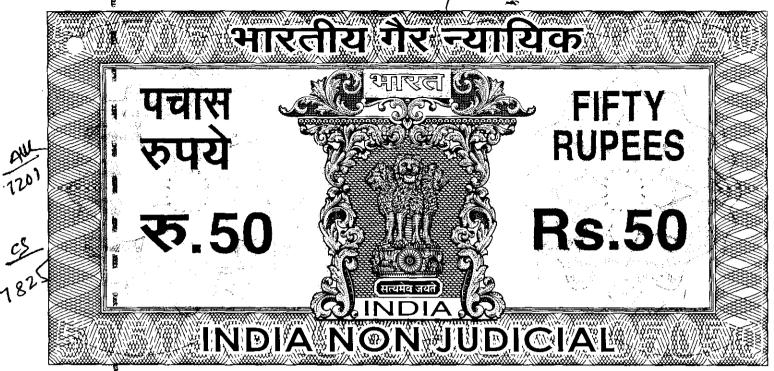
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అం|ధ|ప్రదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH Mo. Had Constructions, Hr. Sec'Bad & MOON

Kamalanagar, Kapra, R.R. Dist.

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 22nd day of August 2008 at Hyderabad by and between:

Shri. Pirangi Rajaiah alias Raju S/o. Late Shri. Pirangi Yadaiah, aged 44 years Occupation: Agriculture, resident of H. No. 5-3-146, Rampally Village and Gram Panchayat, Keesara Mandal, R.R. District, hereinafter referred to as the VENDOR.

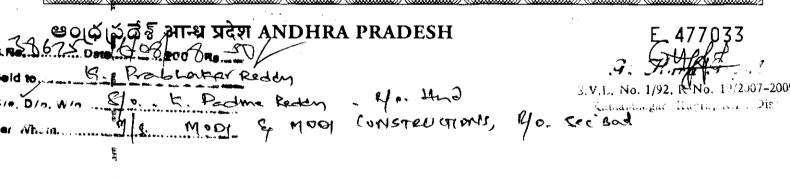
AND

Smt. Sumathi, W/o Shri G. Srinivas, aged 25 years Occupation: House Wife, resident of 4-22/1, Mailargudem, Saidapuram, Yadagirigutta.

Smt. Varalaxmi, W/o Shri B. Pochaiah, aged about 38 years, Occupation: House wife, resident of 3-55, Edulabad, M. P. Guda, Ghatkesar, Ranga Reddy District., hereinafter jointly referred to as the CONSENTING PARTY and severally CONSENTING PARTY NO. 1 and CONSENTING PARTY NO. 2 respectively.

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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 Satish Modi, aged about 38 years, occupation: Business, residing at Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad. hereinafter referred to as the PURCHASER.

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

WHEREAS:

Late Shri Pirangi Balaiah, Late Shri Pirangi Venkataiah, Late Shri Pirangi Kistaiah and Late Shri Pirangi Yadaiah (hereinafter referred to as the Original Owners), all sons of Late Pirangi Laxmipathi, were the owners and pattedars of land admeasuring about Ac. 18-22 Gts., in Sy. Nos. 75 to 79 and 92 to 99 of Rampally Village, Keesara Mandal, Ranga Reddy District. These lands were self acquired lands of the Original Owners.

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- B) After the death of the Original Owners their respective heirs had become the owners and possessors of the said land. Vide partition deed registered as document no. 3745 of 2005 dated 15.06.2005 registered at sub registrar Shamirpet the land admeasuring about Ac. 18-22 Gts., in Sy. Nos. 75 to 79 and 92 to 99 of Rampally Village, Keesara Mandal, Ranga Reddy District was partitioned among the legal heirs of the Original Owners.
- C) By virtue of the said partition deed P. Rajaiah alias Raju, S/o. Late P. Yadiah, the Vendor herein, became the exclusive owner of about Ac. 2-28 Gts., in Sy. Nos. 75, 77, 78, 79 & 96 of Rampally Village, Keesara Mandal, Ranga Reddy District. By virtue of proceeding no. B/93/06 dated 6.10.2006 the name of the Vendor herein was mutated in the revenue records and patta passbook and title book were issued in his favour as per the details given below.

| Name of | Patta / | Titlebook | Survey Nos. | Extent of land |
|-----------------|--------------|-----------|-------------|----------------|
| Pattedar | Passbook no. | no. | | |
| Pirangi Rajaiah | 414 / 129989 | | 75 | Ac. 1-00 Gts. |
| | | 29853 | 77 | Ac. 0-04 Gts. |
| | | | 78 | Ac. 1-11 Gts. |
| | | | 79 | Ac. 0-09 Gts. |
| | | | 96 | Ac. 0-04 Gts. |

- D) The VENDOR approached the PURCHASER to sell a portion of the above referred land admeasuring about Ac. 0-14 Gts., forming a part of Sy. Nos. 75, 77, 78, 79 & 96 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. 10,00,000/- (Rupees Ten Lakhs only) on the terms and conditions given hereunder.
- The VENDOR has agreed to execute this General Power of Attorney in favour of the E) PURCHASER in respect of the Scheduled Land.
- F) CONSENTING PARTY NO. 1 and CONSENTING PARTY NO. 2 are the daughters of Late Shri P. Yadaiah and sisters of the VENDOR herein. At the request of the PURCHASER the CONSENTING PARTY have joined in executing this agreement to ensure and assure perfect legal title to the PURCHASER.

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. 10,00,000/- (Rupees Ten 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. 10,00,000/- paid by way of payorder no. 142907 dated 21.08.2008 drawn on HDFC Bank, S.D. Road Branch, Secunderabad.

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- 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.
- 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. The CONFIRMING PARTY hereby confirms that they have no right title or interest of whatsoever nature in the Schedule Property and the PURCHASER shall always enjoyed the same without any let, hindrance, claim, etc., from them or any one claiming to them.
- 12. This Agreement of Sale cum General Power of Attorney shall be an irrevocable agreement.

- 13. The VENDOR hereby authorize the said PRUCHASER 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 for 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 them 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.
 - f) 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.
 - i) 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.
 - j) 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.
 - k) To execute and apply for electricity connections, water connections, 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.

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- 14. 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.
- 15. 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.
- 16. Stamp duty and Registration amount of Rs. 12,050/- paid by way of Challan No. 790960 dated 22.08.2008 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. 0-14 Gts., forming a part of Sy. Nos. 75, 77, 78, 79 & 96 of Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan enclosed herein and bounded by:

North HUDA approved layout and 60' wide road
South Land belonging to P. Bikshapathi and others
Land belonging to Purchaser in Sy. No. 100/2
West Balance land belonging to Vendor

In WITNESSES WHEREOF the VENDOR 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 Hyderabad in presence of the witnesses mentioned below:

WITNESSES:

Shri. Pirangi Rajaiah alias Raju Vendor

2. 16 1. N 5 coyour

1. ~ 2) &

2. 000030

Consenting Party

For MODI & MODI CONSTRUCTIONS

Soham Modi Purchaser

| REGISTRATION PLAN | SHOWING | AGRICULTUR | AL LAND | | | |
|---|------------------|--|--------------------|---------------|--|------------|
| IN SW., VEY NOS. | 75, 77, 78, | 79 & 96 | | | | - |
| | RAMPALLY | VILLAGE. | . ; | KEESARA | MANDAL | R.R. DIST. |
| VENDORS: | SHRI. PIRAN | IGI RAJAIAH ALIAS | RAJU S/O. LATE SI | HRI. PIRANG | YADAIAH, | & OTHERS |
| PURCHASER : | | MODI CONSTRUC | | ITED BY ITS | PARTNER | |
| | SHRI SOHA | M MODI, SON OF S | HRI SATISH MODI | | <u>.</u> | |
| REFERENCE: AREA: Ac. 0-14 GTS | | SCALE: SQ. YDS. | INCL: SQ. MTRS. | | EXCL: | |
| BALANCE LAND BEIG TO V | oncling endor | HUDA APPROVED LAYOUT R60 WIDE ROAD | | | OFO BOTO | N |
| LAND GELON P BIKSHAPATHI AND EXIST 190 WIDE | COTHERS | LAND BELONGING TO PURCHASER IN SY NO 1602 | | EXIST, 40 WOE | \$ 150 ACOUNTY | |
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| | | | | | | HE VENDOR |
| WITNESSES: | | | | TO HOU & | MODI CON | Partner |
| 2. K. 7 N 20 Man | | | | SIGNATR | E OF THE F | PURCHASER |

PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32 A OF **REGISTRATION ACT, 1908**

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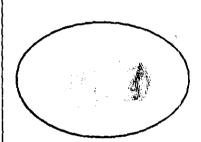
PASS PORT SIZE PHOTOGRAPH

NAME & PERMANENT POSTAL ADDRESS OF PRESENT / SELLER **BUYER**



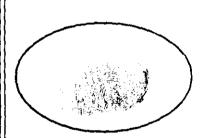


VENDOR:-SHRI. PIRANGI RAJAIAH PIRANGI YADAIAH Yor LATE 10- H.NO: 5-3-146 RAMPALLY VILLE & GRAMPHACIPY KEESARAM) R. P. DIST





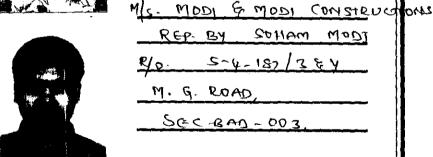
CONSENTING PARTY: -1. SMF. SUMATHE 40. MR. G. SHEINIVAS Rlo. 4-22/ Mailarghdem Baidapyram Yadaoing





2. SMT. VARALAXMI MO. MR. B. POCHAIAH EDULABAD M. P. GUDA, GHARKESAR P. R. Di 47. PURCHASER :-







WITNESSES

2. IX I. N. Jayram

SIGN OF EXECUTANTS:

P. D Way

PIRANGI RAJUGOUD

YADAIAH PIRANGI

03/03/1967 Permanent Account Number

ARNPP0903F

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P. D 23 6627

In case this card is lost I found, kindly inform / return to : Income Tax PAN Services Unit, UTITSL Plot No. 3, Sector 11, CBD Belapor, Navi Mumbai - 400 614.

इस कार्ड के खोने/पान पर कृपया सूचित करें/लॉटाएं : आयकर पेन सेवा यूनीट,यूटीआईटीएसएल प्लाट नं: ३, सेक्टर ११, सी.वी.डी.बेलापूर, नवी मुंबई-४०० ६१४.

HOUSEHOLD CARD

Card No F.P Shop No WAP23/ 400600005

• ១០១៩5.5°m

Name of Head of

Household

: Gundlapally.Stimes.

తండ్రి/భర్త పేరు

: నరసింహ

Father/ Husband name: Narsimha

නුඪූනම්ඨ/Date of Birth∶

వయస్సు/Age

: 27

ស្សិទ្ធ /Occupation

: Rural Artisan

ಇಂಟಿ,ವಂ./House No.

: 4-22/1

వధ /Street

: Mailargudem

Colony

: Mailargudem

Hamlet Village/Thanda: | Spents And So/Mailarigudem

Rev. Village

:ైందాపురం/ Saidapuram

Mandai

🗜 యాంగర్ గుల్డ్ / Yadagirigutta

ಜಿಲ್ಲ್ /District

ు వల్లగాండి / Nalgonda

Annual Income (Rs.) : 18,000

LPG Consumer No. : No Cylinder





Family Members Details

| N. N. G. | Name / | Relation | Dan, d Birr | Ngc |
|----------|----------|----------|----------------|-----|
| 2 | Sumati | Wife | | 2.3 |
| 3 | Bhargavi | Daughter | | fs |

YO 05/09/2006 Januar, Mendel Reductions **Vadagi**riçülik

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Family Members Details

| ×, × | Namè | Relation | Date sa Birch | ١ |
|------|------------|----------|------------------|-----|
| 2 | Varaiaxm: | Wife | | 34 |
| 3 | Nagaratnam | Daughter | | 16 |
| 4 | Arundati | Daughter | | 1.2 |
| 5 | Venkatraj | Son | | * |
| • 6 | Laxmamma | Mother | | -0 |



 $\Gamma(P|Shop|N_0$

Name of Head of

 $\mathbf{Household}$

🛊 Bathahi Pocholah

లండ్రి/భర్త పేరు

Father/ Husband name: Rajaiah

්වාජූනම්∆/Date of Birth∶

armay/Age

: 45

ವೃತ್ತಿ /Öccupation

: Daily wage earner

ಇංසි.බං./House No. : 3-55

వీధి /Street

: EDULABAD

Colony

: EDULABAD

Hamlet Village/Thanda: 35 5 00/M P Guda

Village

: ರಿಮಲಾಲ್ ಕ್ / Fidulahad

Mandal

జిల్లా /District

: ఘట్కేసర్ / Ghatkesar <

ি তলালাকু / Ranga Reddy

Annual Income (Rs.): 18.000

LPG Consumer No. LPG Dealer Name

: 28117/(Deepam)

: MS ESWARA GAS AGENCY GH

SOHAM SATISH MODI

SATISH MANILAL MODI

18-10-1969

ABMPM6725H

i de di Compresso de la Compre

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

C.S.No./Year: 007825/2008 of SRO: 1530(KEESARA)

22/08/2008 16:04:35

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| 2 | Manual Enclosure | Manual Enclosure | (CL) M/S.MODI & MODI CONSTRUCŤIONS 5-4-187/ 3 & 4 M.G. ROADSEC-BAD | |
| 3 | | 22-68-2008 (| (EX) PIRANGI RAJAIAH @ RAJU 5-3-146 RAMPALLY VILLAGE KEESARAMANDAL,R.R.DIST | P.00 02 |
| 4 | 2号表表明 (3 4 1) 284 - 202 - 2021 | 22 ₄ -03208 ₄ -6-03-41 [1530-1-2008-7822 | (EX) SUMATHI 4-22/1 MAILARGUDEM SAIDAPURAMYADAGIRIGUT TA | ಸು ಮೆಲ |
| 5 | | 22,08,2019,16.01,58 [1530-1-2008-782 | (EX) VARA LAKSHMI 3-55 EDULABAD M.P.GUDAGHATKESAR R.R.DIST | 05 60 60 |
| *************************************** | | itness floor | Operator Subregistrar Signature Signature | 7.74 |

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ప్రాప్తకము 2008 కుంకర్మ <u>6922</u> ఆస్తానికా విద్యార్థు, గాగిశిశులు సంఖ్య <u>13</u> ఈ కాగిశివం , ఎద్దిన సంఖ్య <u>10</u> మహా-ఎజిస్తారు



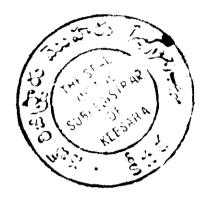
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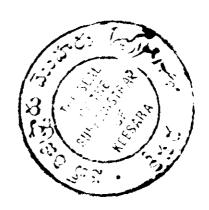
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An amount if Policy and Roll lowerds stamp duty including transfer duty and Roll 2000 towards registration fee on the Market Value was paid by me.

To by through challan recept No. 3-9.0.200 at SBH Keesara Brikesara

Keesara

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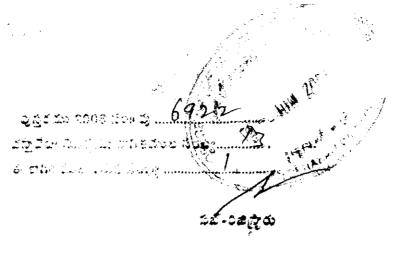
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11: Agricul Rla. H. No. 5-3-141, Kompally village.

Kersona monder. R. R. Dist. ఎడమ్మి పోటన చేలు . Ne De 4/0. C. Srinias ou House rige Rlo. 4-22/1, mailar guden, Sai Lopenson, Yadagi ugulter 200 3-55, Edulobert, M. P. guda, Chookeson, R.K. Dish Me Sources Rlo. Plot no. 280. Roadno. 25, Jubilee Hills, Hyd, నిరూపించినది P. Kashinais Madon Go. P. Balaias one: avernous Plo. 1-19-6/1, 52 PNO, HIGATEST, SEC'ROP AS ROW MODER, ECIL PORT, SEC'ROP t. Laponirorayana 8/2. Valent reday oce Business No. Plot No. 108, F2, Phirani Enclave, Trrumale Magar, montal: Hyderatica. @ K. T. W. D. Contone 2008 SCH S BROW 22 336 1930 3.8.8 20 25 Sept. - 250 130





ENDORSEMENT

thed that the following amounts have the paid in respect of this documenty of challan No. 4.9.260. Dt 22.9.9 Stamp Duty:

1. in the shape of stamp papers

Rs (00

2. in the shape of challan

(u/s.4) n(') (39)

R59950

3. in the 900 3 14 3 3

Q (415.4) of 1.2. (1.899)

Rs.

4. adjustment of clamp duty

u/s.16 of 15. Act 1899, if any

Rs.

E. Transfer Day:

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Rs

2. In the shake to cash

Rs

III. Registration teast

1. in the shape of mailing

Rs. 2000

2. In the saure or mail

Rs.

V. User Charr

1. In the shape of challan

Rs. (ON

2. in the shape of cash

Rs.

/ Total Rs

12150

SUB REGISTRAR KEFSC