAL

MANDAL, R.R. DIST.**VENDOR:**

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

SRI SOHAM MODI SON OF SRI SATISH MODI

BUYER:

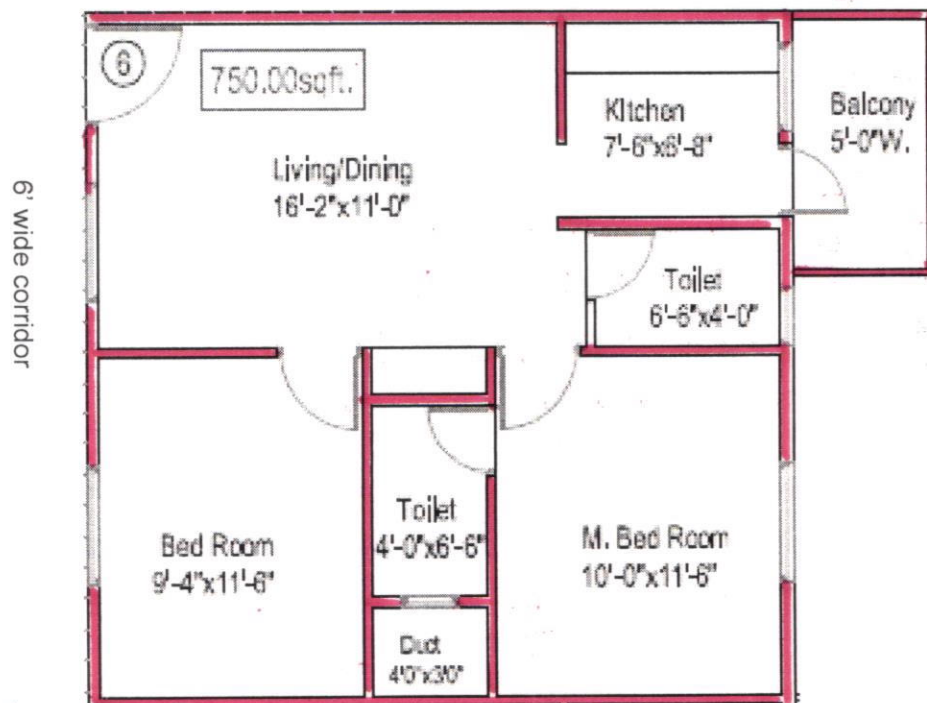
MR. RASHMIKANT N. DESAI, SON OF MR. NATVARLAL O DESAI

REFERENCE:**AREA:** 46.13**SCALE:****SQ. YDS. OR****INCL:****SQ. MTRS.****EXCL:**

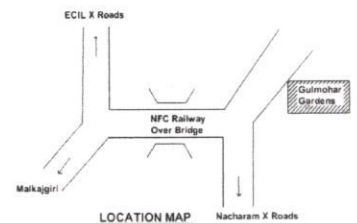
Total Built-up Area = 750 sft.'

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

6' wide corridor & Open to sky



Open to sky



Flat No. 407

WITNESSES:

1.

2.

For MODI VENTURES**Partner****SIG. OF THE VENDOR****SIG. OF THE BUYER**

1వ పుస్తకము 200 రూ.....వ సం పు...రిజిస్ట్రేషన్...వివేచనలు

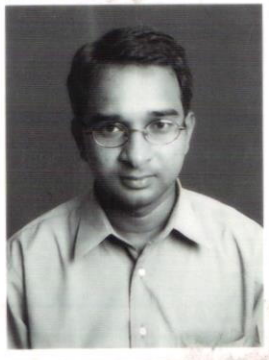
మొత్తము కాగితముల సంఖ్య.....

ఈ కాగితపు వరుస సంఖ్య.....

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
			<u>VENDOR CUM FIRM :</u> M/S. MODI VENTURES M/S. SRI SAI BUILDERS HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD - 500 003. BOTH REPRESENTED BY SRI SOHAM MODI SON OF SATISH MODI
			<u>GPA FOR PRESENTING DOCUMENTS:</u> MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD - 500 003.
			<u>BUYER:</u> MR. RASHMIKANT N DESAI S/O. MR. NATVARLAL O DESAI R/O. C-43, PANDURANG CO-OP SOCIETY, NEAR JUHU POST OFFICE, A.B. NAVI ROAD, JUHU, VILLE PARLE, (W) MUMBAI.

SIGNATURE OF WITNESSES:

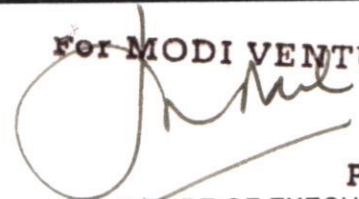
1.



2.

B. Raj Kumar

~~For~~ MODI VENTURES



Partner

SIGNATURE OF EXECUTANTS



SIGNATURE(S) OF BUYER(S)

1వ పుస్తకము 2009.....వ సం పు.రి.సి.సి. పుస్తకాలు
మొత్తము కాగితముల సంఖ్య.....
ఈ కాగితపు వరుస సంఖ్య.....10


సబ్-రిజిస్ట్రారు



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

C.S.No./Year: 000925/2009 of SRO: 1526(KAPRA)

27/04/2009 15:03:01

SINo.	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) RASHMIKANT N.DESAI C-43,PANDURANG CO-OP HSE SOC,AB NAIR RD,NEAR JUHU POST,MUMBAI.	<i>Rashmikant N. Desai</i>
2	Manual Enclosure	Manual Enclosure	(EX) M/S MODI VENTURES REP BY SOHAM MODI 5-4-187/3 & 4, III FLOOR, SOHAM MANSION,M.G.ROAD,SECBAD.	
3	Manual Enclosure	Manual Enclosure	(EX) M/S SRI SAI BUILDERS REP BY SOHAM MODI 5-4-187/3 & 4, III FLOOR, SOHAM MANSION,M.G.ROAD,SECBAD.	
4			(EX) K.PRABHAKAR REDDY 5-4-187/3 & 4, III FLOOR, SOHAM MANSION,M.G.ROAD,SECBAD.	<i>K. Prabhakar Reddy</i>

Witness
Signatures

A. Rajan
Operator
Signature

Subregistrar
Signature

A. Anshul

1వ పుస్తకము 200 గి.....వ సం పు.....039.....దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....

ఈ కాగితపు వరుస సంఖ్య.....11.....

నవ-రిజిస్ట్రారు

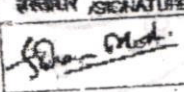


स्थायी लेखा संख्या / **PERMANENT ACCOUNT NUMBER**
ABMPN5725H


नाम / NAME
SOHAM SATESH MODI

पिता का नाम / FATHER'S NAME
SATISH MANLAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1989

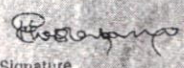
हस्ताक्षर / SIGNATURE


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

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
 Permanent Account Number
AWSP8104E


 Signature



19062008

1వ పుస్తకము 2009.....వ సం పురికి...దస్తవేజులు

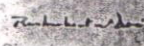
మొత్తము కాగితముల సంఖ్య.....15

ఈ కాగితపు వరుస సంఖ్య.....12

నవ-రిజిస్ట్రారు

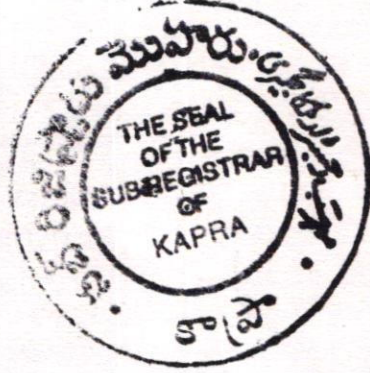




आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
RASHMIKANT N. DESAI NATVERLAL OCHHAVLAL DESAI		
15/05/1946 Permanent Account Number AEIPD9243G		
 Signature		

1వ పుస్తకము 200 రూపాయల వరకు 839 మొత్తము
మొత్తము కాగితముల సంఖ్య 15
ఈ కాగితపు వరుస సంఖ్య 13

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, IIInd 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

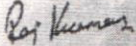
WITNESSES NO. 2

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 / लौटाएँ :
आयकर पैन सेवा इकाई, एन एस डी एल
सीतरी मंजिल, ट्रेड वर्ल्ड, ए विंग, कमला मिल्स कंपाउंड
एस. बी. मार्ग, लोअर पारेल, मुंबई - 400 013.

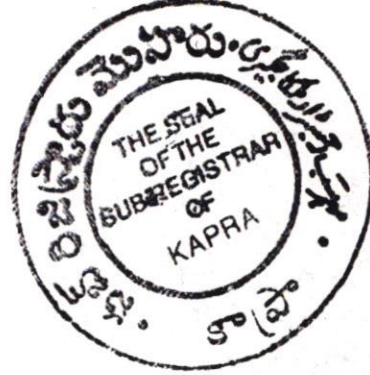
If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
3rd Floor, Trade World, A Wing,
Kamala 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 200 రూపాయల నంబరు 834 దస్తావేజులు
మొత్తము కాగితముల సంఖ్య 15
ఈ కాగితపు వరుస సంఖ్య 14

సబ్-రిజిస్ట్రారు





1వ పుస్తకము 200 గ్రా.....వ సం పు. 839 నెలలు
మొత్తము కాగితముల సంఖ్య.....
ఈ కాగితపు వరుస సంఖ్య.....

సబ్-రిజిస్ట్రారు

