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STAMP VENDOR

5-4-76/A, Cellar Raniguni SECUNDERABAD-500 002

AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY WITH POSSESSION

This Agreement of Sale cum General Power of Attorney is made and executed on this the 24th day of May 2008 at Hyderabad by and between:

Shri. Cheera Ramachandraiah alias Cheera Ramachander, S/o. Shri Cheera Pentaiah, aged about 57 years, Occupation: Agriculture, R/o. Rampally Village, Keesara Mandal, Ranga Reddy District, hereinafter referred to as the VENDOR.

AND

- 1. Shri. Cheera Narsimha, S/o. Shri Cheera Pentaiah, aged about 47 years, Occupation : Agriculture, R/o. Rampally Village, Keesara Mandal, Ranga Reddy District.
- Cheera Anjaneyulu, S/o. Cheera Ramchandraiah, aged about 22 years, Occupation: Private Employee, R/o. Rampally Village, Keesara Mandal, Ranga Reddy District.
- 3. Cheera Srihari, S/o. Cheera Narsimha, aged about 23 years, Occupation: Private Employee, R/o. Rampally Village, Keesara Mandal, Ranga Reddy District.

Partners

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(X Amark of Ch. Ramaclandraiah) of S. Ch. Ansaneyula 4 Ch. Robot & S. Ch. Robot & S. Ch. Robot & S. Ch. Ansaneyula 4 Ch. Robot & S. Ch. Robo

_{జాల}్డికము 209్న సంగత్తు................. చస్తావేజు మొక్తం కాగితముం సంతా....... ఈ ప్రాతిత్రము చెత్తున సంఖ్య තණි විසැති වි 2008 Non 30 261 3 30 1930 వ.శ.శ. <u>2004</u>... మాసం ... క్రామైన వైదేది పగలు!....... పరియు! గంటల మద్య క్రీసర్ సబ్ - రిజిస్ట్రారు ఆఫీసులో \$1800 C. Ram chandlax రిజి(స్టేషన్ డట్ట్రము 1908లోని సెక్షన్ 32.ఎ ను అనునరించి శేమర్పించవలసిన ఫోటోగ్రాపులు మరియు వేలిముడ్రలతో నహా దాఖలు జేనీ రుసుము whowajsay 2 systaja X/Mark of Cheere Roma Chandralas S/o. Cheera Pentalab océ: agriculture Mo. Rampaly (vs), reesara (m) R. C. Dist. S/o. Cheera Pentaiats oci. agriculture.

Rp. Rampaly (V), Keerara (m), R.R. Offst. ఎడమ బొటన డేలు ८८. గానింగుల్లు ఇం 5/o. Cheera Romachandraids occ: Service No Rampaly (V), Keesara (100) R. E. DAS Man a sing de Ch(8) and S/o. Cheera Norsihma oce. Seevice Range Redoly Distict.

Hereinafter jointly referred to as the CONSENTING PATRY and severally referred to as CONSENTING PATRY NO. 1, CONSENTING PATRY NO. 2 & CONSENTING PATRY NO. 3 respectively.

IN FAVOUR OF

M/s. Modi & Modi Constructions, 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 Partner Mr. Soham Modi, son of Sri Salish Modi, aged about 38 years, occupation: Business, hereinafter referred to as the PURCHASER.

The term VENDOR, CONSENTING PATRY and the PURCHASER referred to above shall mean and include all their heirs; successors in interest, assignees, legal representatives, administrators, executors nominees, etc.

WHEREAS:

- A) Shri Mangali Narsimha, Sio Mangali Anjaih was the original pattedar of agricultural land admeasuring about Act 10-01 Gts., in survey no. 100/2, of Rampally Village, Keesara Mandal, Ranga Reddy District having purchased the same in an Government auction in the year 1952.
- B) Shri Mangali Narsimha, S/o. Mangali Anjaih sold the above said land to Shri Panchamdas Mahant, S/o. Gulabdas Mahant vide sale deed bearing document no. 1581/1978 dated 30.08.1978 registered at the SRO, Medchal.
- Shri Panchamdas Mahant, S/o. Gulabdas Mahant in turn sold the same land to Shri Cheera Yellaiah, Shri Cheera Ramachandraiah (the Vendor herein) and Cheera Narsimha (the Consenting Party No. 1 herein) all sons of Shri Cheera Pentiah vide sale deed bearing document no. 6278/1985 dated 04.09.1985 registered at the District Registrars Office, Ranga Reddy District.
- D) The names of Shri Cheera Yellaiah, Shri Cheera Ramachandraiah and Shri. Cheera Narsimha were mutated in the revenue records vide proceeding no. B/514/88 dated 18.8.1988. Patta passbooks and title books were issued in their favour by the MRO Keesara Mandal, the details of which are given below.:

S.No.	Name of Pattedar	Passbook no.	Titlebook	Extent
<u>.</u> .			no.	Sy. No.100/2
1.	Cheera Ramchandraiah	129986	51592	Ac. 3-14 Gts.,
2.	Cheera Yellaiah	129987	51594	Ac. 3-14 Gts.,
3.	Cheera Narsimha	129985	51599	Ac. 3-13 Gts

E) Shri Cheera Ramachandraiah sold a portion of land owned by him admeasuring about Ac 0-09 Gts., in Sy. No. 100/2, of Rampally Village, Keesara Mandal, Ranga Reddy District to Shri. N. Suresh Kumar vide sale deed bearing document no. 2112/06 dated 08.02.2006 registered at SRO Shamirpet.

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- F) By virtue of the above referred documents, recitals and records, the VENDOR is the absolute owner, possessor and in peaceful enjoyment of land admeasuring about Ac. 3-05 Gts., in survey no. 100/2 of Rampally Village, Keesara Mandal, Ranga Reddy District.
- The VENDOR approached the PURCHASER to sell a portion of the above referred land admeasuring about Ac. 1,00 Gts. in survey no. 100/2 of Rampally Village, Keesara Mandal, Ranga Reddy District hereinafter referred to as the Scheduled Land, which is more fully described in the schedule given herein and the PURCHASER has agreed to purchase the Scheduled Land for a total consideration of Rs. 55,00,000/-(Rupees Fifty Five Lakhs only) on the terms and conditions given hereunder.
- H) CONSENTING PARTY No. 1 is the brother of the VENDOR, Consenting Party No. 2 is the son of the VENDOR and CONSENTING PARTY No.3 is the son of CONSENTING PARTY No. 1. At the request of the PURCHASER the CONSENTING PARTIES have agreed to join in executing this agreement to ensure and assure perfect legal title to the PURCHASER. The CONSENTING PARTIES have assured the PURCHASER that they do not have any right, title or interest of whatsoever nature in the Scheduled Land.
- I) The VENDOR has agreed to execute this General Power of Attorney in favour of the PURCHASER in respect of the Scheduled Land.

NOW THEREFORE THIS AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS:-

- 1. In pursuance of this Agreement of Sale Cum General Power of Attorney the PURCHASER has on this day paid the entire consideration amount of Rs. 55,00,000/- (Rupees Fifty Five Lakhs only) as per details given below, towards sale consideration to the VENDOR, and the receipt of which is hereby admitted and acknowledged by the VENDOR.
 - a) A sum of Rs. 15,00,000/- paid by way of payorder no. 140837 dated 21.5.2008 drawn on HDFC Bank.
 - b) A sum of Rs. 15,00,000/- paid by way of payorder no. 140838 dated 21.5.2008 drawn on HDFC Bank.
 - c) A sum of Rs. 15,00,000/- paid by way of payorder no. 140829 dated 21.5.2008 drawn on HDFC Bank.
 - d) A sum of Rs. 10,00,000/- paid by way of payorder no. 14084¢ dated 21.5.2008 drawn on HDFC Bank.
- 2. The VENDOR covenants that he is the absolute possessor of the Scheduled Land and are entitled to deal with the said property and there is no legal embargo to alienate the Scheduled Land and to transfer all the rights.

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TWENT STORY Certified that the following amounts we been paid in respect of this documen By Ghallan No. 789290 Dt 235 S.B.H. Keesare, the basic of the m.v consideration of R.S. Stamp Duty Rs.10 0 1. in the shape of stamp papers 2. in the shape of challan Rs.54950 (u/s 41 of 1.3. 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 Rs. II. Transfer Duty: Rs. 1. in the shape of challan Rs. 2. in the shape of cash III. Registration fees: Rs.2000 in the shape of challan Rs. 2. In the shape of cash IV. User Charges Rs. 100 1. in the shape of challan Rs. 2. In the shape of cash Total 57150

1వ వుడ్రకము 2008 సంగ (శాత్ర 1930) తగ్గార్లు మెక్టాన్...మెలుమగా శ్రీజ్ఞిత్తల్ల చేయ్రజత్తినడి, ప్రానెంగ్ నిమిత్తం గుర్తింపు శాంద్రభు 11530-1 మెక్టాన్ 172008...





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- 3. The VENDOR hereby covenants that the Scheduled Land is the absolute property belonging to the VENDOR herein alone and he is the absolute owner of the same and no other person other than the VENDOR has any right, title or interest in respect of the Scheduled Land or any portion thereof. There are no protected tenants in respect of Scheduled Land and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Land by the VENDOR herein above mentioned.
- 4. The VENDOR further covenants that Scheduled Land is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the VENDOR hereby gives warranty of title. The VENDOR hereby declare that he has not entered into any agreement or executed any deed prior to this deed with respect to the Scheduled Land. If any claim is made by and person either claiming through the VENDOR or otherwise in respect of Scheduled Land it shall be the responsibility of the VENDOR alone to satisfy such claims. In the event of PURCHASER is put to any loss on account of defective title or on account of any claims on the Scheduled Land, the VENDOR shall indemnify the PURCHASER fully for such losses.
- 5. The VENDOR hereby further covenants that there are no rights of any third party relating to any easements, right of way, etc. in respect of Scheduled Land.
- 6. The VENDOR hereby agrees and bind himself to indemnify and keep indemnified, the PURCHASER at all times in respect of all loss, expenses and cost to which the PURCHASER may be put on account of all or any of the recitals contained herein to be incorrect with respect to title, interest, ownership, etc., of Scheduled Land or on account of any hindrance caused to the PURCHASER in peaceful enjoyment of the Scheduled Land either by the VENDOR or by any one else claiming through them.
- 7. The VENDOR is responsible to clear arrears of taxes charges, levies, rates etc., if any, that are due to payable in respect of Scheduled Land as on date of delivery of possession of the Scheduled Land to the PURCHASER.
- 8. The vacant possession of the Scheduled Land has been handed over to the PURCHASER by the VENDOR on this day.
- 9. The PURCHASER shall bear all expenses such as stamp duty, registration, etc., in respect of this agreement of sale cum general power of attorney and subsequent sale deeds.
- 10. The VENDOR in pursuance of this agreement has agreed to execute a General Power of Attorney in favour of the PURCHASER.

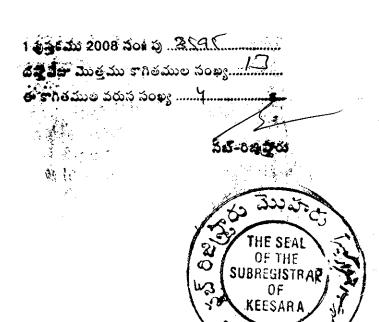
11. This Agreement of Sale cum General Power of Attorney shall be an irrevocable agreement.

For MODI & MODI CONSTRUCTIONS

Partner

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- 12. The VENDOR hereby authorize the said RRUCHASER to do the following acts in the name and on behalf of the VENDOR namely:
- a) To enter into sub contract for the sale of the said property any consideration which they may deem reasonable at their absolute discretion and receive the earnest money and acknowledge the receipt of the same.
- b) To sell the said property to the Sub-Agreement Holder or his/her nominee or nominees.
- c) To execute the sale deed or sale deeds in favour of the Sub-Purchaser or purchasers, receive the consideration money, to present the sale deed or deeds execute by him in favour of the Sub-Purchaser or Purchasers before the concerned registering office, admit execution and receipt of consideration and procure the registration of the said deeds.
- d) To execute, sign and file all the statements, petitions, applications and declarations etc., necessary for and incidental to the completion of registration of the said sale deed / deeds.
- e) To appear and act in all courts, civil, criminal revenue whether original or appellate, in the Registration and other offices of the State and Central Government and of Local Bodies in relation to the said property.
- To sign and verify plaints, written statements, petitions of claim and objections of all kinds and file them in such courts and offices and to appoint Advocates and other legal practitioners to file and receive back documents to deposit and withdraw money and grant receipt in relation to the said property.
- g) To execute mortgage deed, pledge, hypothecate and execute such other documents/ deeds / agreements that are required for purposes of raising finances from various institutions, banks, etc.
- h) Generally to act as the Attorney or Agent of the VEDNOR in relation to the said property in relation to the matter aforesaid and to execute and do all deeds, acts and things in relation to the said property as fully and effectually in all respects as the VENDOR themselves would do if personally present.
- The VENDOR for themselves, his heirs, executors, successors, legal representatives, administrators and assignees hereby ratify and confirm and agree to ratify and confirm all the acts, deeds, and things lawfully done by the said Attorney namely and PURCHASER in pursuance of these presents.
- To develop such land and undertake such works related to real estate development such as construction of building /apartments, creation of common amenities, roads, street lights, drainage system, parks, etc.

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For MODI & MODI CONSTRUCTIONS

Partner

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- k) To execute and apply for electricity connections, water canhiermons, drainage connections, change of land use, sanctions/permits for construction to the appropriate authority and to make such necessary payments in the name of the VENDOR.
- 13. The land is not an assigned land within the meaning of A.P. Assigned lands (Prohibition of Transfers) Act 9 of 1977 and that the said property does not belong to and is not under mortgage to Government or their Agencies/Undertakings.
- 14. The VENDOR further declares that the Scheduled Land is not attracted by the provisions of A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1 of 1973.
- 15. Stamp duty and Registration amount of Rs. <u>\$7050/-</u> paid by way of Challan No. <u>789270</u> dated 24.05.2008 drawn on State Bank of Hyderabad, Keesara Branch, R.R. District.

SCHEDULE OF LAND

All that part and parcel of agricultural land admeasuring about Ac. 1-00 Gts. in Sy. No. 100/2, situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan enclosed herein and bounded by:

North

Land belonging to Vendor in Sy. No. 100/2

South

Sy. No. 100/1.

East

Land belonging to Consenting Party No.1 in Sy. No. 100/2

West

Neighbours land.

In WITNESSES WHEREOF the VENDOR, CONSENTING PARTIES and the PURCHASER have affixed their signatures on this agreement of Sale cum General Power of Attorney on the day, the month and year above mentioned at Secunderabad in presence of the witnesses mentioned below:

Shri. Cheera Ramachandraiah

Vendor

Cheera Narsimha

Consenting Party No.1

Ch. Amsangan

Cheera Anjaneyulu Consenting Party No.2 Cheera Srihari Consenting Party No. 3

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Partner

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REGISTRATION PLAN	SHOWING	AGRICULTURA	LLAND		
IN SURVEY MOS.	100/2			:	
	RAMPALLY	VILLAGE,	K	EESARA	MANDAL, R.R. DIST.
VENDORS:	SHRI. CHEE	RA RAMACHANDRA	IAH, SON OF SHRI CH	EERA PEN	ITAIAH
CONSENTING PARITES	S: SHRI CHEE	RA NARSIMHA, SON	OF SHRI CHEERA PE	NTAIAH &	OTHERS
PURCHASER:	M/S. MODI 8	MODI CONSTRUC	TIONS REPRESENTED	BY ITS P	ARTNER
	SHRI SOHA	M MODI, SON OF SH	HRI SATISH MODI		
REFERENCE: AREA: Ac. 1-00 GTS		SCALE: SQ. YDS.	INCL: SQ. MTRS.		EXCL:
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3 ch. Anso	negara	4 ch Cobo	220.	SIGNAT	URE OF THE VENDOR
WITNESSES:			For MODI &	MODI CO	ONSENTING PARTIES
2. KLINSWYW	_			SIGNATRE	Partner OF THE PURCHASER

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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB)



NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER



SHRI. CHEERA RAMACHANDRAIAH, ALIAS CHEERA RAMACHANDER, S/O. SHRI CHEERA PENTAIAH, R/O. RAMPALLY VILLAGE, KEESARA MANDAL, RANGA REDDY DISTRICT.

CONSENTING PARTIES:

- CHEERA NARSIMHA, R/O. RAMPALLY VILLAGE, KEESARA MANDAL, RANGA REDDY DISTRICT.
- S/O. CHEERA RAMCHANDRAIAH, R/O. RAMPALLY VILLAGE, KEESARA MANDAL, RANGA REDDY DISTRICT.
- S/O. SHRI CHEERA PENTAIAH,
- 2. CHEERA ANJANEYULU,
- 3. CHEERA SRIHARI, S/O. CHEERA NARSIMHA, R/O. RAMPALLY VILLAGE. KEESARA MANDAL. RANGA REDDY DISTRICT.

PURCHASER:

M/S. MODI & MODI CONSTRUCTIONS HAVING ITS OFFICE AT 5-4-187/3 & 4 2ND FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD -003 REP. BY ITS PARTNER SHRI. SOHAM MODI S/O. SHRI. SATISH MODI















SIGNATURE OF WITNESSES:

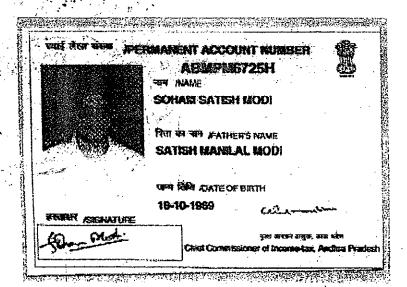
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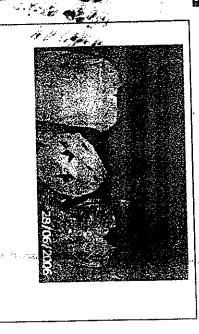
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Members Details	

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HOUSEHOLD CARD WAP151100100285

F.P Shop No పేరు Card No

చీర.రాం చెందర్

Name of Head Household

ජරුයි/భරු තිහ වි

Father/ Husband name: Pentaiah

තුරූනම්ඨ/Date of Birth:

వయస్సు/Age వృత్త /Occupation : Daily wage earner

ಇಂಜಿ.ನಂ./House No. ವಿಧಿ /Street : 5-3-135

Colony Hamlet Village/Thanda: రాంపల్ల/Rampally : RAMPALLY : RAMPALLY

Mandal : \$50 / Keesara

Rev. Village

: రాంపల్లి/ Rampally

Annual Income (Rs.): 13,000 జిల్లా /District

LPG Consumer No.

: No Cylinder

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5 - 6.	September 1991 The September 1991		10	
*2	Name	Relation	Date of Birth	Age
¥2	School	Wife		28
	100 mg	Son	 	15
- A	Marjula	Daughter	 	12
	l deshalter	Son	-	5

Card No F.P Shop No

Name of Head of Household

· Chira.Narsimha

తండ్రి/భర్త పేరు

• ఎంటయ్య

Father/ Husband name: Pentaiah

තුළූීනම්ದಿ∕Date of Birth :

వయస్సు/Age వృత్తి /Öccupation

: 30 : Daily wage earner

ಇಂಟಿ.ನಂ./House No. : 5-3-1

వీధి /Street

Rampally

Colony

: Rampally

Hamlet Village/Thanda: ၁۰۵5/Rampally

Village

Mandal

: orose/ Rampally

ঃ ইন্ত / Keesara

ಜಿಲ್ಲ್ /District

් රගැරදී / Ranga Reddy

Annual Income (Rs.): 12,000

LPG Consumer No. : 027758/(Deepam)

LPG Dealer Name

: MS ESWARA GAS AGENCY GH

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

C.S.No./Year: 004448/2008 of SRO: 1530(KEESARA)

24/05/2008 14:35:08

SIN o.	Thumb Impression	Photo	Name and Address of the Party	PartySignat ure
1		ONSTRUCT	(CL) SOHAM MODI [R] M/S.MODI & MODI CONSTRUCTIONS R/O.5- 4-187/3,42 ND FLOOR SOHAMMENSION MG ROAD,SEC-BAD	Jana
2	Manual Enclosure	Manual Enclosure	(CL) M/S.MODI & MODI CONSTRUCTIONS 5-4-187/3 & 4,II FLOOR,SOHAM MANSIONM.G.ROAD,SEC-BAD	
3	POR MANAGEMENT OF THE PARTY OF	PAPERS AND SHAND AND CONTROL OF SHAND AND CONTROL O	(EX) CHEERA RAMACHANDRAIAH @ CHEERA RAMCHANDER R/O.RAMPALLY VILLAGE,KEESARAMANDAL,R. R.DIST	
4		2411208 N181AH3901-2008-4	(EX) CHEERA NARSIMHA R/O.RAMPALLY VILLAGE,KEESARAMANDAL,R. R.DIST	C 550
5	**************************************	PENERRANANAN PENERANAN	(EX) CHEERA ANJANEYULU R/O.RAMPALLY VILLAGE,KEESARAMANDAL,R. R.DIST	Ch. An Jamo

Witness Signatures QSK Operator Signature

Subregistrar Signature

Rusergoup

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

C.S.No./Year: 004448/2008 of SRO: 1530(KEESARA)

24/05/2008 14:35:08

SIN o.	Thumb Impression	Photo	Name and Address of the Party	PartySignat ure
6			(EX) CHEERA SRIHARI R/O.RAMPALLY VILLAGE,KEESARAMANDAL,R. R.DIST	choras

Witness Signatures Operator Signature

Subregistrar Signature

1 Persongery

