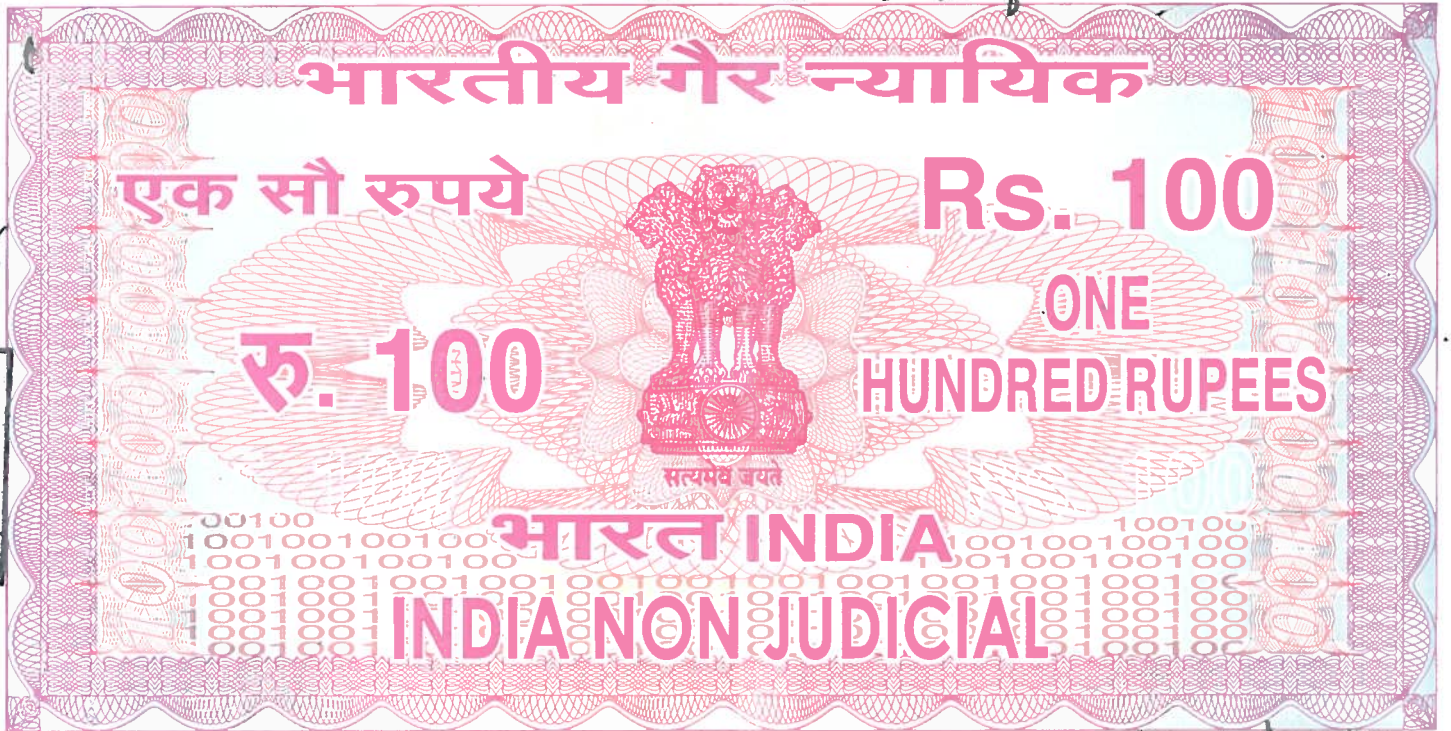


Doc No: 5192 of 2018

C.No
5418

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

1078, 23/9/2017

Y. Anjaiah & Y. Lingaiah &
Modi Realty Genome Valley LLP.

23/9/2017
K 458441

DUSA SRINIVAS RAJ
LICENSED STAMP VENDER
LIC No: 16-05-23/1998
RL No: 16-05-025/2017
H.No: 12-11-998, Warasiguda, Secunderabad.
Cell No: 9247420863

SALE DEED

This sale deed is made and executed on this the 19th day of April, 2018 at SRO Medchal by and between:

1. Mr. Sreekakulam Radha Swamy, S/o. Late Sreekakulam Venkata Subbaiah, aged about 80 years, occupation: Retd. From Business, R/o. Flat no. 10-3-85/17, East Marredpally, Hanuman Temple Road, Teachers Colony, Hyderabad – 500 026 (Aadhar No.: 4467 8085 3677).
2. Mrs. K. V. Sujatha, W/o. Karamsetty Ayodhya Ramayya, aged about 59 years, occupation: House wife, R/o. Flat no. 162, Srila Heights, East Maredpally, St. Johns Street, Secunderabad – 500 026, represented by its Agreement of Sale cum General Power of Attorney (with possession) holder Mr. Sreekakulam Radha Swamy, S/o. Late Sreekakulam Venkata Subbaiah, aged about 80 years, occupation: Retd. From Business, R/o. Flat no. 10-3-85/17, East Marredpally, Hanuman Temple Road, Teachers Colony, Hyderabad – 500 026 (AGPA document no. 9901/2017, dated 16.12.2017 registered at SRO Medchal (R.O), Medchal Malkajgiri District).

Hereinafter jointly referred to as the Vendors and severally as Vendor no. 1 and Vendor No. 2 respectively, which term shall mean and include their legal representatives, administrators, executors, successor-in-interest, assignees, etc.

Ramesh



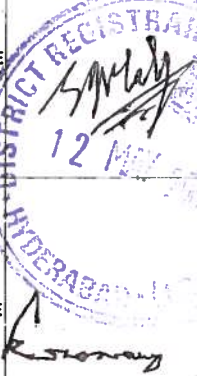


Kowals

For Modi Realty Genome Valley LLP







[Signature]

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Medchal (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 1300/- paid between the hours of 12 and on the 19th day of APR, 2018 by Sri Sreekakulam Radha Swamy

Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thumb Impression
SI No	Code	Thumb Impression	Photo	Address	
1	CL		 REP BY DIR GAURAN [1504-1-2018-5418]	REP BY DIR GAURANG MODY S/O. JAYANTILAL MODY 5-4-187/3 & 4, SOHAM MANSION, SECUNDERABAD, SECUNDE RABAD, Telangana, 500003, M. G. ROAD	
2	EX		 SREEKAKULAM RADH [1504-1-2018-5418]	SREEKAKULAM RADHA SWAMY (SELF AND AGPA HOLDER) S/O. LATE SREEKAKULAM VENKATA SUBBAIAH 10-3-85/17, EAST MAREDPALLY, SECUNDERABAD, HYDE RABAD, Telangana, 500026, HANUMAN TEMPLE ROAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 D.RAVI KUMAR::19/C [1504-1-2018-5418]	D.RAVI KUMAR HYD	
2		 K.PRABHAKAR REDD [1504-1-2018-5418]	K.PRABHAKAR REDDY AMBERPET	

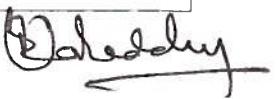
19th day of April, 2018

Signature of Sub Registrar
Medchal (R.O)

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	3900	0	6846	0	10846
Transfer Duty	NA	0	1500	2400	0	0	3900
Reg. Fee	NA	0	500	800	0	0	1300
User Charges	NA	0	100	0	0	0	100
Total	100	0	6000	3200	6846	0	16146

Rs. 7800/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1300/- towards Registration Fees on the chargeable value of Rs. 254500/- was paid by the party through Cash and E-Challan/BC/Pay Order No. 791701130418 dated, 13-APR-18 of, SBH/SBH INB



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IN FAVOUR OF

M/s. Modi Realty Genome Valley LLP, a Limited Liability Partnership Firm having its office at 5-4-187/3&4, II floor, Soham Mansion, M.G. Road, Secunderabad -500 003 (PAN ABFFM 3063P), represented by its Partner M/s. Modi Housing Pvt. Ltd., (PAN: AADCM5906D) represented by its Director Shri Gaurang Mody, son of Shri. Jayantilal Mody aged about 49 years (PAN: AIZPM3748A, Aadhar No.: 3594 5138 3669).

Hereinafter referred to as the Purchaser which shall mean and include its successors in office, administrators, executors, nominees, assignees, etc.

WHEREAS:

- A. Whereas Vendor no. 1 became the owner of land admeasuring Ac. 0-30 gts forming part in Sy. No. 31 and Ac. 1-04 gts., forming a part of Sy. No. 32, totally admeasuring about Ac. 1-34 gts., forming part of Sy. No. 31 & 32, situated Muraharipally Village under Yadaram Grampanchayat, Shamirpet Mandal, Medchal Malkajgiri District, having purchased the same by registered Agreement of Sale cum General Power of Attorney dated 16.2.2017, registered as document no. 9901/2017 at SRO Medchal (herein after referred to as Scheduled Land and more fully described at the foot of this document) from Smt. K.V. Sujatha.
- B. Mrs. K. V. Sujatha, Vendor no. 2 herein, became owner of Ac. 2-30 gts., in Sy. No. 31, by way of three sale deeds details of which are given under.

Sl. No.	Sale deed document no.	Sale deed registered at	Vendor	Extent of land purchased in Sy. No. 31
1	11139/2002	SRO Medchal	Mrs. Varala Kamamma	Ac. 1-15 gts.,
2	1092/2003	SRO Medchal	Mr. B. Varada Reddy	Ac. 0-24 gts.,
3	2168/2003	SRO Medchal	Mr. B. Anthi Reddy	Ac. 0-31 gts.,

- C. Ac. 2-30 gts., in Sy. No. 31 was mutated in favour of Mrs. K.V. Sujatha by way of proceeding no. MRO/Proc No. E/1065/2004 dated 03.06.2004. The MRO Medchal issued pattadar passbook and title deed bearing no. 440131, Patta no. 155 to her.
- D. Whereas, Mrs. Varala Kamamma and Mr. B. Varada Reddy were the pattedars of part of land in Sy. No. 31 of Muraharipally Village and the names were duly recorded in the pahanis. Mr. B. Anthi Reddy is the son of Mr. B. Varada Reddy and became owner of Ac. 1-00 gts., in Sy. No. 31 by way of gift settlement deed registered as document no. 1004/98 at SRO Medchal.
- E. The Vendors have agreed to sell Ac. 0-03 gts., forming part of Sy. No. 31 out of the Scheduled Land to the Purchaser on the terms and conditions mentioned herein (herein after referred to as Scheduled Land) and more fully described at the foot of this document and marked in the plan annexed herein.
- F. The parties hereto are desirous of reducing the terms and conditions of sale into writing.





For Modi Realty Genome Valley LLP.

Page 2 of 4

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 8000/-, DATE: 13-APR-18, BANK NAME: SBH, BRANCH NAME: SBH INB, BANK REFERENCE NO: 095355835, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: MR. SREEKAKULAM RADHA SWAMY, CLAIMANT NAME: MODI REALTY GENOME VALLEY LLP).

Date:

19th day of April, 2018

Signature of Registering Officer
Medchal (R.O)

Certificate of Registration

Registered as document no. 5192 of 2018 of Book-1 and assigned the identification number, 1 - 1504 - 5192 - 2018 for Scanning on 19-APR-18.

Registering Officer
Medchal (R.O)
(P. Vikas Reddy)

Bk - 1, CS No 5418/2018 & Doct No
5192/2018. Sheet 2 of 9 Sub Registrar
Medchal (R.O)




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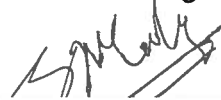


NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Purchaser has paid the total consideration of Rs. 1,00,000/- (Rs. One Lakh only) and the receipt of which is hereby admitted and acknowledged by the Vendors.
2. For the total sale consideration as mentioned above the Vendors do hereby grant, convey, transfer and sell all that land admeasuring Ac. 0-03 gts., forming a part of Sy. No. 31, Muraharipally Village under Yadaram Grampanchayat, Shamirpet Mandal, Medchal Malkajgiri District, which is hereinafter referred to as the Scheduled Land and more particularly described in the schedule given herein, unto and in favour of the Purchaser by way of absolute sale.
3. The Vendors hereby covenant that the Scheduled Land was the absolute property belonging to them and are the absolute owners of the same and no other person other than the Vendors have any right, title or interest in respect of the Scheduled Land or any portion thereof. There are no protected tenants in respect of the Scheduled Land and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Land by the Purchasers herein above mentioned.
4. The Vendors hereby declare and covenant that they are the true and lawful Owners of the Scheduled Land. The Vendors hereby covenant that no other person(s) other than the Vendors has any right, title or interest in respect of the Scheduled Land or any portion thereof and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Land by the Purchaser.
5. The Vendors further covenant that Scheduled Land is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendors hereby give warranty of title. The Vendors hereby declare that they have 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 Vendors or otherwise in respect of Scheduled Land it shall be the responsibility of the Vendors 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 Vendors shall indemnify the Purchaser fully for such losses.
6. The Vendors have on this day delivered vacant peaceful possession of the Scheduled Land to the Purchaser and the Purchaser shall be entitled to hold, and enjoy the same as absolute owner thereof from this day.
7. The Vendors hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Land unto and in favour of the Purchaser in the concerned departments.
8. The Vendors hereby further covenant that there are no rights of any third party relating to any easements, right of way, etc. in respect of Scheduled Land.
9. The Vendors hereby covenant that the Vendors have paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Land 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 Vendors to clear the same.



For Modi Realty Genome Valley LLP.
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Medchal (R.O)



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SCHEDULE LAND

All that part and parcel of land admeasuring Ac. 0-03 gts., forming part of Sy. No. 31, situated at Muraharipally Village under Yadaram Grampanchayat, Shamirpet Mandal, (Erstwhile Medhchal Mandal) Medchal –Malkajgiri District (Erstwhile Ranga Reddy District), marked in red and bounded by:-

North	Land belonging to Purchaser
South	Land belonging to Vendor
East	Neighbours land
West	Land belonging to Vendor

IN WITNESSES WHEREOF this sale deed is made and executed on this the 19th day of April 2018 at Medchal by the parties hereto in presence of the witnesses mentioned below:

WITNESSES

1. *[Handwritten Signature]*

2. *[Handwritten Signature]*

[Handwritten Signature]
Vendor No. 1

[Handwritten Signature]
Vendor No. 2
(K. V. Sujatha Rep. by. AGPA holder
Mr. Sreekakulam Radha Swamy)

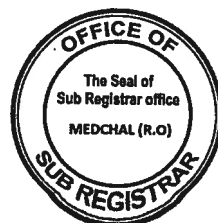
For Med/Real Genome Valley LLP.

[Handwritten Signature]
Purchaser

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5192/2018. Sheet 4 of 9 Sub Registrar
Medchal (R.O)



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PLAN SHOWING

Ac. 0-3 Gts FORMING PART OF

IN SURVEY NO.

Sy. No. 31

Situated at

MURAHARIPALLY VILLAGE UNDER YADARAM GRAMPANCHAYAT,
SHAMIRPET MANDAL, MEDCHAL MALKAJGIRI

District.

VENDOR

MR. SREEKAKULAM RADHA SWAMY, S/O. LATE SREEKAKULAM VENKATA SUBBAIAH
& MRS. K. V. SUJATHA, W/O. KARAMSETTY AYODHYA RAMAYYA,
REP. BY MR. SREEKAKULAM RADHA SWAMY, S/O. LATE S. VENKATA SUBBAIAH

PURCHASER

M/S. MODI REALTY GENOME VALLEY LLP,
REPRESENTED BY ITS PARTNER M/S. MODI HOUSING PVT. LTD.

REFERENCE:

AREA: Ac. 0-3 Gts.,

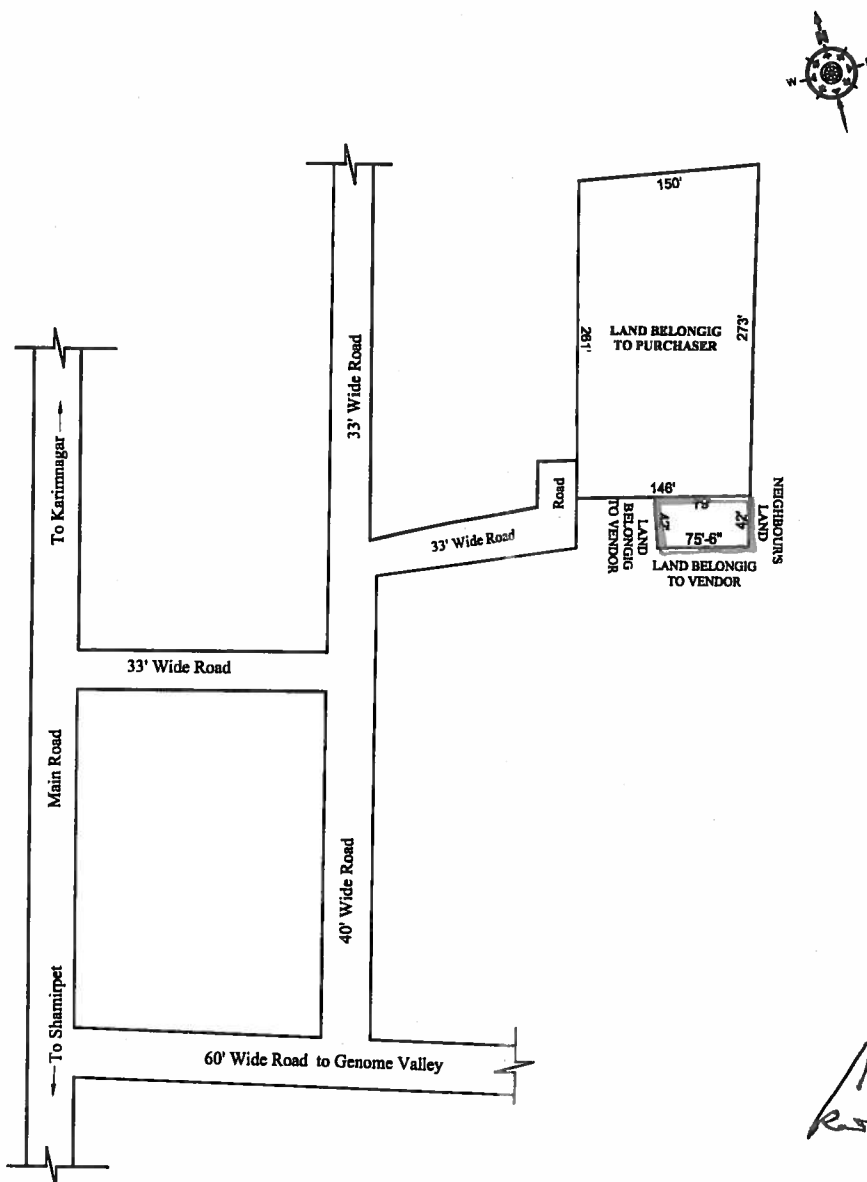
SCALE:

SFT.

INCL:

SQ. MTRS.

EXCL:



WITNESSES:

1. *[Signature]*

2. *[Signature]*

[Signature]

[Signature]
SIGN. OF THE VENDOR

For Modi Realty Genome Valley LLP.

[Signature]

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5192/2018. Sheet 5 of 9
Sub-Registrar
Medchal (R.O)

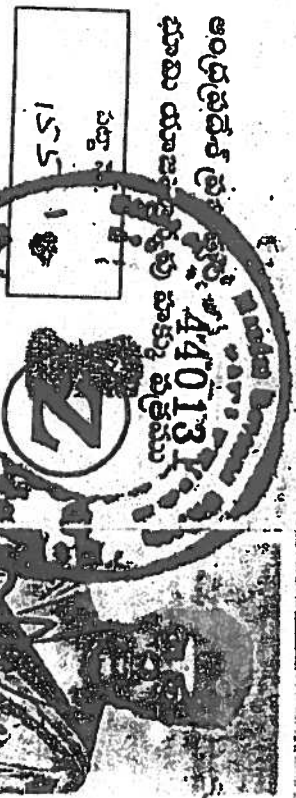


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ఈ పత్రమును త్రాయుటకు సూచనలు :-

1. స్వంత భూములను వేరువేరుగా సాగు చేస్తున్నప్పుడు సబ్-డివిజను వారిగా లేదా అందులో భాగంగా తప్పనిసరిగా నమోదు చేయాలి.
2. సబ్-డివిజనును మాగాణి/మెట్ట/ఆరుతడిగా వర్గీకరించినప్పుడు అడ్డో సబ్-డివిజనును విడివిడిగా రికార్డు చేయవలసి వుంటుంది.
3. వరుస సంఖ్యలోని ప్రతి నమోదును ఆయా చోట్లలో మండల రెవిన్యూ ఆధికారి, సబ్-రిజిస్ట్రారు క్రమీకరించాలి.
4. అప్పుకప్పు లావాదేవీలు జరిగినప్పుడు ఆ భూకమతాలలో తీసివేతలు; చేర్పులను సబ్-రిజిస్ట్రారు విశేషాంశాల గడిలో తన అభిప్రాయాలతో పాటు; నమోదు చేయాలి.
5. రుణాధిభారాలలో ఏమైనా మార్పులున్నట్లై, సందర్భాన్నిబట్టి ఆ వివరాలను కూడా మండల రెవిన్యూ ఆధికారిగాని, సబ్-రిజిస్ట్రారు గాని విశేషాంశాల గడిలో తెలియజేయాలి.
6. వివరములను నమోదు చేయునపుడు మొదట మాగాణి భూమి వివరాలు, తరువాత ఆరుతడి భూమి వివరాలు, ఆ తరువాత మెట్ట భూమి వివరాలు నమోదు చేయవలయును. మాగాణి ఆరుతడి మరియు మెట్టభూముల పట్టిక మొత్తమును సబ్ టోటల్ (Sub-Totals) విడిగా చూపవలయును.



1. పచ్చారావు శేష, తండ్రి / భర్త : పచ్చారావు శేష, చిరునామా : ప/0 క. A. రామయ్య
2. సమ్మతులు కులం / సెట్టాలు లెగ్ క్లెయిమ్ మెమోకలెక్షన్ కరగణికి విండె : 0౬

3. భూములు ఉన్న గ్రామం పేరు : తులారా తప్పి
4. రెవిన్యూ మండలం : చైల్డ్రెస్
5. రెవిన్యూ డివిజను : శ్రీనివాసపేట
6. జిల్లా : తణుకు
7. కలి నమోదు చేసిన తేదీ : 4.6.2004

విజ్ఞాపనకు సంబంధించిన సంతకం : గ్రామ సహాయకుని
 లేదా లొబ్బిన ప్రతి డ్యూడ్ర : సంకరం : మండల రెవిన్యూ ఆధికారి సంకరం
 రెవిన్యూ డివిజన్ ఆధికారి సంకరము, చైల్డ్రెస్ తణుకు
 కార్యాలయము, తేదీ.

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5192/2018. Sheet 6 of 9 Sub Registrar
Medchal (R.O)



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5192/2018. Sheet 7 of 9 Sub Registrar
Medchal (R.O)

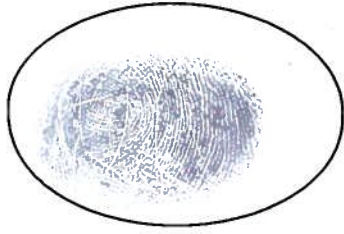


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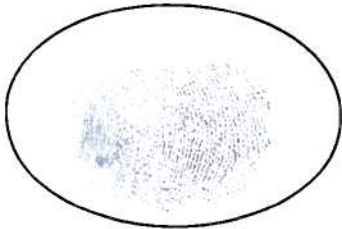
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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VENDOR:

MR. SREEKAKULAM RADHA SWAMY
S/O. LATE SREEKAKULAM VENKATA SUBBAIAH
R/O. 10-3-85/17, EAST MAREDPALLY
HANUMAN TEMPLE ROAD
TEACHERS COLONY
HYDERABAD - 500 026,



MRS. K. V. SUJATHA
W/O. KARAMSETTY AYODHYA RAMAYYA
R/O. FLAT NO. 162, SRILA HEIGHTS
EAST MAREDPALLY, ST. JOHNS STREET,
SECUNDERABAD - 500 026, REP. BY ITS
AGREEMENT OF SALE CUM GENERAL POWER
OF ATTORNEY (WITH POSSESSION) HOLDER
MR. SREEKAKULAM RADHA SWAMY
S/O. LATE SREEKAKULAM VENKATA SUBBAIAH



PURCHASER:

M/S. MODI REALTY GENOME VALLEY LLP
A LIMITED LIABILITY FIRM HAVING ITS
OFFICE AT 5-4-187/3&4
II FLOOR, SOHAM MANSION
M.G. ROAD, SECUNDERABAD - 500 003
REPRESENTED BY ITS PARTNER
M/S. MODI HOUSING PVT. LTD.,
REPRESENTED BY ITS DIRECTOR
SHRI GAURANG MODY,
S/O. SHRI. JAYANTILAL MODY

SIGNATURE OF WITNESSES:

-
-

SIGNATURE OF THE VENDOR
For Modi Realty Genome Valley LLP.




SIGNATURE OF THE PURCHASER


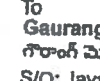

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5192/2018. Sheet 8 of 9 Sub Registrar
Medchal (R.O)






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 భారత ప్రభుత్వం GOVERNMENT OF INDIA	 భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ UNIQUE IDENTIFICATION AUTHORITY OF INDIA
 శ్రీకాకుళం రాధాస్వామి Sreekakulam Radhaswamy పుట్టిన సంవత్సరం / Year of Birth : 1938 పురుషుడు / Male 4467 8085 3677	చిరునామా: S/O శ్రీకాకుళం సుబ్బలక్ష్మి గం-3-85/17, తిమ్మ మఠద్వారా హనుమాన్ టెంపుల్ రోడ్ టీచర్స్ కాలనీ, సెకండరాబాద్ హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500026 Address : S/O Sreekakulam Subbalah 10-9-85/17, East Marredpally Hanuman Temple Road Teachers Colony, Secunderabad Hyderabad, Andhra Pradesh, 500026
ఆధార్ - సామాన్యుని హక్కు	Aadhaar - Saamanyuni Hakku

 భారత ప్రభుత్వం GOVERNMENT OF INDIA	 భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ UNIQUE IDENTIFICATION AUTHORITY OF INDIA
 గౌరంగ్ మోడి Gaurang Mody పుట్టిన సంవత్సరం / Year of Birth: 1967 పురుషుడు / Male 3594 5138 3669	నమోదు సంఖ్య / Enrollment No. : 1118/60013/00401 To Gaurang Mody గౌరంగ్ మోడి S/O: Jayanti Lal Sapphire Apts Apt-105 Chikoti Gardens Next to HDFC lane Begumpet Secunderabad Begumpet, Hyderabad Andhra Pradesh - 500018 9848042087 07/2013
ఆధార్ - సామాన్యుని హక్కు	KL130447863FT

 భారత ప్రభుత్వం Government of India	 భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ Unique Identification Authority of India
 ద్రోణరాజు రవి కుమార్ Dronamraju Ravi Kumar పుట్టిన తేదీ / DOB: 10/06/1969 పురుషుడు / MALE 3851 2785 4715	చిరునామా: S/O ద్రోణరాజు శేషు, 02-0-391/17/104, ఎన్ బి హెచ్ ఆఫీసర్స్ కాలనీ, అయ్యప్ప మెడికల్ హాల్, సైదాబాద్, సైదాబాద్, హైదరాబాద్, ఆంధ్ర ప్రదేశ్ - 500059 Address: S/O Dronamraju Seshu, 17-1-391/17/104, S B H Officers Colony, Ayyappa Medical Hall, Saidabad, Saidabad, Hyderabad, Andhra Pradesh - 500059
నా ఆధార్, నా గుర్తింపు	3851 2785 4715
1947	help@uidai.gov.in www.uidai.gov.in

 భారత ప్రభుత్వం Government of India	 భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ UNIQUE IDENTIFICATION AUTHORITY OF INDIA
 కండి ప్రభాకర్ రెడ్డి Kandi Prabhakar Reddy పుట్టిన సంవత్సరం / Year of Birth: 1974 పురుషుడు / Male 07/2013	నమోదు సంఖ్య / Enrollment No. : 1027/28203/00049 To Kandi Prabhakar Reddy కండి ప్రభాకర్ రెడ్డి 2-3-84/10/24 1FLOOR KAMALA NILAYAM JAISWAL COLONY Amberpet 07/2013
నా ఆధార్, నా గుర్తింపు	1027/28203/00049



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