



581/2010

ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

AE 594954

S.No. 97 Date 01/12/2009 Rs. 100

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

Name: *Arif Kuma*
S/o. W/o. *Narsing Rao*
For Whom: *Modi & Modi Constructions*
SALE DEED

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

Shri. Cheera Ramachandraiah alias Cheera Ramachandra, S/o. Shri Cheera Pentaiah, aged about 57 years, Occupation : Agriculture, R/o. Rampa 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) here after referred to as the **VENDOR**.

IN FAVOR 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**.

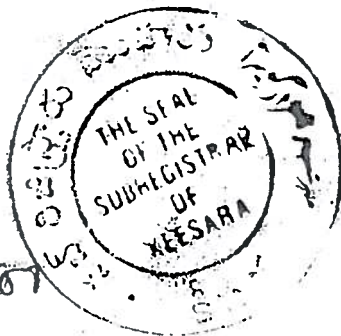
The term **VENDOR** and the **PURCHASER** referred to above shall mean and include all their heirs, successors-in-interest, assignees, legal representatives, administrators, executors, nominees, etc.

For MODI & MODI CONSTRUCTIONS

Partner

99900
50000
95000

587
8
2
58-88/2-5



ENFORCEMENT
the following amounts have
been paid of this document

5515/10 9/12/10
1. in the shape of stamp papers
2. in the shape of challan
3. in the shape of stamp duty
4. advertisement of stamp duty
U/S 16 of U.S. Act 1899

V. Transfer Duty.
1. In shape of challan
2. in the shape of cash
VI. Registration fees:
1. in the shape of challan
2. in the shape of cash
VII. User Charges
1. in the shape of challan
2. in the shape of cash

Rs. 600
Rs. 899900
Rs.
Rs.
Rs. 50000
Rs.
Rs. 600
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/5,14/88 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 240 వ సంఖ్య..... 581
 2 వ పుస్తకము 240 వ సంఖ్య..... 8
 3 వ పుస్తకము 240 వ సంఖ్య..... 2

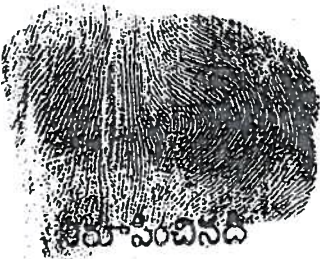
2010 సం॥ 9 వ తేదీ
 1931 వ సం॥ 20 వ తేదీ
 కింద పేరు - రిజిస్ట్రారు ఆఫీసులో
 సహి మోడి
 1908 లోని సెక్షన్ 32 వ నిబంధనలను పాటించి
 దానిని రిజిస్ట్రారు ఆఫీసులో నమోదు చేసి
 దానిని రిజిస్ట్రారు ఆఫీసులో నమోదు చేసి
 దానిని రిజిస్ట్రారు ఆఫీసులో నమోదు చేసి



[Handwritten signature]
[Handwritten signature]

Soham Modi
 s/o. Satish Modi,
 Occ. Business R/o. S-4-10/3,
 2nd Floor, M. G. Road,

Soham Mansion,
 Sec Bad.



1. *[Handwritten name]*

K. Prabhakar Reddy s/o. K. P. Reddy
 Occ. Service R/o. S-4-10/3 & 7
 M. G. Road, Sec Bad.

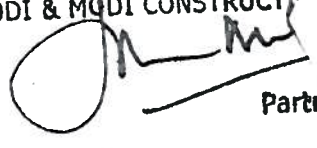
2. *[Handwritten name]*

B. RAJ KUMAR s/o. ANURAG RAO
 Occ. SERVICE R/o. ATWAL, SECBAAP

2010 సం॥ 9 వ తేదీ
 1931 వ సం॥ 20 వ తేదీ

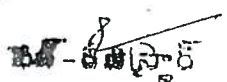
4. The Vendor hereby declares and covenants that he is the true and lawful owner of the Scheduled Property. The Vendor hereby covenants that no other person(s) other than the Vendor has any right, title or interest in respect of the Scheduled Property or any portion thereof and as such there is no encumbrance 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 in the meaning of A.P. assigned land (Prohibition of Transfers) Act.
12. Stamp duty and Registration amount of Rs. 55154 & dated 09.02.2010 drawn on S. Ranga Reddy District. S

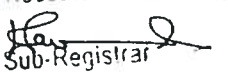
For MODI & MODI CONSTRUCTIVE

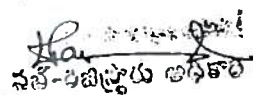


Partner

పన్నులకు 10 రూపాయల వరకు 587
 మిగిలిన పన్నులను కేసులో పేర్కొనబడిన విధంగా 18
 అందుకు చెల్లించినట్లు 3


 Sub-Registrar

An amount of Rs. 9,99,900 towards stamp duty
 including transfer duty, and Rs. 5000
 towards registration fee on the Market Value
 of Rs. 100,00,000 was paid by me
 on the 9/2/10 at Keesara or Keesara
 dated 9/2/10 at Keesara or Keesara

 Sub-Registrar
 Keesara

1వ పుస్తకము 2010 సం॥ (కా.శ. 1011) పంపిణీ
 587 మెంబరుగా విజిల్స్ చేయబడినది. సా.ఎం.గ్
 వినియోగ గుర్తింపు నెంబరు 1530- 587/2010
 ఇచ్చినట్లు
 2010 సం॥ 9/2/10 నాటికి 9 వ తేదీ

 సబ్-రెజిస్ట్రారు 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.

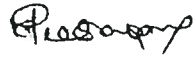
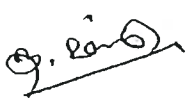
IN WITNESS WHEREOF the VENDOR and PURCHASER have affixed their signatures on this sale deed on the day, the month and year first above mentioned in presence of the following witnesses at Hyderabad.

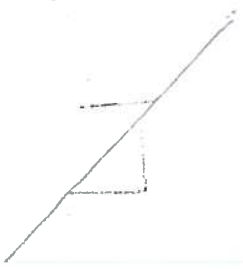
Shri. Chira Ramachandraiah alias Chira Ramachander
Represented by its GPA holder M/s. Modi & Modi Constructions

For MODI & MODI CONSTRUCTIONS


Partner
Vendor

WITNESSES:

1. 
2. 



1 వ భుస్మరము పేరు: గుంజు... 58.1

2 వ భుస్మరము పేరు: కృష్ణయ్య... 8

ఈ కాగితము వలన సంఖ్య: 4

58-88 స్టాంప్



STRATION PLAN SHOWING

OPEN LAND

KEY NOS. 100/2

RAMPALLY VILLAGE,

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

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

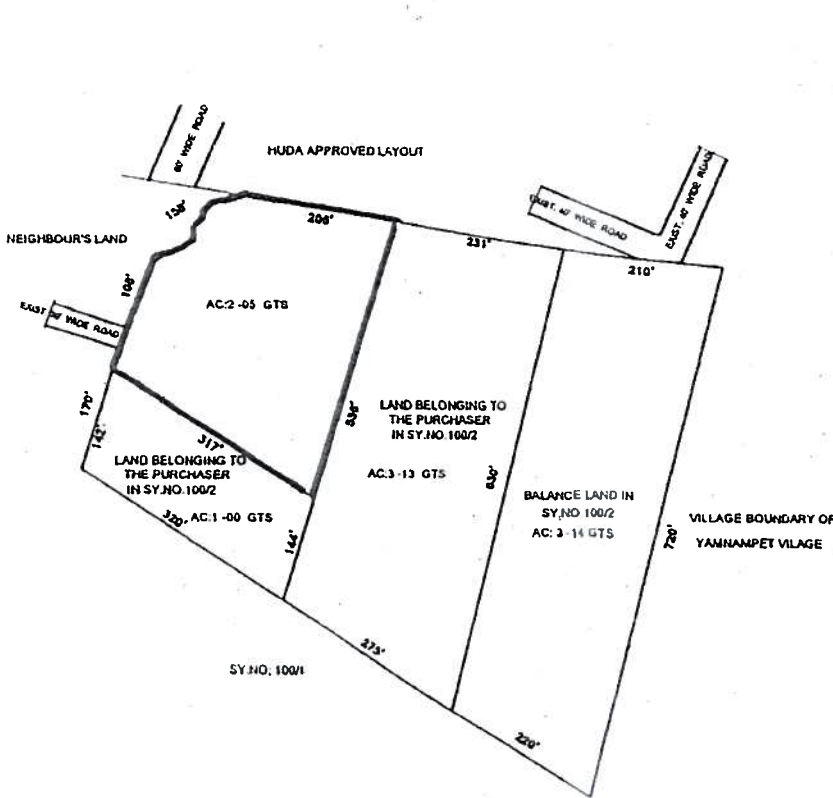
CHASER: M/S. MODI & MODI CONSTRUCTIONS REPRESENTED BY ITS PARTNER SHRI SOHAM MODI, SON OF SHRI SATISH MODI

REFERENCE:
A: Ac. 2-05 GTS

SCALE:
SQ. YDS.

INCL:
SQ. MTRS

EXCL:



For MODI & MODI CONSTRUCTIONS

Partner

SIGNATURE OF THE VENDOR

WITNESSES:

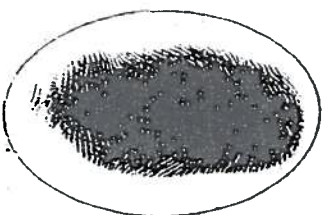

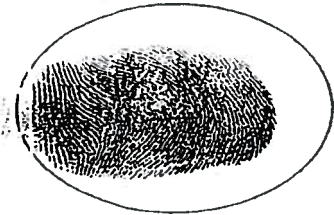

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..... 581
..... 8
..... 5

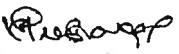
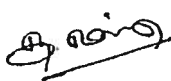
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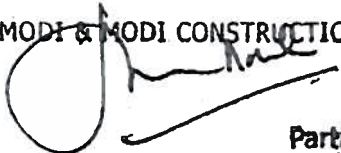
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

NO	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>VENDOR:</p> <p>SHRI. CHEERA RAMACHANDRAIAH S/O. SHRI CHEERA PENTAI AH 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>PURCHASER:</p> <p>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

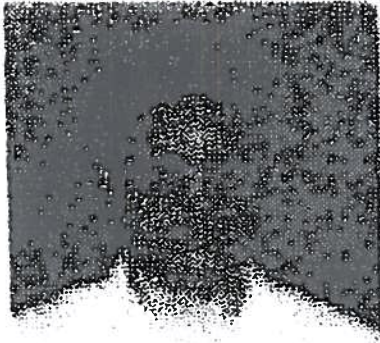
1 వ ప్రతిపక్షము బిల్లును సంగ్రహించు..... 50/1
2 వ ప్రతిపక్షము బిల్లును సంగ్రహించు..... 8
3 వ ప్రతిపక్షము బిల్లును సంగ్రహించు..... 6

సబ్-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

Signature

हस्ताक्षर /SIGNATURE

Soham Modi

मुख्य आयकर आयुक्त, आन्ध्र प्रदेश

Chief Commissioner of Income-tax, Andhra Pradesh

For MODI & MODI CONSTRUCTION

Signature

Partner

పాపాన్ని కలిపి తీసివేయబడినది.....58.).....

పాపాన్ని కలిపి తీసివేయబడినది.....8.....

పాపాన్ని కలిపి తీసివేయబడినది.....7.....

మొదటి-తీసివేయబడినది



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

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

09/02/2010 14:20:26

SlNo.	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, II FLOOR, SOHAM MANSION M.G. ROAD, SEC-BAD.	

Witness Signatures Operator Signature

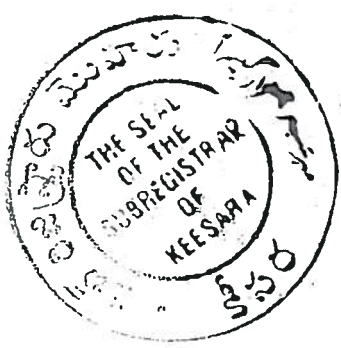
Subregistrar Signature

పాపా ప్రస్తుతము నాటి (0వ 16011)..... 58)

నా స్వయంగా మొత్తం శాసితముల బంధం..... 8

ఈ శాసితము వలన సంభవించిన..... 8

~~మొదటి-తొలిసారి~~





ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

K 287946

Date : 03-07-2008 Serial No : 26,725 Denomination : 100

Purchased By :

G. VENKATESH
S/O G.A. Rao
SECBAD

Sub Registrar
Ex.Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :

MODI & MODI CONSTRUCTIONS
SECBAD

**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 5th day of July 2008 at Hyderabad by and between:

Shri. Cheera Narsimha, S/o. Shri Cheera Pentaiah, aged about 47 years, Occupation: Agriculture, R/o. Rampally Village, Keesara Mandal, Ranga Reddy District, Hereinafter referred to as the VENDOR.

AND

1) Shri. Cheera Ramachandraiah alias Cheera Ramchander, S/o. Shri Cheera Pentaiah, aged about 57 years, Occupation : Agriculture. R/o. Rampally Village, Keesara Mandal, Ranga Reddy District.

2) Cheera Srihari, S/o. Cheera Narsimha, aged about 23 years, Occupation : Private Employee, R/o. Rampally Village, Keesara Mandal, Ranga Reddy District.

3) Cheera Anjaneyulu, S/o. Cheera Ramchandraiah, aged about 22 years, Occupation: Private Employee, R/o. Rampally Village, Keesara Mandal, Ranga Reddy District.

చంద్రం శర్మ



చంద్రం శర్మ

For MODI & MODI CONSTRUCTIONS (Lt of Ch. Ramachandraiah)

Partner

Ch. Anjaneyulu

సంఖ్య 2007వ సంఖ్య..... 4763.....

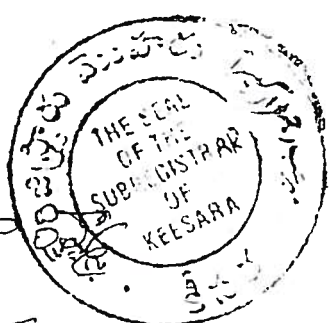
మొత్తం కాగితముల సంఖ్య..... 14.....

ఈ కార్యక్రమము వరుస సంఖ్య.....



సహ-రిజిస్ట్రార్

సంఖ్య 5 వ కెరి
చిరు పేరు కి. నారాయణం 14 క కెరి
పేరు 2 చిరు పేరు గిరిజా మిశ్రా
చిరు పేరు చిరు పేరు అవీనుల
చిరు పేరు Ch. Narsihma
చిరు పేరు 1908లోని సెక్షన్ 32.వ ను
అనుసరించి సమర్పించిన వాళ్ళ గ్రాపులు
చిరు పేరు చిరు పేరు కేవలం చేసి చిరు పేరు
చిరు పేరు 2000/ చిరు పేరు చిరు పేరు
చిరు పేరు చిరు పేరు చిరు పేరు
చిరు పేరు చిరు పేరు



చిరు పేరు
చిరు పేరు
చిరు పేరు

Ch. Narsihma S/o. Ch. Narsihma
occ:- Agriculture R/o. Rampally (V), Keesara (M),
Ranga Reddy Dist



చిరు పేరు చిరు పేరు



(X Mark of Ch. Rama Chandrababu)
S/o. Ch. Narsihma occ:- Agriculture
R/o. Rampally (V), Keesara (M), Ranga Reddy Dist



Ch. Anjaneyulu S/o. Ch. Narsihma
occ:- PVT Employee. R/o. Rampally (V)
Keesara (M), Ranga Reddy Dist



Ch. Anjaneyulu
S/o. Ch. Rama Chandrababu
occ:- PVT. Service
R/o. Rampally (V), Keesara (M)
R. R. Dist

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 PARTIES 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, S/o. Mangali Anjaih was the original pattedar of agricultural land admeasuring about Ac. 10-01 Gts., in survey no. 100/2, of Rampally Village, Keesara Mandal, Ranga Reddy District having purchased the same in a 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.
- C) Shri Panchamdas Mahant, S/o. Gulabdas Mahant in turn sold the same land to Shri Cheera Yellaiah, Shri Cheera Narsimha (the Vendor herein) and Shri Cheera Ramachandraiah (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 no.	Extent 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 Narsimha sold a portion of land admeasuring about Ac. 1-00 Gts., in Sy. No. 100/2, of Rampally Village, Keesara Mandal, Ranga Reddy District to the PURCHASER vide Agreement of Sale cum GPA bearing document no. 3594/08 dated 24.05.2008 registered at SRO Keesara, R. R. Dist.

చి. రామచంద్రాiah



(G. Hamp et
Ch. Ramachandraiah)

For MODI & MODI CONSTRUCTIONS

Partner
Partner

చి. రామచంద్రాiah

Ch. Anjaneyulu

1 వ పుస్తకము దలచిన సంగతి..... 4763

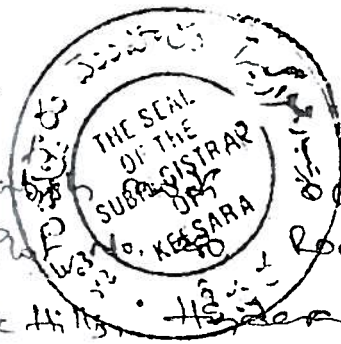
చస్త్రవేజు మొత్తం కాగితముల సంఖ్య..... 14

ఈ కాగితము చదువ సంఖ్య..... 2

సహ-రక్షిణి

ఎడమ బొటన ప్రేలు

[Handwritten signature]



S/o S...
R/o...
Jubilee Hills, Hyderabad
Occ: Business
Road No. 25

నిరూపించినది

①

K. L. N. Srinivasulu

(K. Lakshminarayana)

S/o. K. Venkat Reddy

R/o. Plot No. 108, F2, Tirumala Nagar
Moulali, Andhra

②

(K. Lakshminarayana)

S/o. P. Balaji

Occ: Business

R/o. 1-19-6/1, Plot No. HIG-A-55/

Dr. A. S. Rao Nagar, Kapra, Hyderabad

2008 మార్చి 5

1930 మ.క.సం. ప్రా.కం. మా.ము. 14


సహ-రక్షిణి

- 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. 2-13 Gts., in survey no. 100/2 of Rampally Village, Keesara Mandal, Ranga Reddy District.
- G) The VENDOR approached the PURCHASER to sell the above referred land admeasuring about Ac. 2-13 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. 1,10,00,000/- (Rupees One Crore and Ten 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:-

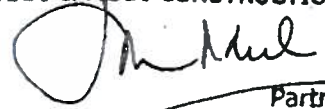
1. In pursuance of this Agreement of Sale Cum General Power of Attorney the PURCHASER has on this day paid the entire consideration amount of Rs. 1,10,00,000/- (Rupees One Crore and Ten Lakhs only) as per details given below, towards sale consideration to the VENDOR, and the receipt of which is hereby admitted and acknowledged by the VENDOR.
 - a. A sum of Rs. 20,00,000/- paid by way of payorder no. 141681 dated 03.07.2008 drawn on HDFC Bank, S. D. Road Branch, Secunderabad.
 - b. A sum of Rs. 20,00,000/- paid by way of payorder no. 141682 dated 03.07.2008 drawn on HDFC Bank, S. D. Road Branch, Secunderabad.
 - c. A sum of Rs. 20,00,000/- paid by way of payorder no. 141683 dated 03.07.2008 drawn on HDFC Bank, S. D. Road Branch, Secunderabad.
 - d. A sum of Rs. 20,00,000/- paid by way of payorder no. 141684 dated 03.07.2008 drawn on HDFC Bank, S. D. Road Branch, Secunderabad.
 - e. A sum of Rs. 20,00,000/- paid by way of payorder no. 141685 dated 03.07.2008 drawn on HDFC Bank, S. D. Road Branch, Secunderabad.
 - f. A sum of Rs. 10,00,000/- paid by way of payorder no. 141686 dated 03.07.2008 drawn on HDFC Bank, S. D. Road Branch, Secunderabad.

C S Ramachandraiah



(At Hand of
Ch. Ramachandraiah)

Ch. Anjaneyulu

For MODI & MODI CONSTRUCTIONS

 Partner

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 any 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.

CH (9) 0008
 Ch. Anjaneyulu

C S S 0 000

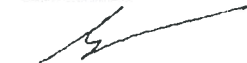


At hand of
 (Ch. Ramachandrababu)

For MODI & MODI CONSTRUCTIONS

J. M. M.
 Partner

Registered No. 4763
Date 14
of 4


S. S. S.



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.
12. 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.

C 20/0 05/6

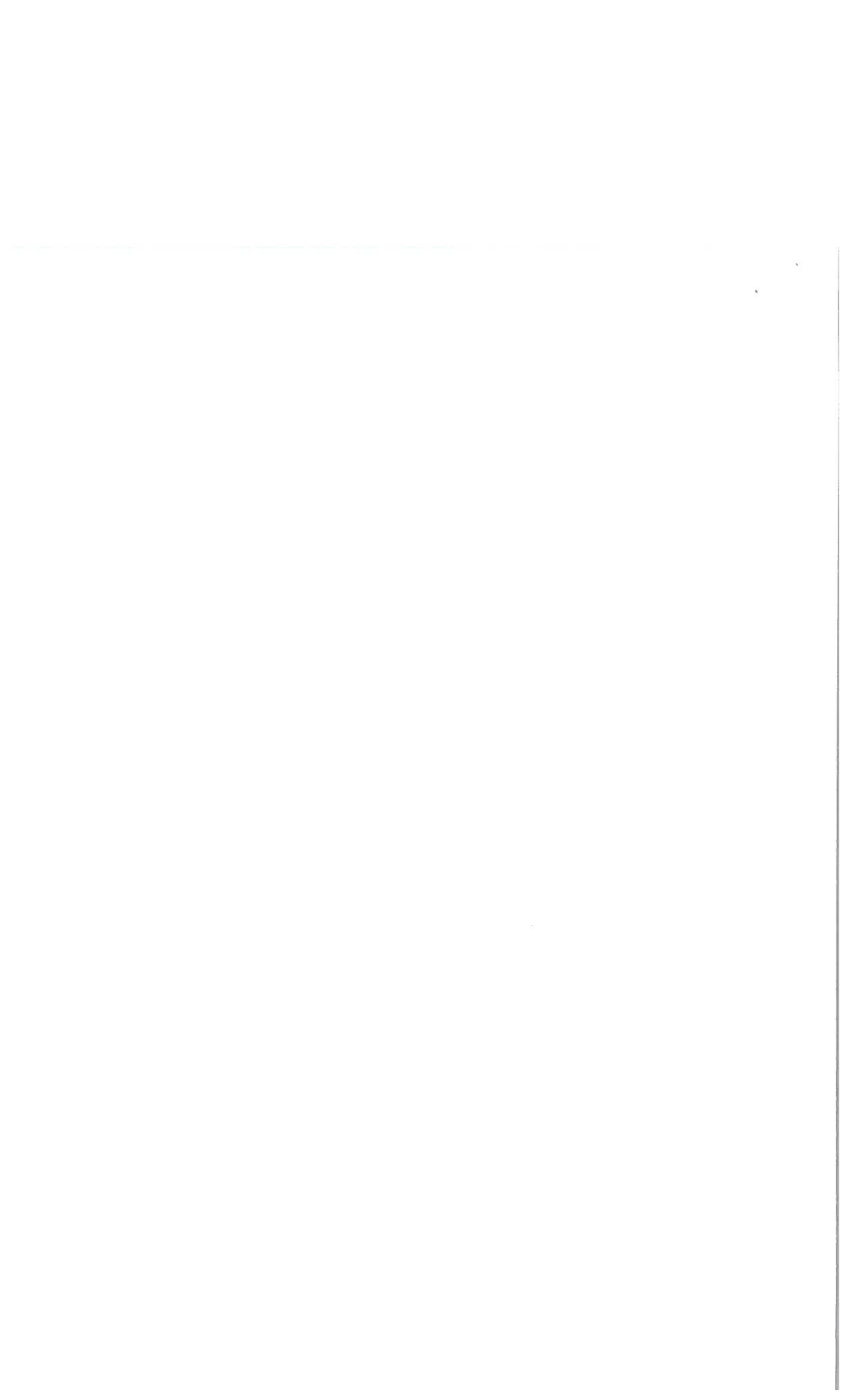


U. Kemp of
(Cheena Ramachandral)

ch. AnSane yulu

For MODI & MODI CONSTRUCTIONS

[Signature]
Partner




- 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.
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. 1,12,000/- paid by way of Challan No. 716757 dated 05.07.2008 drawn on State Bank of Hyderabad, Keesara Branch, R. R. District.

Ch. Anjaneyulu

Ch. Anjaneyulu

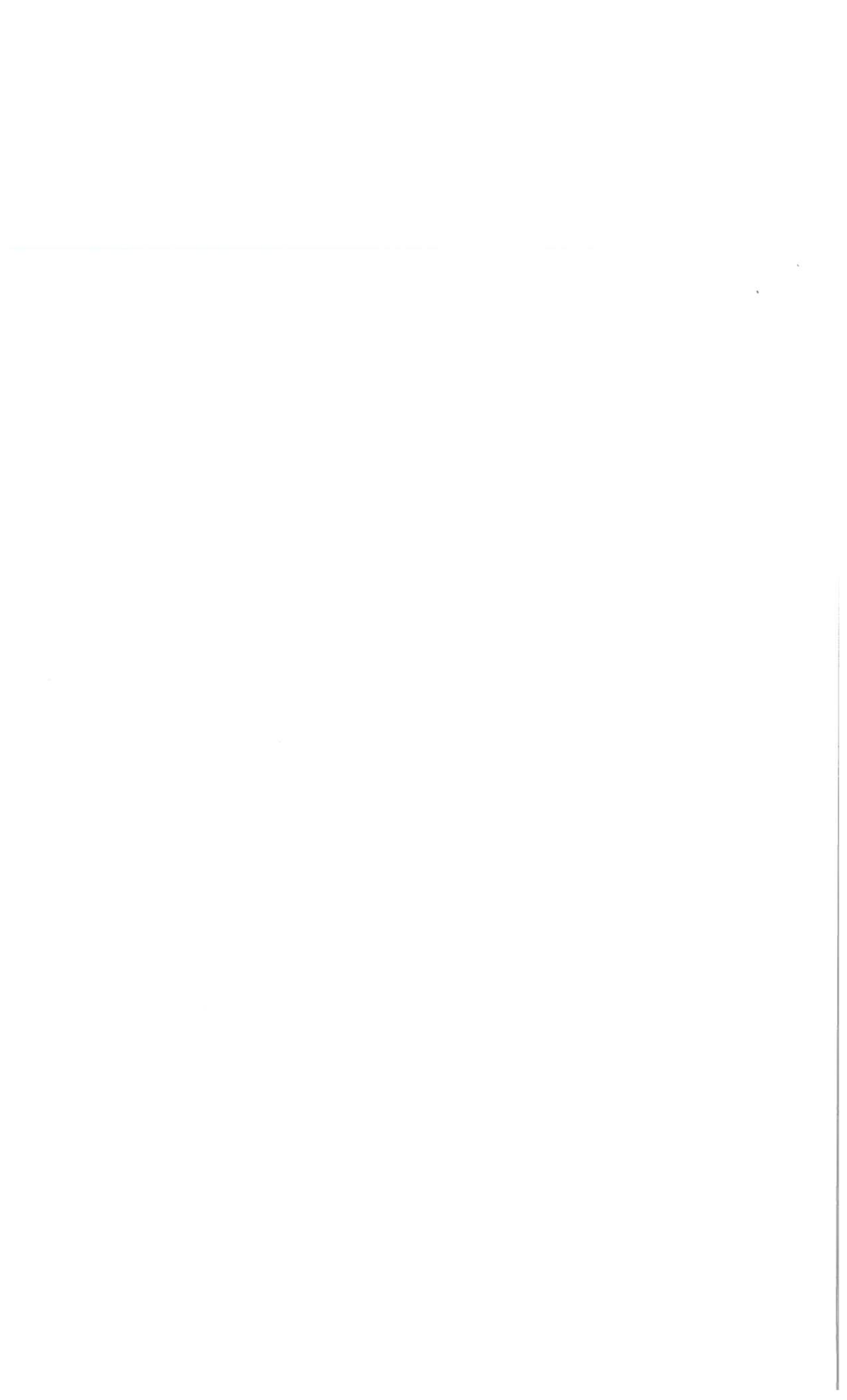
FOR MODI & MODI CONSTRUCTIONS


Partner



U. Anand or
(Cheere Ramachandraiah)

C 550 20



SCHEDULE OF LAND

All that part and parcel of agricultural land admeasuring about Ac. 2-13 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 approved layout
South Land belonging to purchaser in Sy. No. 100/2
East Land in Sy. No. 100/2 belonging to K. Laxminarayana & others
West Land belonging to the Purchaser in Sy. No. 100/2

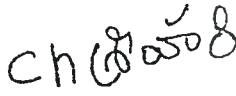
In WITNESSES WHEREOF the VENDOR, the CONSENTING PARTIES and the PURCHASER have affixed their signatures on this agreement of Sale cum General Power of Attorney on the day, the month and year above mentioned at Hyderabad in presence of the witnesses mentioned below:



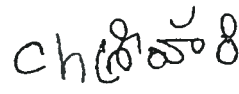
Shri. Cheera Narsimha
Vendor



(Lt thump of)
Cheera Ramachandraiah
Consenting Party No.1



Cheera Srihari
Consenting Party No. 2

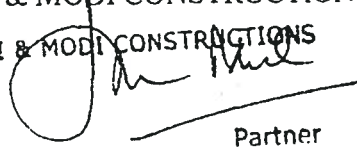


Ch. Anjaneyulu

Cheera Anjaneyulu
Consenting Party No. 3

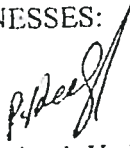
For MODI & MODI CONSTRUCTIONS

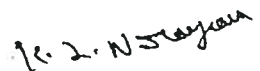
For MODI & MODI CONSTRUCTIONS

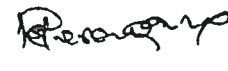


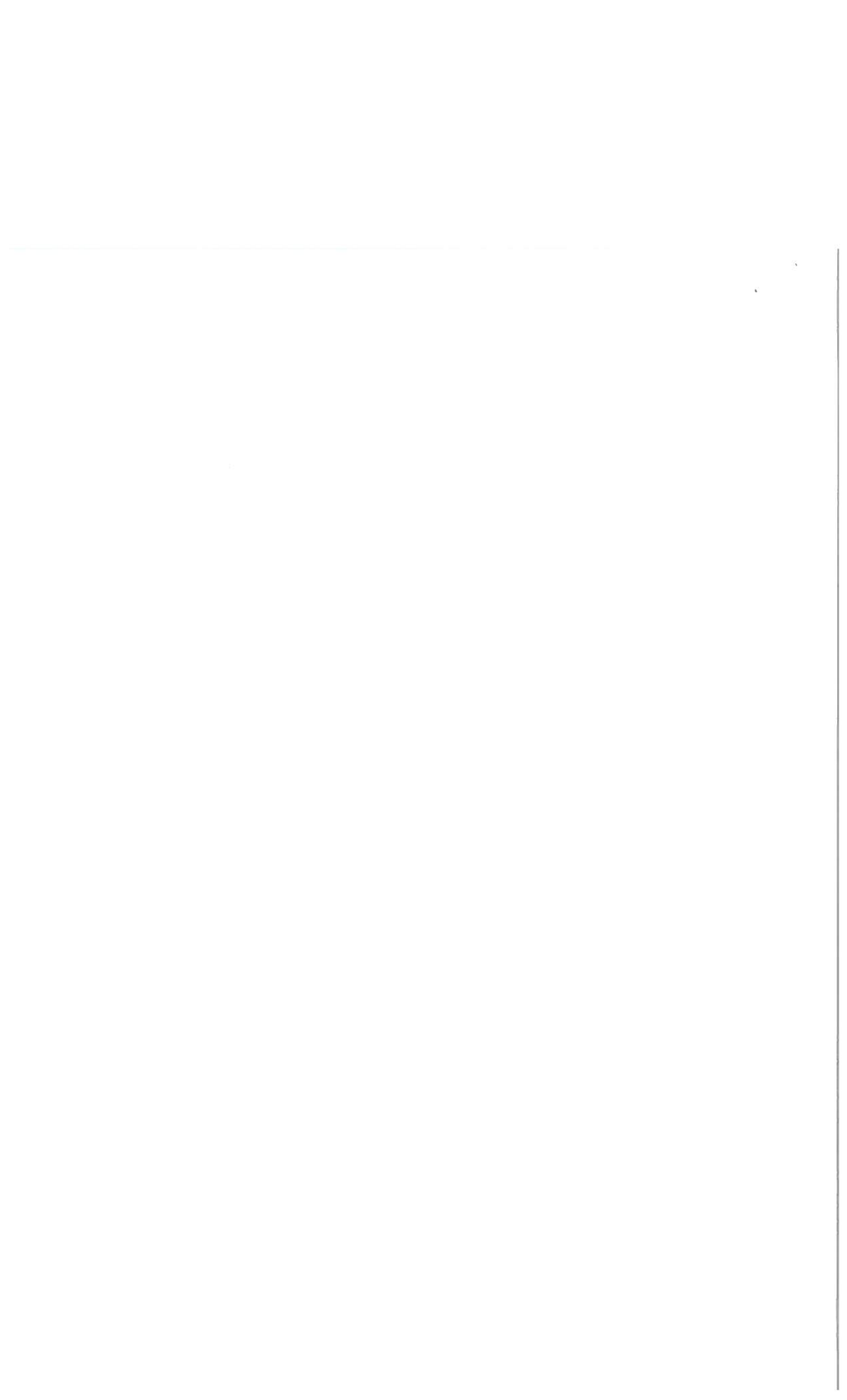
Partner
Soham Modi
Purchaser

WITNESSES:


1. Kasinath Yadav,
S/o. Shri. P. Balaiah,
R/o. Plot No. HIG A-55A,
Dr. A. S. Rao Nagar,
Kapra, Hyderabad - 500 062.


2. Sri. K. Laxminarayana,
S/o. Sri Venkata Reddy,
R/o. Plot No. 109, Shivani Enclave,
Tirumala Nagar, Meerpet,
Moula Ali, Hyderabad - 500 040.


3. Prabhakar Reddy
S/o. Sri K. Padma Reddy,
R/o. H.No. 2-3-64/10//24,
Jaiswal Colony,
Amberpet, Hyderabad - 500 013.



REGISTRATION PLAN DRAWING

AGRICULTURAL LAND

SY. NO. 100/2

RAMPALLY VILLAGE,

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

VENDORS: SHRI CHEERA NARSIMHA, SON OF SHRI CHEERA PENTAIHAH

CONSENTING PARTIES: SHRI CHEERA RAMACHANDRAIAH, SON OF SHRI CHEERA PENTAIHAH & OTHERS

PURCHASER: M/S MODI & MODI CONSTRUCTIONS REPRESENTED BY ITS PARTNER

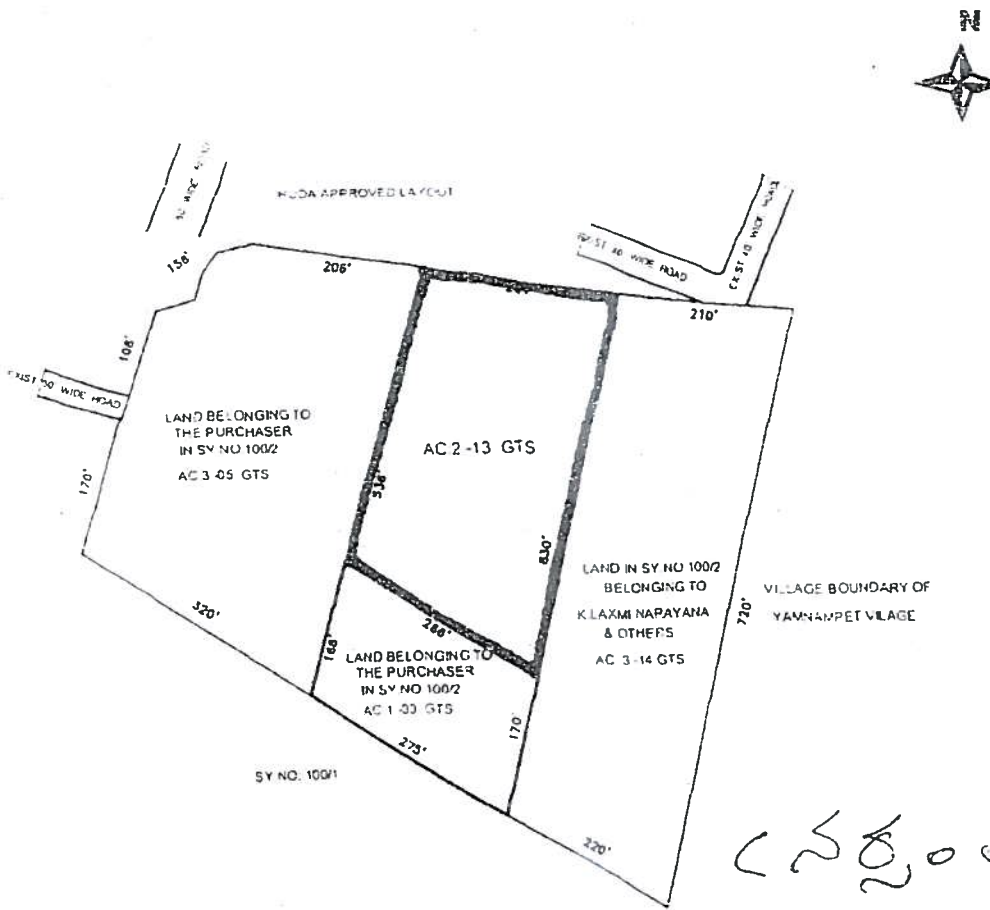
SHRI SOHAM MODI, SON OF SHRI SATISH MODI

REFERENCE:
AREA: Ac 2-13 GTS

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.

EXCL:



Handwritten signature in Telugu script: చంద్రమౌళి

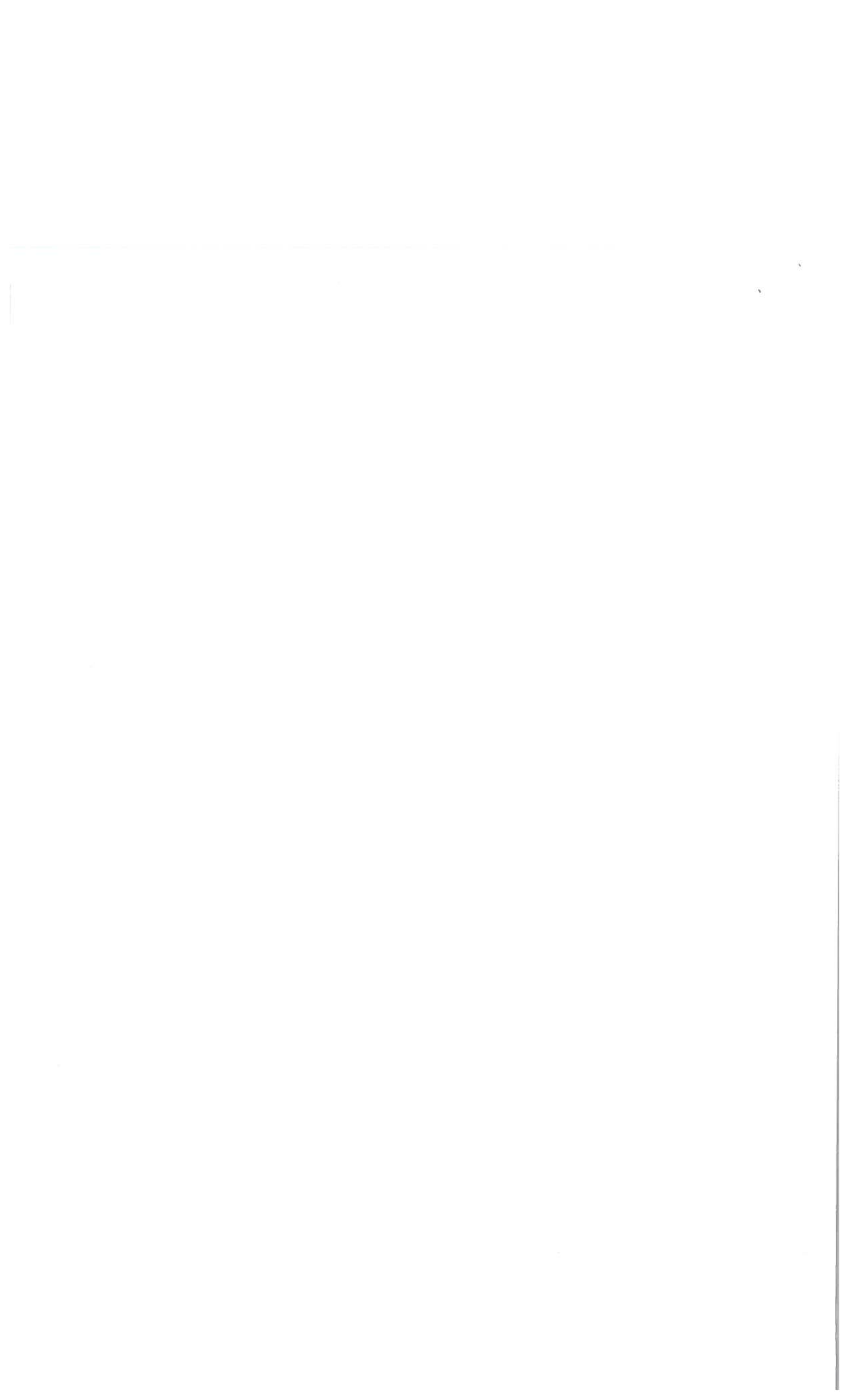
Ch. Anjaneyulu
Handwritten signature in Telugu script: చంద్రమౌళి

SIGNATURE OF THE VENDOR



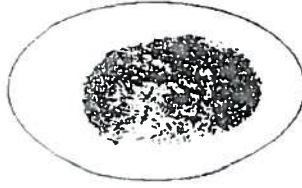
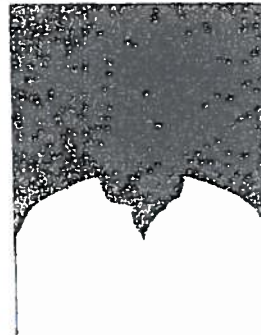
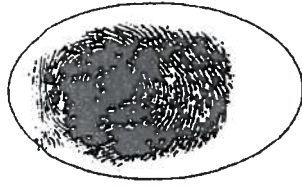

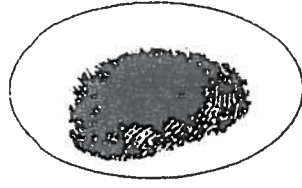

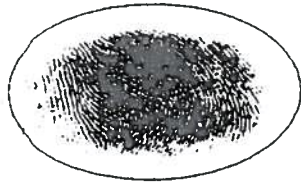

Handwritten signature: K. Hamp... Ramachandraiah
SIG. CONSENTING PARTIES

WITNESSES:
1. *[Signature]*
2. *[Signature]*


Handwritten signature: *[Signature]*
SIGNATURE OF THE PURCHASER



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

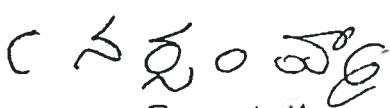
SL NO.	FINGER PRINT IN BLACK (LEFT THUMB)		NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDORS:</u> CHEERA NARSIMHA, S/O SHRI CHEERA PENTIAIAH, R/O RAMPALLY VILLAGE, KEESARA MANDAL, RANGA REDDY DISTRICT.
			<u>CONSENTING PARTIES:</u> 1. SHRI CHEERA RAMACHANDRAIAH ALIAS CHEERA RAMACHANDER, S/O SHRI CHEERA PENTIAIAH, R/O RAMPALLY VILLAGE, KEESARA MANDAL, RANGA REDDY DISTRICT.
			2. CHEERA ANJANEYULU, S/O. CHEERA RAMCHANDRAIAH, R/O. RAMPALLY VILLAGE, KEESARA MANDAL, RANGA REDDY DISTRICT.
			3. CHEERA SRIHARI, S/O. CHEERA NARSIMHA, R/O. RAMPALLY VILLAGE, KEESARA MANDAL, RANGA REDDY DISTRICT.
			<u>PURCHASER:</u> M/S. MODI & MODI CONSTRUCTIONS HAVING ITS OFFICE AT 5-4-187/3 & 4 2 ND FLOOR, SOHAM MANSION M. G ROAD, SECUNDERABAD -003 REP. BY ITS PARTNER SHRI. SOHAM MODI S/O. SHRI. SATISH MODI

SIGNATURE OF WITNESSES:

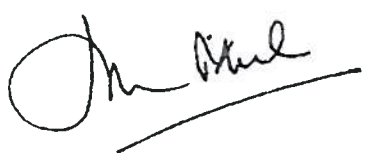
- 
- K. S. Nataraj

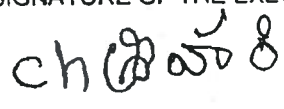


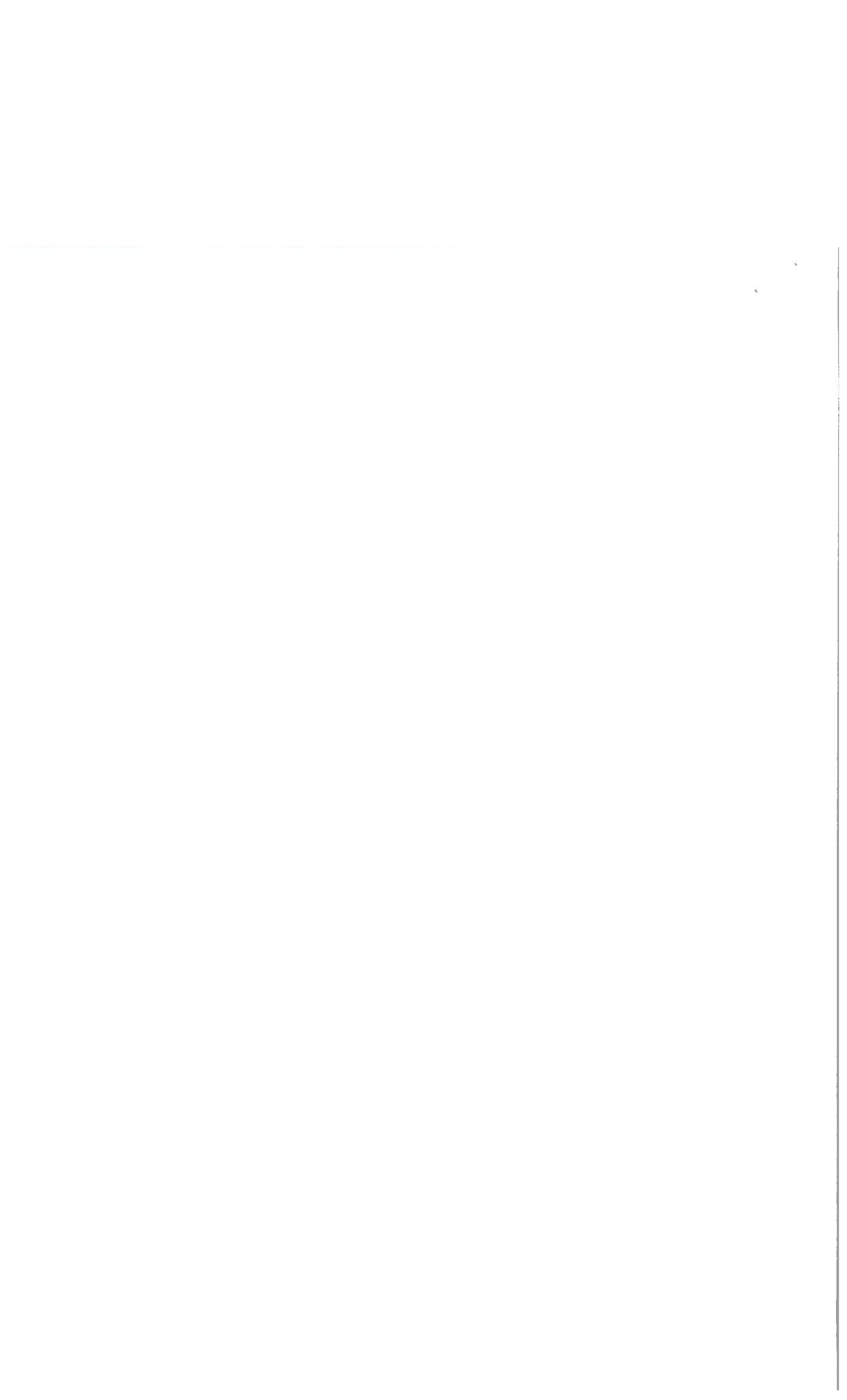
(left thumb
Ch. Ramachandraiah)


ch-Anjaneyulu

SIGNATURE OF THE EXECUTANT'S








28/06/2006

Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Mamma	Wife		35
3	Aranyudu	Son		19


 Dy. Mandal Revenue Officer
 Keerthi
 12/07/2006

HOUSEHOLD CARD


Card No : WAH
 LP Shop No : 4

Name of Head of Household : Chora Ramachandrar
 పేరు : చోరా
 Father/Husband name : Pentatah
 పేరు : పెంటతా
 Date of Birth : 40
 Age : 40
 Occupation : Daily wage earner

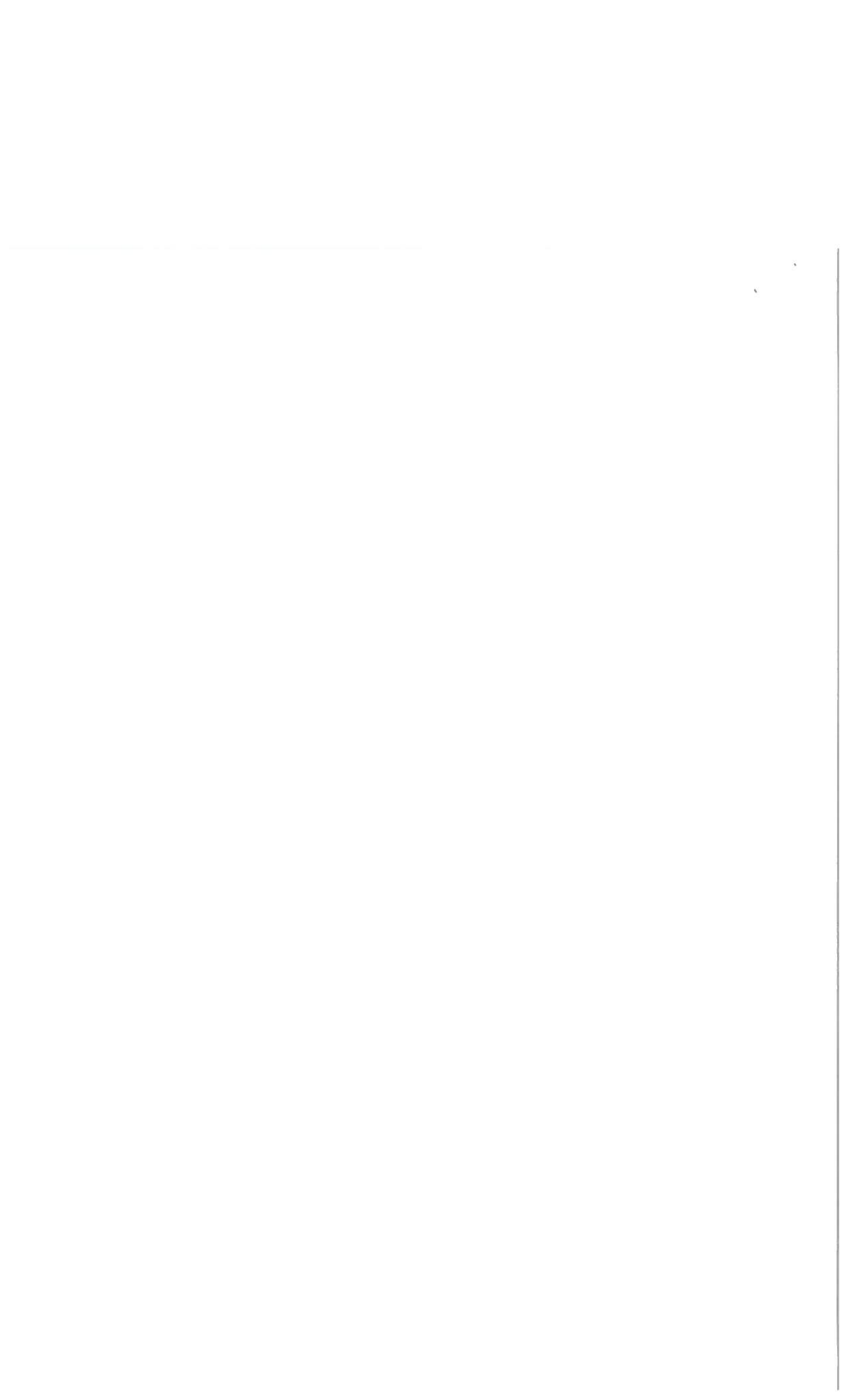
House No. : 5-3-115
 Street : RAMPALLY
 Colony : RAMPALLY

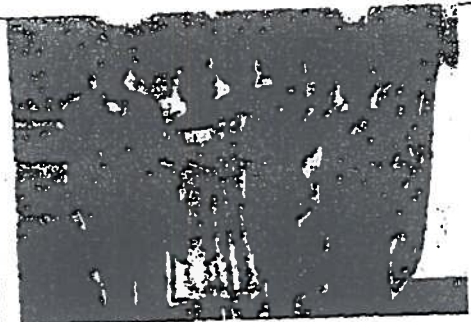
Hamlet Village/Thanda : Rampally
 Rev. Village : Rampally

Mandal : Keerthi
 District : Ranga Reddy
 Annual Income (Rs.) : 13,000
 LPG Consumer No. : No Cylinder



Ch. AnSane Yulu





Family Members Details

No	Name	Relation	Date of Birth	Age
2	Laxmi	Wife		28
3	Srihari	Son		15
4	Manjuja	Daughter		12
5	Rajashakar	Son		5



... Mandal Revenue Office
Keesara Mandal, E. R. Dist.

1607/2006
...

HOUSEHOLD CARD

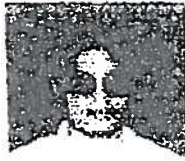
Card No : WAP151100100002
 F.P Shop No :
 Name of Head of Household : Chira Narsimha
 పండ్ల/భర్త పేరు : పండ్ల
 Father/Husband name : Pentaiah
 పుట్టిన తేదీ/Date of Birth :
 వయస్సు/Age : 30
 వృత్తి/Occupation : Daily wage earner
 గృహ సం./House No. : 5-3-1
 రోడ్/Street : Rampally
 Colony : Rampally
 Hamlet Village/Thanda : Rampally
 Village : Rampally
 Mandal : Keesara
 జిల్లా/District : Ranga Reddy
 Annual Income (Rs.): 12,000
 LPG Consumer No. : 027758/(Deepam)
 LPG Dealer Name : MS ESWARA GAS AGENCY GH



చెంబూరి

PERMANENT ACCOUNT NUMBER

ABMPM6725H



SCHAM SATISH MODI

SATISH MANILAL MODI

18-10-1969

Signature

(Handwritten signature)

श्रीमान् श्री. एम. एस. ए. मोदी
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Hyderabad - 500 004



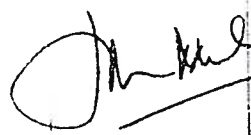


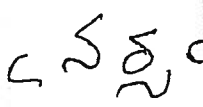





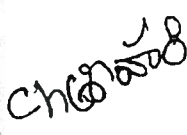
For MODI & MODI CONSTRUCTIONS

(Handwritten signature)
Partner

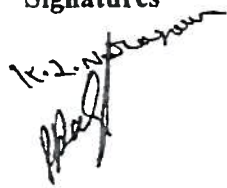
Photographs and Fingerprints As per Section 32A of Registration Act 1908

C.S.No./Year. 005664/2008 of SRO: 1530(KESARA)

05/07/2008 15:48:19

SINo	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) SOHAM MODI [R] M/S.MODI & MODI CONSTRUCTIONS MG ROADSEC-BAD	
2	Manual Enclosure	Manual Enclosure	(CL) M/S.MODI & MODI CONSTRUCTIONS MG ROADSEC-BAD	
3			(EX) CHEERA NARSIMHA R/O.RAMPALLY VILLAGE KEESARAMANDAL,R.R.DIS T	
4			(EX) CHEERA RAMCHANDRAIAH R/O.RAMPALLY VILLAGE KEESARAMANDAL,R.R.DIS T	
5			(EX) CHEERA SRIHARI R/O.RAMPALLY VILLAGE KEESARAMANDAL,R.R.DIS T	

Witness
Signatures

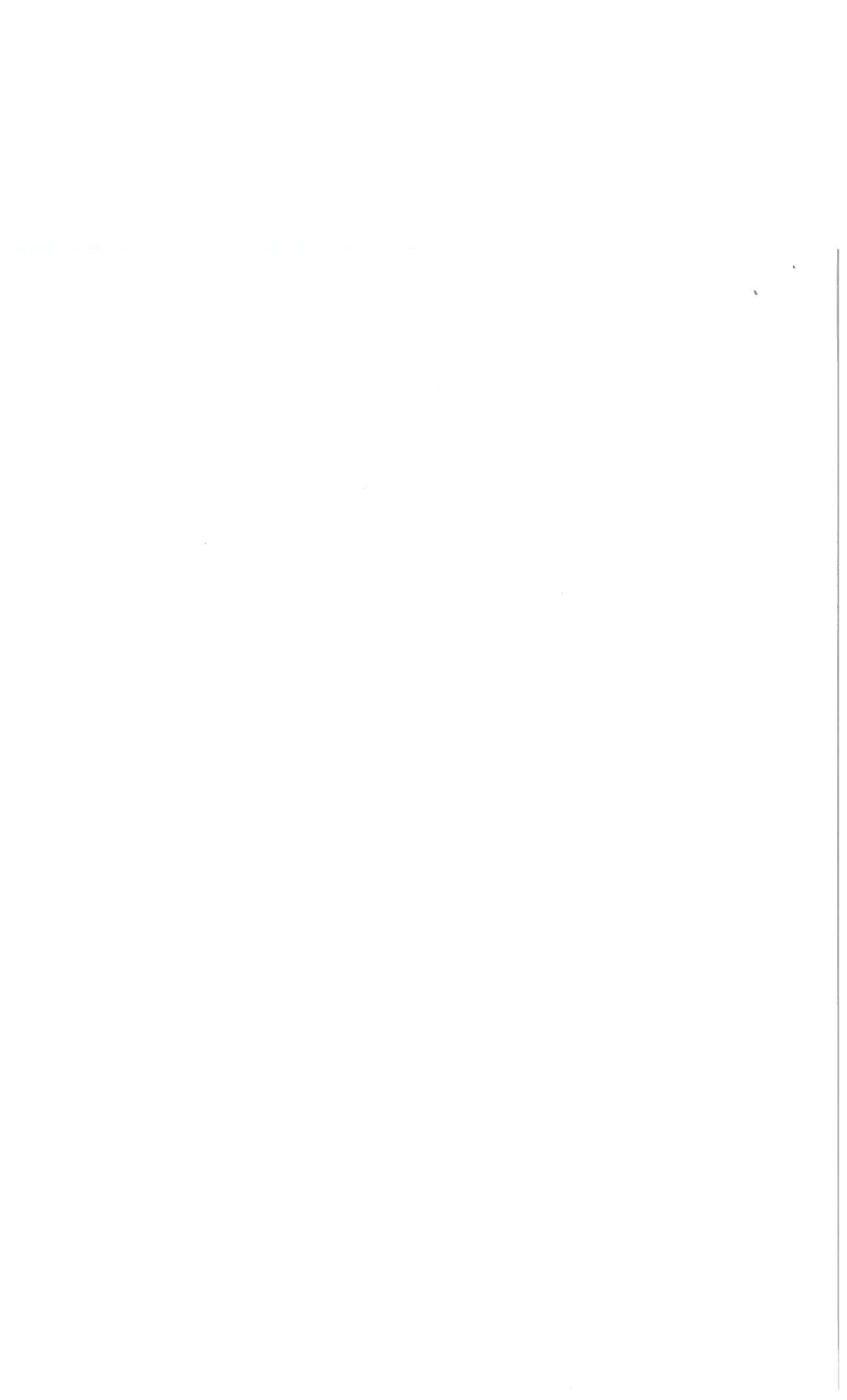


Operator
Signature



Subregistrar
Signature







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

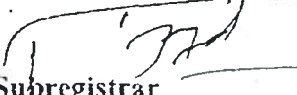
C.S.No./Year: 005664/2008 of SRO: 1530(KESARA)

05/07/2008 15:48:19

S.No	Thumb Impression	Photo	Name and Address of the Party	Party Signature
6			(EX) CHEERA ANJANEYULU R/O.RAMPALLY VILLAGE KEESARAMANDAL.R.R.DIS T	<i>Ch. Anjaneyulu</i>

Witness
Signatures


Operator
Signature


Subregistrar
Signature

K. L. Jayaraman
A. K. Srinivasan

