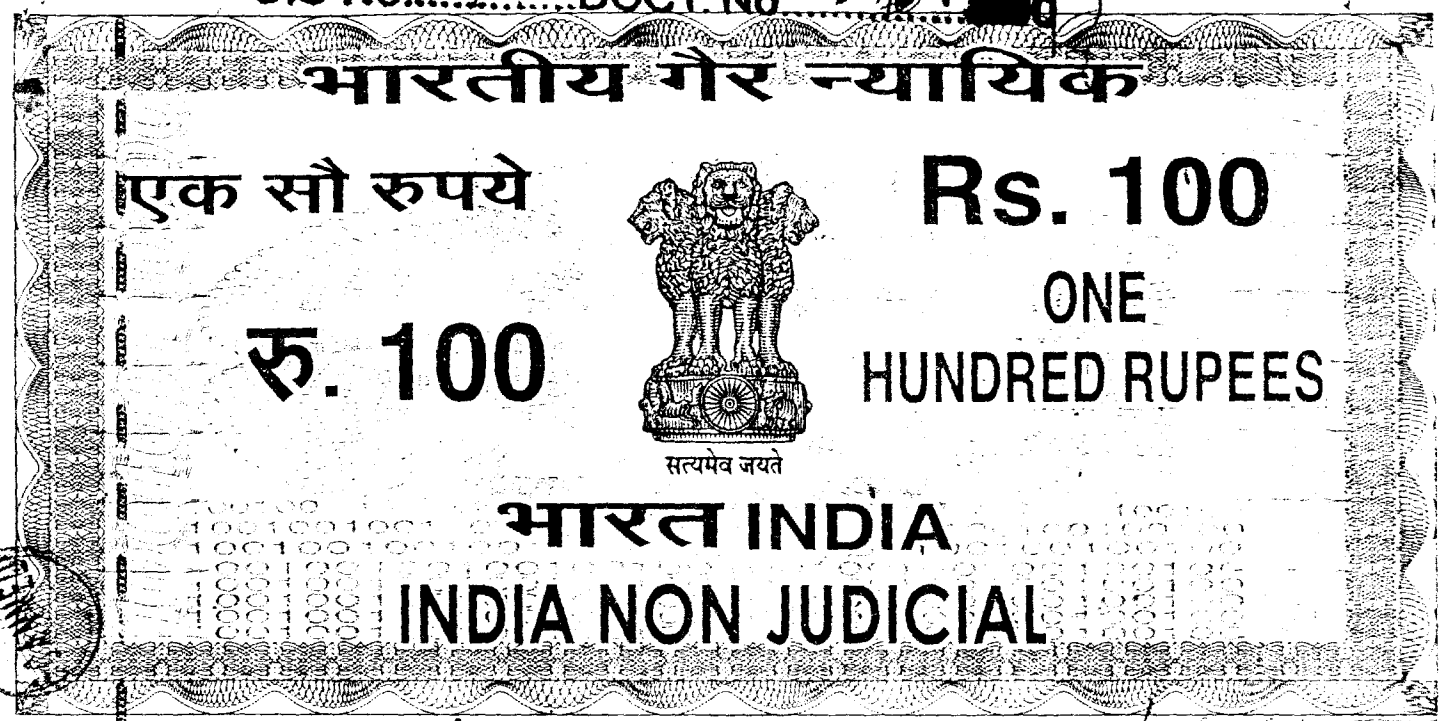


C.S No. CC163 DOCT No 44164 Sec No 2559



ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

S. No. 3594 Date 29-3-07 100RS.
Sold to S. Venkateshwar Rao
S/o A.P.P.A. Rao
of Modi Ventures Sec 2

Lee G. Chimalgi
F. 195374
LEELA G. CHIMALGI
STAMP VENDOR
5-4-78, 1st Floor, Mangunji
SECUNDERABAD-500 00

SALE DEED

This Sale Deed is made and executed on this the 7th day of April 2007 at Hyderabad by:

M/S. MODI VENTURES, a registered partnership firm having its office at 5-4-187/3&4, II Floor, M. G. Road, Secunderabad 500 003, represented by its Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 37 years, Occupation: Business, hereinafter referred to as the VENDOR which terms shall mean and include all their heirs, successors-in-interest, assigns, legal representatives, executors etc.

IN FAVOUR OF

SHRI KOKUKUTLA KRISHNA REDDY, SON OF SHRI K. MOGULAI AH alias MOGULA REDDY, aged about 26 years, occupation: Agriculture, residing at 6-37/1, Marriguda, H/o. Mallapur Village, Ranga Reddy District, hereinafter referred to as the PURCHASER which term shall mean and include all his/her heirs, successors-in-interest, assignees etc.

For MODI VENTURES

Soham Modi

Partner

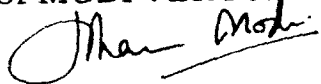
WHEREAS:

- A) The VENDOR is the owner of land admeasuring Ac. 1-13 Gts., forming a part of Sy. No. 93, 94 and 95 of Mallapur Village, Uppal Mandal, Ranga Reddy District, having purchased the same vide registered sale deed bearing document no. 4000/07 dated 23rd March 2007, registered at SRO, Uppal.
- B) The PURCHASER approached the VENDOR to sell the a portion of the said land admeasuring about Ac. 0-05 Gts. forming a part of Sy. No. 93, 94 and 95 of Mallapur Village, Uppal Mandal, Ranga Reddy District, hereinafter referred to as the Scheduled Property and is morefully described in the schedule given hereunder.
- C) The VENDOR have agreed to sell the Scheduled Property to the PURCHASER for a total consideration of Rs. 5,75,000/- (Rupees Five Lakhs Seventy Five Thousand Only) on the terms and conditions given hereunder.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. The PURCHASER has paid the aforesaid total consideration of Rs. 5,75,000/- (Rupees Five Lakhs Seventy Five Thousand Only) by way of cash and the receipt of which is hereby admitted and acknowledged by the VENDOR.
2. For the total sale consideration as mentioned above the VENDOR does hereby grant, convey, transfer and sell all that land admeasuring Ac. 0-05 Gts., forming a part of Sy. No. 93, 94 and 95 of Mallapur Village, Uppal 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 PURCHASERS by way of absolute sale.
3. The VENDOR has on this day 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 from this day.
4. The extent and title of the Scheduled Property has been accepted by the PURCHASER who shall not raise any dispute of whatsoever nature thereto.
5. The VENDOR hereby covenant that they 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 PURCHASERS in the concerned departments.
6. The PURCHASERS agrees to maintain a 30' wide approach road from the existing 30' wide road upto the balance portion of the land owned by the VENDOR.

For MODI VENTURES



Partner

7. The VENDOR further declares that the Scheduled Property is not attracted by the provisions of A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1 of 1973.
8. 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.
9. The VENDOR hereby further declares that there are no mango trees/coconut trees/betel leaf gardens/orange groves or any such other gardens; that there are no mines or quarries of granites or such other valuable stones; that there are no machinery, no fish ponds etc. in the lands now being transferred; that if any suppressions of facts is noticed at a future date, the VENDOR will be liable for payment of deficit duty.
10. Stamp duty and Registration amount of Rs. 54,620 paid by way of Challan No. 133947 dated 7/12/17 drawn on State Bank of Hyderabad, Habsiguda Branch, Habsiguda, Hyderabad.


SCHEDULE OF PROPERTY

All that part and parcel of agricultural land admeasuring about Ac. 0-05 Gts., forming a part of Sy. No. 93, 94 and 95 of Mallapur Village, Uppal Mandal, Ranga Reddy District, under S. R. O. Uppal and bounded by:

North : Sy. No. 93(P), 94(P), & 95(P) - Land belonging to Vendor
South : Sy. No. 101 - Neighbour's Plot
East : 30' wide existing road
West : Sy. No. 93 to 95 (Part) - Land belonging to M/s. Sri Sai Builders

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.

WITNESSES:

1. 
2. K. Venkat Reddy

for MODI VENTURES.

For MODI VENTURES



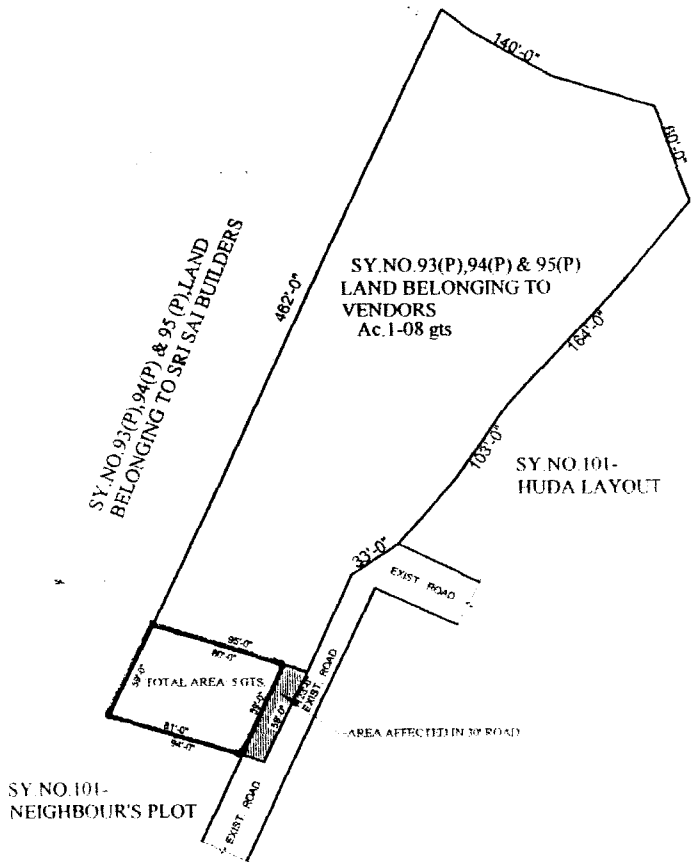
Partner
(Soham Modi).
VENDOR.

K. Krishna Reddy
(Kokukutla Krishna Reddy)
PURCHASER.

REGISTRATION PLAN SHOWING

AGRICULTURAL LAND FORMING A PART OF

SURVEY NOS.	93, 94 & 95	SITUATED AT
	MALLAPUR VILLAGE, UPPAL	MANDAL, R.R. DIST.
VENDOR:	M/S. MODI VENTURES, A PARTNERSHIP FIRM REPRESENTED BY ITS PARTNER SHRI SOHAM MODI, SON OF SHRI SATISH MODI	
BUYER:	SHRI KOKUKUTLA KRISHNA REDDY, SON OF SHRI K. MOGULAI AH ALIAS MOGULA REDDY	
REFERENCE:	SCALE:	INCL: <input type="checkbox"/>
AREA: AC. 0-05 GTS.	SQ. YDS. OR	SQ. MTR\$. <input type="checkbox"/>



- WITNESSES:**
- - K. Venkatesh Reddy*

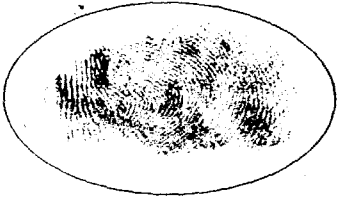

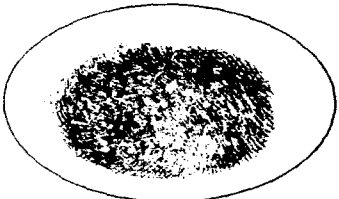
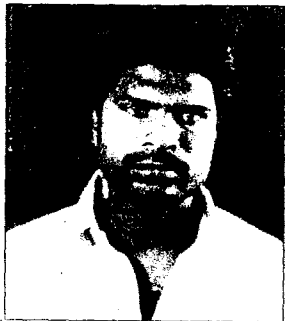
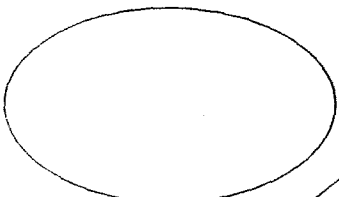
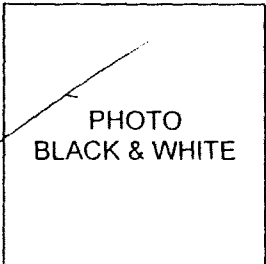
For MODI VENTURES

Partner
SIG. OF THE VENDOR

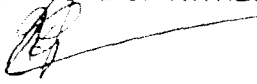
K. Krishna Reddy

SIG. OF THE BUYER


**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
			<p><u>VENDOR:</u></p> <p>M/S. MODI VENTURES HAVING ITS OFFICE AT 5-4-187/3 & 4. II FLOOR SOHAM MANSION M. G. ROAD, SECUNDERABAD - 500 003 REPRESENTED BY ITS PARTNER SHRI SOHAM MODI S/O. SHRI SATISH MODI</p>
			<p><u>BUYER:</u></p> <p>SHRI KOKUKUTLA KRISHNA REDDY S/O. K. MOGULIAH ALIAS MOGULA REDDY R/O. 6-37/1, MARRIGUDA H/O. MALLAPUR VILLAGE RANGA REDDY DISTRICT</p>
			

SIGNATURE OF WITNESSES:


K. Venkat Reddy

For MODI VENTURES


Partner

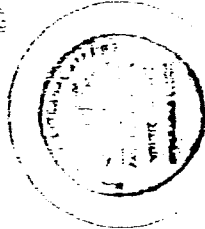
K. Pishu Reddy



भारत गणराज्य

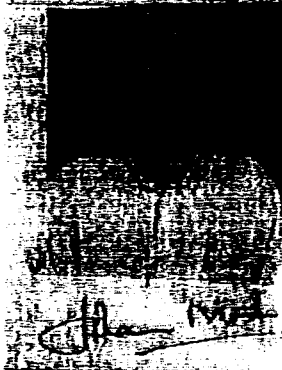
भारत गणराज्य

भारत गणराज्य



भारत गणराज्य

भारत गणराज्य REPUBLIC OF INDIA



Passport details form including name (Soham Satish Modhi), gender (male), date of birth (19/10/2000), and date of issue (9-10-2000).

Soham Modhi



PERMANENT ACCOUNT NUMBER

ABPMPG725H

SOHAM SATISH MODHI

SATISH MANILAL MODHI

11-10-1999

1111



Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Mohan Reddy	Husband	06/02/45	61
3	Krishna Reddy	Son	12/06/78	28

3208/1



A. Jayaram
CARDS ISSUING OFFICER
DPJ MALLAPUR
 17/02/2006


HOUSEHOLD CARD

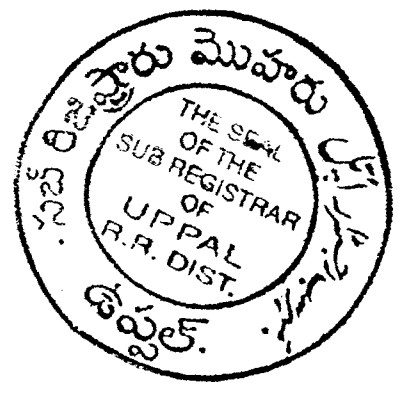
Card No : AP1587076E0159
 F.P Shop No : 76
 పేరు : కౌకుట్ల . లలిత
 Name of Head of Household : Kankutla . Lalitha
 తండ్రి/భర్త పేరు : మోహన్ రెడ్డి
 Father/ Husband Name : Mohan Reddy
 పుట్టిన తేదీ/Date of Birth : 09/08/1950
 వయస్సు/Age : 56
 వృత్తి/Occupation : House Wife
 ఇం.సె./House No. : 3-6-371
 రోడ్ /Street : MALLAPUR
 Colony : MARRIGUDA
 Ward No. : 58 e/ Ward-6
 Municipality : కపరా / Kapra
 జిల్లా /District : రంగారెడ్డి / Ranga red
 Annual Income (Rs.) : 20,000
 LPG Consumer No. : /(No Cylinder)
 LPG Dealer Name :

K. @ish Reddy

11/11/2019

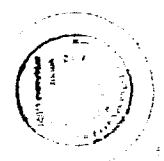
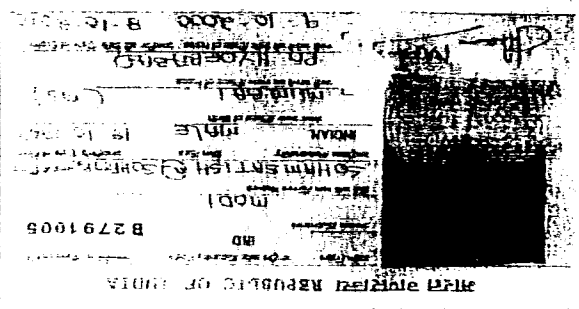
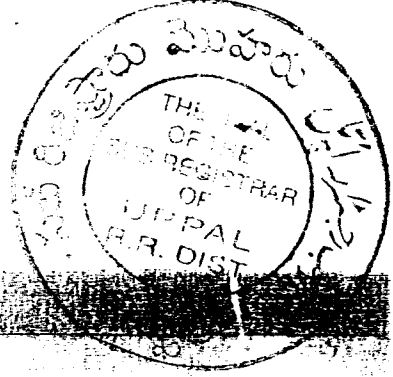
1 వ పుస్తకము/11/11/2019
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...7...ఈ కాగితపు వరుస
సంఖ్య...7.....


సబ్-రిజిస్ట్రారు



1 వ పుస్తకం 4464/07
 దస్తవేజుల మొత్తం కాగితముల
 సంఖ్య...7...ఈ కాగితపు వరుస
 సంఖ్య...6.....


శ్రీ
 సుబ్-రిజిస్ట్రార్

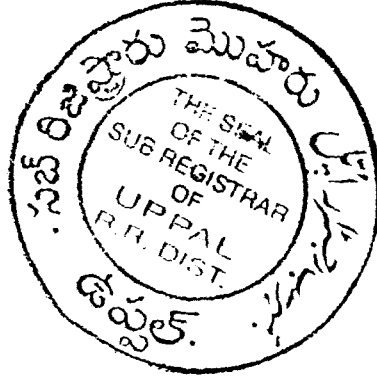


శ్రీ
 సుబ్-రిజిస్ట్రార్


THE STATE BANK OF HYDRABAD
 REMITTANCE ACCOUNT NUMBER
 ABM116725H
 DEBITED TO
 DEBITED TO
 DEBITED TO

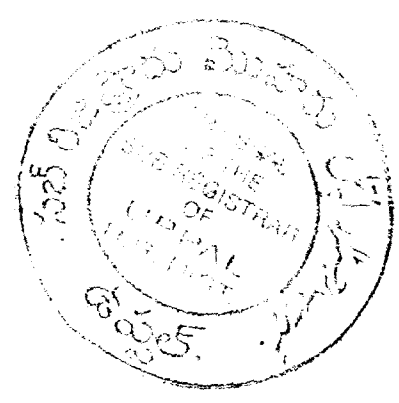
1 వ పుస్తకము 4464/సం 1977
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య...7.....ఈ కాగితపు వరుస
సంఖ్య..5.....


సబ్-రిజిస్ట్రార్

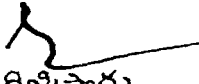


1 వ పుస్తకం 4464 (9)
వచ్చినట్లు తెలుసుకోవడా
సంఖ్య... 7... ఈ కారణం వల్ల
సంఖ్య... 4...


~~సంఖ్య... 4...~~

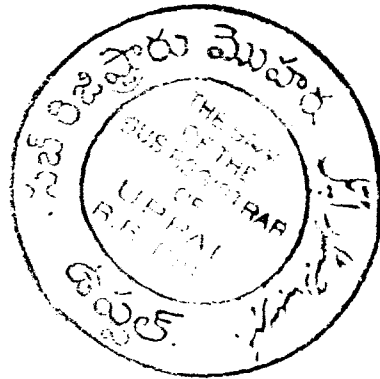


1. వ. పుస్తకము (కా. 2) పు. 1-200
 దస్తావేజుల మొత్తం కాగితముల
 సంఖ్య... 7... ఈ కాగితపు వరుస
 సంఖ్య... 3.....


 సబ్-రిజిస్ట్రారు

1. వ. పుస్తకము (కా. 2) పు. 1-200
 వెంబరుగా రిజిస్టరు చేయబడి స్థానిక నిమిత్తం
 గుర్తింపు వెంబరు... 1-200 కావడమైన
 200 సం. 10. 10. 10... తది


 రిజిస్ట్రారు



1. నంబరు 4464/07
 ముందుకు మొత్తం కాగితములు
 నంబరు 7... ఈ కాగితపు పరమా
 నంబరు 2

[Handwritten signature]
 పేరు-పేర్కొను

Instrument under Section 42 of Act II of 1891
 No. 4464 of 2007 Date 7/1/07

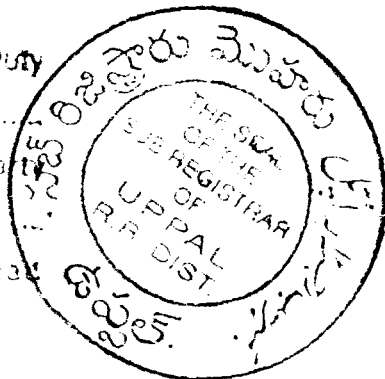
I hereby certify that the proper deficit
 stamp duty of Rs. 516.50 Rupees Five hundred and fifteen
Six hundred & Fifty Rupees only
 has been levied in respect of this instrument
 from Sri. Soham Modi
 on the basis of the agreed Market Value
 consideration of Rs. being
 higher than the consideration agreed Market
 Value.

S.R.O. Uppal
 dated 7/1/07

[Signature]
 Sub Registrar
 and Collector U/S. 41 & 44
 INDIAN STAMP ACT

Registration Endorsement

An amount of Rs. 516.50 towards Stamp Duty
 including Transfer duty and Rs. 28.75
 towards Registration Fee was paid by the party
 through Challan Receipt Number 133947
 Dated 7/1/07 at SPWT Hyderabad Branch Section



G.B.H. Habsiguda
 A/c No. 010000507
 S.R.O. Uppal

ఇప్పస్తకము...
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య... 7... ఈ కాగితపు వరుస
సంఖ్య... 1.....

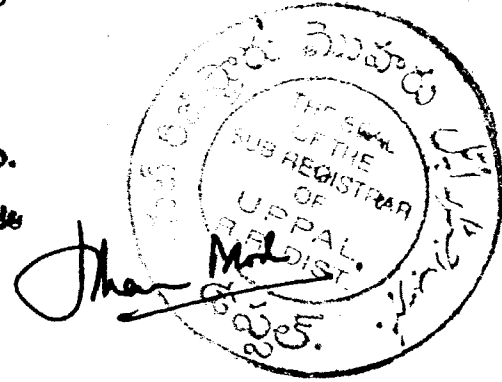
సబ్-రిజిస్ట్రారు

200... వ సం॥...
192... వ.శ.శ. ...మాసము...
పగలు... గంటల మధ్య
ఉప్పుల్ సబ్-రిజిస్ట్రారు అఫీసులో

శ్రీ... Sohani Modi.....
రిజిస్ట్రేషన్ చట్టము, 1903 లోని సెక్షన్ 32 ఎ-ను
అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు
మరియు వేలిముద్రలతో సహా దాఖలుచేసి
రుసుము రూ॥... 28.75..... చెల్లించారు.

Receipt No. 133947 Dt. 14/10/2018
SH, Habsiguda Branch, Sec'bad.

వాసం యిచ్చినట్లు ఒప్పుకొన్నట్లు
విదమ ప్రాబంధములు



Shan Mohi, Sohani Modi s/o. Satish Modi
own Business R/o. Plot no:- 280 Road no:-
Tubular Hills, Hyd.



నిరూపించినది.

- 1) K. Raju Reddy s/o K. Lamma Reddy age 45 years
employed Govt Employee H.NO 13621, Suryapeta
Nallapuram Hyd 76
- 2) K. Venkat Reddy s/o K. Mohan Reddy
R/o. Marrichuda near N.F.C. H. 6-37/1. Hyd.

200... వ సం॥...
192... వ.శ.శ. ...మాసం...
సబ్-రిజిస్ట్రారు