

SCANNED

58/2010



58/2010
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ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AE 594954

997 S.No. 01/12/2009 Rs. 100

U. MASTANA

Name : Anil Kumar
S/o. W/o. D/o. Narsing Rao

S.V.L. No. 09/2009
H.No. 8-3-228/678/209
YOUSUFGUDA, HYDERABAD.

For Whom : Modi & Modi Constructions

SALE DEED

This Sale Deed is made and executed on this 9th day of February 2010 at SRO, Keesra, Ranga Reddy District by:

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, represented by its Agreement of Sale Cum General Power of Attorney Holder 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 40 years, Occupation: Business (Agreement of Sale Cum General Power of Attorney with Possession registered as document no. 4762/08, dated 5th July 2008, at SRO Keesara) hereinafter referred to as the VENDOR.

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 40 years, occupation: Business, hereinafter referred to as the PURCHASER.

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

For MODI & MODI CONSTRUCTIONS

[Signature]

Partner

100, 100, 100
8,99,900
50,000
9,50,000

26 NOV 2000
 58
 8
 58-100-5



ENDORSEMENT

On this date the following amounts have been paid in respect of this document:
 By challan No. 55154/9/12/0

- I. Stamp Duty:
- 1. in the shape of stamp papers Rs. 60
 - 2. in the shape of challan (u/s. 43 of T.S. Act. 1999) Rs. 899900
 - 3. in the shape of cash (u/s. 41 of T.S. Act. 1999) Rs.
 - 4. adjustment of stamp duty u/s. 16 of T.S. Act. 1999. Annex Rs.
- II. Transfer Duty.
- 1. in shape of challan Rs.
 - 2. in the shape of cash Rs.
- III. 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. 600
 - 2. in the shape of cash Rs.
- Total Rs. 950000

[Signature]
 SUB REGISTRAR
 KEESARA

WHEREAS:

- A) Whereas Shri. Cheera Ramachandraiah alias Cheera Ramachander, S/o. Shri Cheera Pentaiah was absolute owner and possessor of land admeasuring Ac 2-05 gts., in survey no. 100/2, of Rampally Village, Keesara Mandal, Ranga Reddy District (herein after referred to as the Scheduled Property which is more fully described in the schedule given hereunder) having purchased a larger piece of land vide sale deed bearing document no. 6278/1985 dated 04.09.1985 registered at the District Registrars office, R. R. District. The name of Shri. Cheera Ramachandraiah was mutated in the revenue records vide proceeding no. B/514/88 dated 18.08.1988. Patta passbooks and title books were issued in his favour by the MRO Keesara Mandal for an extent of Ac. 3-14 Gts., in Sy. No. 100/2 (Passbook no. 129986, Title book no. 51592).
- B) The Vendor herein has executed a registered agreement of sale cum general power of attorney with possession in favour of the Purchaser herein vide document no. 4762/08, dated 5th July 2008, registered at SRO Keesara. In the said agreement of sale cum GPA Shri. Cheera Narsimha, S/o. Shri Cheera Pentaiah, Cheera Anjaneyulu, S/o. Cheera Ramchandraiah and Cheera Srihari, S/o. Cheera Narsimha have joined as Consenting Parties while executing the said agreement to ensure and assure perfect legal title to the Purchaser.
- C) The Purchaser had agreed to purchase the Schedule Property for a total consideration of Rs. 1,00,00,000/- (Rupees One Crore Only) which as been paid in full by the Purchaser to the Vendor and the receipt of which has been acknowledged by the Vendor.
- D) The Vendor has agreed to sell the Schedule Property free from all encumbrances for a total consideration of Rs. 1,00,00,000/- (Rupees One Crore Only) and the Purchaser has agreed to purchase the same.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. The Purchaser has paid the aforesaid total consideration of Rs. 1,00,00,000/- (Rupees One Crore Only) and the receipt of which is hereby admitted and acknowledged by the VENDOR.
2. For the total sale consideration as mentioned above the Vendor do hereby grant, convey, transfer and sell all that land admeasuring Ac. 2-05 Gts., forming a part of survey no. 100/2, Rampally Village, Keesara Mandal, Ranga Reddy District, which is hereinafter referred to as the Scheduled Property and more particularly described in the schedule given herein, unto and in favour of the PURCHASER by way of absolute sale.
3. The Vendor hereby covenants that the Scheduled Property was the absolute property belonging to him and he is the absolute owners of the same and no other person other than the Vendor has any right, title or interest in respect of the Scheduled Property or any portion thereof. There are no protected tenants in respect of the Scheduled Property and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Property by the Vendor herein above mentioned.

For MODI & MODI CONSTRUCTIONS



Partner

1 వ పుస్తకము 2010 వ సం॥ ప్ర... 581
 దస్తావేజు మొత్తం కాగితముల సంఖ్య... 8
 ఈ కాగితము తరుస సంఖ్య... 2



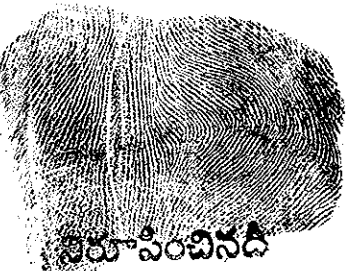
2010 సం॥ ఫిబ్రవరి నెల 9 వ తేదీ
 1931 వ శా.శ. సం. మొత్తం మాసం 20 వ తేదీ
 పగలు 2 మరియు 3 గంటల మధ్య
 కేసర పబ్ - రిజిస్ట్రారు ఆఫీసులో
 శ్రీ/శ్రీమతి Soham Modi
 రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎ ను
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసే రుసుము
 రూ॥ 50000 లు చెల్లించినారు

వ్రాసేయించినట్లు ఒప్పుకొన్నట్లు
 సహకారం అందిన ప్రతి

Soham Modi
Soham Modi

Soham modi
 s/o. Satish modi,
 o/c. BUSINESS - R/o. S-4-13/3,4
 2nd Floor, M. G. Road,

Soham Mansion,
 Sec Bad.



సహాపించినది

① Prabhakar

K. Prabhakar Reddy s/o. C. P. Reddy
 o/c: Service - R/o. S-4-13/3 & 4
 M. G. Road, Sec Bad.

② B. RAS KUMAR

B. RAS KUMAR s/o. ANURUNDA RAO
 o/c: SERVICE - R/o. ATWAL, SECBAAP

2010 సం॥ ఫిబ్రవరి నెల 9 వ తేదీ సహా-రిజిస్ట్రారు
 1931 వ శా.శ. సం. మొత్తం మాసం 20 వ తేదీ కేసర

4. The Vendor hereby declares and covenants that he is the true and lawful owner of the Scheduled Property. The Vendor hereby covenants that no other person(s) other than the Vendor has any right, title or interest in respect of the Scheduled Property or any portion thereof and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Property by the Vendor and none of his heirs shall have any manner of right or title over the Scheduled Property and they have no objection for the sale of the Scheduled Property to the Purchaser.
5. The Vendor further covenant that Scheduled Property 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 declares that they have not entered into any agreement or executed any deed prior to this deed with respect to the Scheduled Property. If any claim is made by any person either claiming through the Vendor or otherwise in respect of Scheduled Property 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 Property, the Vendor shall indemnify the Purchaser fully for such losses.
6. The Vendor has delivered vacant peaceful possession of the Scheduled Property to the Purchaser and the Purchaser shall be entitled to hold and enjoy the same as absolute owner thereof.
7. The Vendor hereby covenants that he shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Property unto and in favour of the Purchaser in the concerned departments.
8. 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 Property.
9. The Vendor hereby covenants that the Vendor has paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Property payable as on the date of this deed of sale. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
10. The Vendor further declare that the Scheduled Property is not attracted by the provisions of A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1 of 1973.
11. The Vendor further covenants that Scheduled Property is not assigned land within the meaning of A.P. assigned land (Prohibition of Transfers) Act 9 of 1977.
12. Stamp duty and Registration amount of Rs. 9,50,000/- paid by way of Challan No. 551548, dated 09.02.2010 drawn on State Bank of Hyderabad, Keesara Branch, Ranga Reddy District.

For MODI & MODI CONSTRUCTIONS


Partner

1 వ పుస్తకము 20 to నంబరు (కా.శ. 1331) నంబరు
 587 మెంబరుగా రిజిస్టరు చేయబడినది. స్టాంపు
 విధియు గుర్తింపు వెంబరు 1530-587/2010
 ఇచ్చబడినది.

[Signature]
 సబ్-రెజిస్ట్రార్

An amount of Rs. 9999.00 towards stamp duty
 including transfer duty, and Rs. 50000
 towards registration fee on the Market Value
 of Rs. 100,50,000 was paid by me
 Party through challan Receipt No. 551504
 dated 9/2/10 at 2H Keesara Br Keesara
[Signature]
 Sub-Registrar
 Keesara

1వ పుస్తకము 20 to నంబరు (కా.శ. 1331) నంబరు
 587 మెంబరుగా రిజిస్టరు చేయబడినది. స్టాంపు
 విధియు గుర్తింపు వెంబరు 1530-587/2010
 ఇచ్చబడినది.
 2010 నంబరు 9/2/10 వ తేదీ
[Signature]
 సబ్-రిజిస్ట్రారు అధికారి



SCHEDULE OF LAND

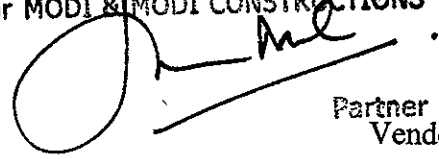
All that part and parcel of land admeasuring about Ac. 2-05 Gts. In Sy. No. 100/2, situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan enclosed herein and bounded by:

North	HUDA Layout.
South	Land belonging to the Purchaser in Sy. No. 100/2
East	Land belonging to the Purchaser in Sy. No. 100/2
West	Neighbours land.

IN WITNESS WHEREOF the VENDOR and PURCHASER have affixed their signatures on this sale deed on the day, the month and year first above mentioned in presence of the following witnesses at Hyderabad.

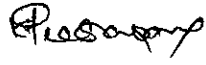
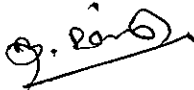
Shri. Chira Ramachandraiah alias Chira Ramachander
Represented by its GPA holder M/s. Modi & Modi Constructions

For MODI & MODI CONSTRUCTIONS



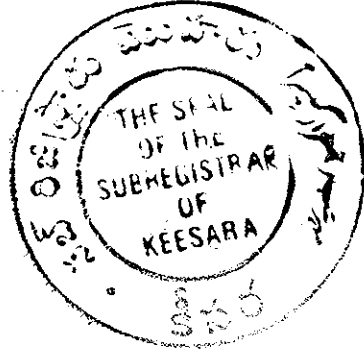
Partner
Vendor

WITNESSES:

1. 
2. 

వ పుస్తకము పేరు 10 నంబరు 587
వస్త్రాదేశము మొత్తం కొరతముల సంఖ్య 8
ఈ కొరతము వరుస సంఖ్య 4

8
మొ-88స్టార్



REGISTRATION PLAN SHOWING

OPEN LAND

IN SURVEY NOS. 100/2

RAMPALLY VILLAGE,

KEESARA **MANDAL, R.R. DIST.**

VENDOR: SHRI CHEERA RAMACHANDRAIAH.S/O. CHEERA PENTAI AH REPRESENTED BY GPA HOLDER M/S. MODI & MODI CONSTRUCTIONS REPRESENTED BY ITS PARTNER SHRI SOHAM MODI, SON OF SHRI SATISH MODI

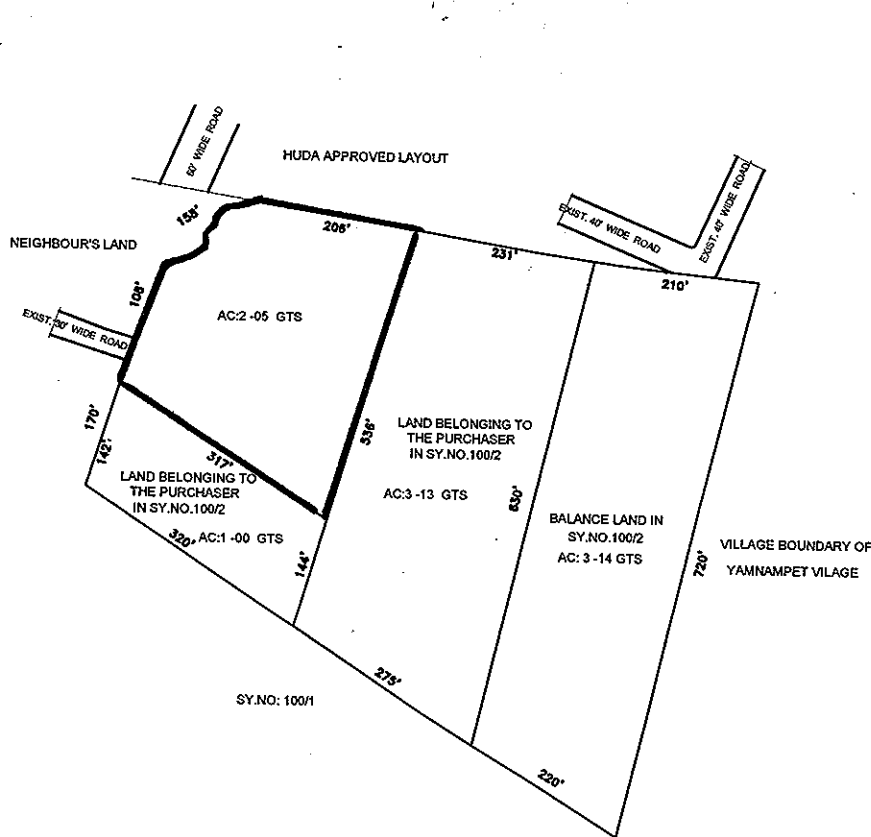
PURCHASER : M/S. MODI & MODI CONSTRUCTIONS REPRESENTED BY ITS PARTNER SHRI SOHAM MODI, SON OF SHRI SATISH MODI

REFERENCE:
AREA: Ac. 2-05 GTS

SCALE:-
SQ. YDS.

INCL:
SQ. MTRS.

EXCL:



For MODI & MODI CONSTRUCTIONS

Partner

SIGNATURE OF THE VENDOR

WITNESSES:

- 1.
- 2.

1. వస్తుకము దేశీయ గుంటె..... 581

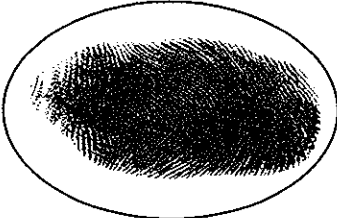



2. దేశీయ గుంటె కారితముల సంఖ్య..... 8

3. కారితము దేశీయ సంఖ్య..... 5

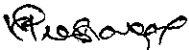

జి.కె.ఎస్.ఆర్




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

<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
			<p><u>VENDOR:</u> SHRI. CHEERA RAMACHANDRAIAH S/O. SHRI CHEERA PENTIAIAH REPRESENTED BY ITS AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY HOLDER: M/S. MODI & MODI CONSTRUCTIONS HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION, M. G. ROAD SECUNDERABAD, REP. BY ITS PARTNER MR. SOHAM MODI S/O. MR. SATISH MODI</p>
			<p><u>PURCHASER:</u> M/S. MODI & MODI CONSTRUCTIONS HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD REP. BY ITS MANAGING PARTNER MR. SOHAM MODI S/O. MR. SATISH MODI</p>

SIGNATURE OF WITNESSES:

1. 
2. 

For MODI & MODI CONSTRUCTIONS

 Partner
 SIGNATURE OF EXECUTANTS

1 వ పుస్తకము వివిధ సంఖ్య..... 50.....
 దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 8.....
 ఈ కాగితము తరుస సంఖ్య..... 6.....

శా. రెజిస్ట్రార్



स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER



ABMPM6725H

नाम /NAME

SOHAM SATISH MODI

पिता का नाम /FATHER'S NAME

SATISH MANILAL MODI

जन्म तिथि /DATE OF BIRTH

18-10-1969

हस्ताक्षर /SIGNATURE

Soham Satish Modi

Soham Modi

मुख्य आयकर आयुक्त, आन्ध्र प्रदेश

Chief Commissioner of Income-tax, Andhra Pradesh

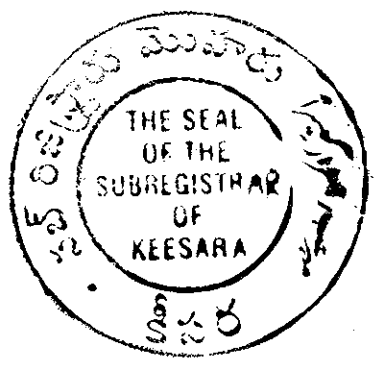
For MODI & MODI CONSTRUCTION

Soham Modi

Partner

వస్తువులము కేసరం వ సంఖ్య.....58).....
సాక్షాత్తుల మొత్తం కాగితముల సంఖ్య.....8.....
ఈ కాగితము వరుస సంఖ్య.....7.....



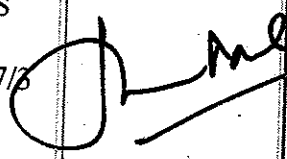



జి.కె.ఎస్.ఆర్



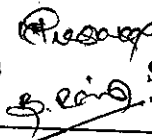
Photographs and FingerPrints As per Section 32A of Registration Act 1908


C.S.No./Year: 000587/2010 of SRO: 1530(KESARA)

09/02/2010 14:20:26

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) M/S MODI & MODI CONSTRUCTIONS REP BY SOHAM MODI R/O. 5-4-187/3 & 4, II FLOOR, SOHAM MANSION, M.G. ROAD, SEC-BAD.	
2	Manual Enclosure	Manual Enclosure	(EX) CHEERA RAMACHANDRAIAH ALIAS RAMACHANDER R/O. RAMPALLY (V)KEESARA (MDL) R.R. DIST.	
3			(EX) SOHAM MODI (AGPA HOLDER) O/O. 5-4-187/3&4, IIFLOOR, SOHAM MANSION M.G. ROAD, SEC-BAD.	

Witness Signatures

 Operator Signature

 Subregistrar Signature

ప్రవాహపుస్తకము ది. 10వ రోజు..... 58.)

వస్తావేళా మొత్తం కాగితముల పంఖ్య..... 8

ఈ కాగితము పరుగు సంఖ్య..... 8

చి-కె-కె-కె-కె

