

E.S.No 509 DOCT No 1200

507/07

Acc no 1518



SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

E 116401

72391 21.12.06 100/-  
K. P. Raddy  
K. Padma Raddy, Hdf  
for whom M/s Mehta & Modi Homes. Se

*[Signature]*  
RUKMINI  
No. F.No.13/2005

**AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY  
WITHOUT POSSESSION**

This Agreement of Sale cum General Power of Attorney is made and executed on this the 10<sup>th</sup> day of January, 2007 at Secunderabad by and between:

SMT. BHIMA SUDHA RANI, Wife of Mr. Bhima Srinivas, aged about 29 years, Occupation: Housewife, resident of Flat No. 504, Sri Srinivasa Vihar Apartments, Rukminipuri Colony, Near A. S. Rao Nagar, Hyderabad., hereinafter referred to as "VENDOR", which term shall mean and include its successors in office, administrators, executors/nominees/assignee etc.

**AND**

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3&4, III Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 represented by its Partner Mr. Soham Modi, Son of Sri Satish Modi, aged about 36 years, Occupation: Business hereinafter referred to as the PURCHASER which term shall mean and include all their executors, successors-in-interest, heirs, assignees, legal representatives, administrators, nominees, etc.

*[Signature]*

**WHEREAS:**

- A. The VENDOR is the absolute owners and possessors of Plot Nos. 15 & 20 in Survey. No. 82/1, admeasuring 444 Sq. yds., or 371.18 sq. mts. situated at Ward No. 3, Block No. 4, Narshimha Nagar Colony, Mallapur Village, Kapra Minicipality, Uppal Mandal, having purchased the same through sale deed bearing document no. 10738/2004, dated 25<sup>th</sup> October 2004, registered at the Sub-Registrar, Uppal, R. R. District, (hereinafter this plot nos. 15 & 20 is referred to as Scheduled Land) and is more particularly described at the foot of the document and in the enclosed plan.
- B. The VENDOR has offered to sell the scheduled land free from all encumbrances for a total sale consideration of Rs. 47,50,000/- (Rupees Forty Seven lakhs and Fifty Thousand Only) and the PURCHASER has agreed to purchase the same for the said consideration.
- C. The VENDOR has also agreed to give a General Power of Attorney (GPA) 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. The VENDOR has agreed to sell to the PURCHASER the Scheduled Land for a total consideration of Rs. 47,50,000/- (Rupees Forty Seven lakhs and Fifty Thousand Only) on the terms and conditions contained herein.
2. The PURCHASER in pursuance of this agreement of sale has paid a sum of Rs. 4,75,000/- (Rupees Four lakhs and Seventy Five Thousand Only) to the VENDOR by cheque no. 730543 dated 15.11.2006 drawn on HDFC Bank Limited, S.D.; Road, Secunderabad, the receipt of the same is acknowledged in a separate stamp receipt by the VENDOR. The balance sale consideration of Rs. 42,75,000/- (Rupees Forty Two lakhs and Seventy Five Thousand Only) shall be paid by the PURCHASER as under:
  - a. First installment of Rs. 21,37,500/- shall be paid on before 31.03.2007.
  - b. Final installment of Rs. 21,37,500/- shall be paid on before 31.10.2007.
3. The VENDOR covenants that she is the possessor of the Scheduled Land and is entitled to deal with the said property absolutely and there are no legal embargo, ensumbrances to alienate the Scheduled Land.
4. The VENDOR hereby declares that they have not entered into any agreement or executed any deed prior to this sale agreement.

*Handwritten signature*

5. The VENDOR hereby agrees and bind themselves 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 the 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.
  - i. The VENDOR is responsible to clear off 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.
6. The vacant physical possession of the Scheduled Land shall be handed over to the PURCHASER by the VENDOR on receipt of the final installment amount of Rs. 21,37,500/- as given in clause 2.
7. 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.
8. The VENDOR is in pursuance of this agreement has agreed to execute a GPA in favour of the PRCHASER.
9. This Agreement of Sale cum General Power of Attorney shall be an irrevocable agreement.
10. The VENDOR hereby authorizes the said PURCHASER 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 he deems reasonable in his 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 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 him 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.

*Judha*

- d) To execute, sign and file all the statements, petitions, applications and declarations etc., necessary for and incidental to the completion of registration of the said sale deed / deeds.
  - e) To appear and act in all courts, civil, criminal revenue whether original or appellate, in the Registration and other offices of the State and Central Government and of Local Bodies in relation to the said property.
  - f) To sign and verify plaints, written statements, petitions of claim and objections of all kinds and file them in such courts and offices and to appoint Advocates and other legal practitioners to file and receive back documents to deposit and withdraw money and grant receipt in relation to the said property.
  - g) To execute mortgage deed, pledge, hypothecate and execute such other documents / deeds / agreements that are required for purposes of raising finances from various institutions, banks, etc.
  - h) Generally to act as the Attorney or Agent of the VENDOR 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 himself would do if personally present.
  - i) The VENDOR for himself, 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.
11. 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.
12. The VENDOR hereby declare that there are no Mango Trees / Coconut Trees / Betal 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 pounds etc., in the lands now being transferred; that if any suppressions of facts is notices, at a future date, the VENDOR will be liable for prosecution as per law, besides payment of deficit duty

*Swetha*

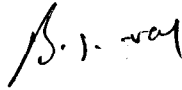
**SCHEDULE OF LAND**

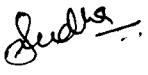
All that the piece and parcel of plot nos. 15 & 20 in Survey No. 82/1, admeasuring 444 Sq. yds., or 371.18 Sq. mts., situated at Ward No. 3, Block No. 4, Narshima Nagar Colony, Mallapur Village, Kapra Municipality, Uppal Mandal, Ranga Reddy District and bounded by:

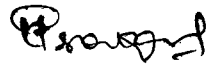
North : Land belonging to purchaser (Formerly 20' wide road)  
South : Land belonging to purchaser (Formerly 25' wide road)  
East : Land belonging to purchaser (Formerly Plot Nos. 14 & 19)  
West : Land belonging to purchaser (Formerly 20' wide road)

**IN WITNESS WHEREOF** the Parties hereto have set their hands to this Deed of Agreement of Sale cum General Power of Attorney out of their own free will and consent on the date first above mentioned in the presence of the following witnesses:

**WITNESSES:**

1.   
( B SRINIVAS )

  
(BHIMA SUDHA RANI),  
VENDOR.

2.   
( K. Prabhakar Reddy )

  
SOHAM MODI,  
PURCHASER.

**REGISTRATION PLAN SHOWING**

PLOT NO. 15 & 20

**IN SURVEY NOS.** 82/1

MALLAPUR VILLAGE,

UPPAL

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

**VENDOR:** SMT. BHIMA SUDHA RANI, WIFE OF SHRI. BHIMA SRINIVAS

**PURCHASER:** M/S. MEHTA & MODI HOMES, REPRESENTED BY ITS PARTNER

SHRI. SOHAM MODI, SON OF SHRI. SATISH MODI

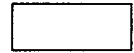
**REFERENCE:**  
**AREA:** 444

**SCALE:**  
**SQ. YDS. OR** 371.18

**INCL:**  
**SQ. MTRS.**

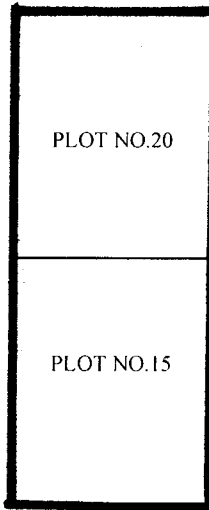


**EXCL:**



LAND BELONGING TO  
PURCHASER IN SY.NO.82 /1

LAND BELONGING TO  
PURCHASER IN SY.NO.82 /1



LAND BELONGING TO  
PURCHASER IN SY.NO.82 /1

LAND BELONGING TO  
PURCHASER IN SY.NO.82 /1

**SIG. OF THE VENDOR**

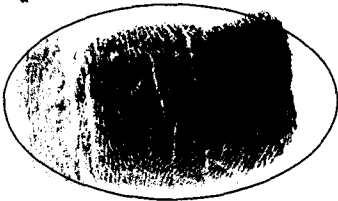
**WITNESSES:**

- 1.
- 2.

**SIG. OF THE PURCHASER**

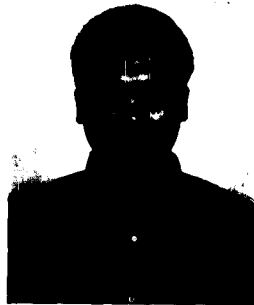
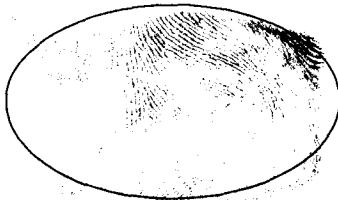
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

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:

SMT. BHIMA SUDHA RANI  
W/O. MR. BHIMA SRINIVAS  
R/o. FLAT NO. 504  
SRI SRINIVASA VIHAR APARTMENTS,  
RUKMINIPURI COLONY  
NEAR A. S. RAO NAGAR  
HYDERABAD



PURCHASER:

M/S. MEHTA & MODI HOMES,  
HAVING ITS OFFICE AT 5-4-187/3 & 4  
II FLOOR, SOHAM MANSION  
M. G. RAOD, SECUNDERABAD  
REP. BY ITS PARTNER.

1. MR. SOHAM MODI  
S/O. MR. SATISH MODI

SIGNATURE OF WITNESSES:

1. B. Srinivas

2. [Signature]

*[Signature]*

SIGNATURE OF THE EXECUTANT

*[Signature]*

SIGNATURE OF THE PURCHASER







सत्यमेव जयते

Election Commission Of India

భారత ఎన్నికల సంఘము

IDENTITY CARD

గుర్తింపుకార్డు

GBZ5975222



Elector's Name : B SUDHA RANI

ఓటరు పేరు : బి సుధా రాణి

Husband's Name : B.SRINIVAS

భర్త పేరు: బి.శ్రీనివాస్

Sex : F  
లింగము : స్త్రీ

Age as on 1-1-2003

1-1-2003 నాటికి వయస్సు

25

Address:

విరువామా

P NO 371

P NO 371

NEREDMET X  
ROAD

నరెడ్ మెట్ క్ల రోడ్

Defence colony

దఫెన్స్ కాలనీ

SECUNDERABAD

సికింద్రాబాద్

Electoral Registration Officer

ఓటరు పేర్ల నమోదు అధికారి

SECUNDERABAD CANTONMENTSC

Assembly Constituency

సికింద్రాబాదు కంట్నెంట్స్ విధానసభ నియోజకవర్గము

Place: SECUNDERABAD

స్థలము: సికింద్రాబాద్

Date / తేదీ : 05-08-2003

This card may be used as an identity card  
under different Government schemes

ఈ కార్డును వివిధ ప్రభుత్వ పథకాలలో

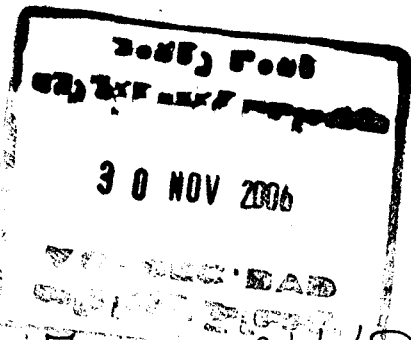
గుర్తింపు కార్డుగా ఉపయోగించవచ్చును

GBZ5975222

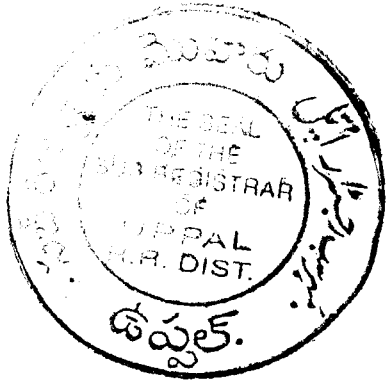
262 / 4678

వ పుస్తకము. 2007/10/10  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య.....9.....ఈ కాగితపు వరుస  
 సంఖ్య...../.....

*[Signature]*  
 సబ్-రిజిస్ట్రారు



2007 వ సం॥...నవంబరు...10...తది  
 192 శ్రీ వ.శ.శా...నాగార్జునాచార్యులు...తది  
 పగలు...మరియు...గంటల మధ్య  
 ఉప్పుల్ సబ్-రిజిస్ట్రారు ఆఫీసులో



శ్రీ.....*B. Srinivas*.....  
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
 అనుసరించి సమర్పించవలసిన పోల్ గ్రాఫులు  
 మరియు వేలిముద్రలతో సహా దాఖలు చేసి  
 రుసుము రూ॥.....*500*.....చెల్లించినారు.

*[Signature]*

Receipt No. *10902* Dt. *10/11/06* vide  
 SBH, Habsiguda Branch, Sec'bad

*Judges* w/o B. Srinivas, occ: Housewife  
 Pl. No. 504, Sri Srinivasa Vihar Apartment  
 Rukhminipuram Colony, Near A.S. Rao Nagar  
 Hyderabad

వ్రాసే యిచ్చినట్లు ఒప్పు కొన్నది.  
 ఎడమ బ్రౌటనవ్రేలు



*[Signature]* w/o Satish modi occ: Business  
 Pl. No. 280, Road No. 25  
 Jubilee Hills, Hyderabad

నిరూపించినది.

- ① *B. Srinivas* w/o B. Srinivas / s/o HARI PRABADABAO BUSINESS  
 Pl. No. 504, Sri Srinivasa Vihar Apartment, Rukhminipuram  
 Colony, Near A.S. Rao Nagar, Hyderabad.
- ② *[Signature]* w/o K. P. Reddy occ: Service Pl. No. 2-3-6/10/12  
 Amberpet, Andhra - 013.

2007 వ సం॥...నవంబరు...10...తది  
 192 శ్రీ వ.శ.శా...నాగార్జునాచార్యులు...తది  
 సబ్-రిజిస్ట్రారు

1 వ పుస్తకము. 507/10/11/07  
 దస్తావేజుల మొత్తం కాగితము  
 సంఖ్య... 1... ఈ కాగితపు విలువ  
 సంఖ్య... 2.....

2  
 సబ్-రిజిస్ట్రారు

Enforcement Under Section 42 of Act II of 189  
 No. 507 of 200 Date 10/11/07

I hereby certify that the proper deficit  
 stamp duty of Rs. 207.400 Rupees. Only seven  
Thousand Four hundred Rupees only  
 has been levied in respect of this instrument  
 from Sri. B. Sualhe Ravi  
 on the basis of the agreed Market Value  
 consideration of Rs. 4750000 being  
 higher than the consideration agreed Market  
 Value.

S.R.O. Uppal  
 Sub Registrar  
 and Collector U/S. 41&4  
 INDIAN STAMP ACT

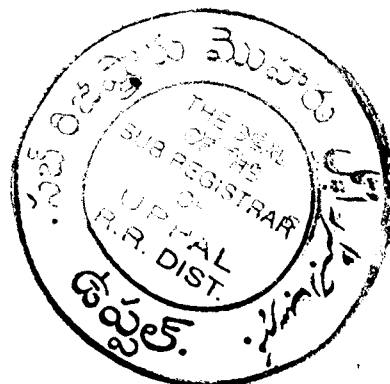
NOTE: D.S.D. Rs. 50/- & D.R.F. Rs. - Total  
 Rs. 50/- has been collected as  
 agreed M.V of Rs. 4750000 Dt. 17/11/07

Registration Endorsement


An amount of Rs. 475000 towards Stamp Duty  
 including Transfer duty and Rs. 2000  
 towards Registration Fee was paid by the party  
 through Challan Receipt Number 109025  
 Dated 10/11/07 at SBI Habsiguda Branch Sec'bad.

M  
 SUB-REGISTRAR


S.D.N. Habsiguda  
 A/c No. 01000050700  
 of S.R.O. Uppal

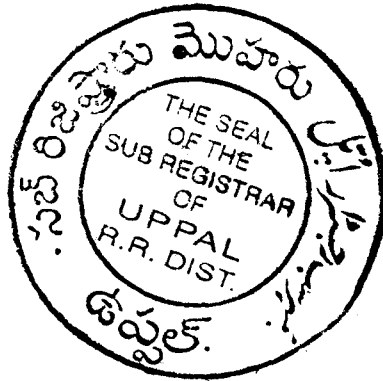


1 వ పుస్తకము. 507/...సంఖ్య  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య.....9....ఈ కాగితపు వరుస  
సంఖ్య.....3.....


  
సబ్-రిజిస్ట్రార్

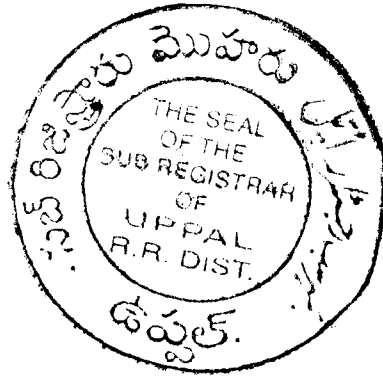
1 వ పుస్తకము సంఖ్య (శా.శ) పు.....507/07  
నెంబరుగా రిజిస్టరు చేయబడి స్వానింగు నిమిత్తం  
గుర్తింపు నెంబరు...507...1-200 ) ఇవ్వబడిన  
2007 సంఖ్య...ఇవ్వబడినది.....10.....తేది

  
రిజిస్ట్రార్




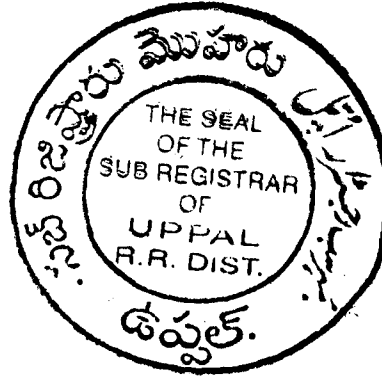
1 వ పుస్తకము. క. రి. 2 / సంగం  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య..... 9 ..... ఈ కాగితపు వరుస  
సంఖ్య..... 4 .....

  
సబ్-రిజిస్ట్రారు



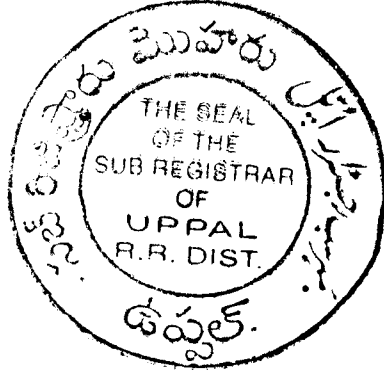
1 వ పుస్తకము... 507/5 సంగ్రహం  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య..... 9. ఈ కాగితపు వరుస  
సంఖ్య..... 5

  
సబ్-రిజిస్ట్రార్

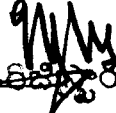


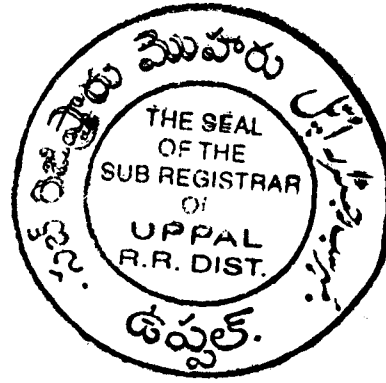
1 వ పుస్తకము...  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య..... ఈ కాగితపు వరుస  
సంఖ్య.....

  
సబ్ రిజిస్ట్రార్




1 వ పుస్తకము.....కం. / స్వం  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య.....?.....ఈ కాగితపు వరుస  
సంఖ్య.....?

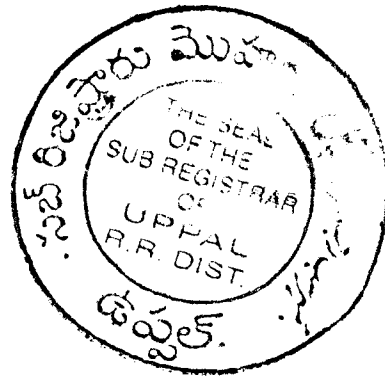
  
పబ్లికేషన్





11వ పుస్తకము... 2017/18 సం॥  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య... 9... ఈ కాగితపు వరుస  
సంఖ్య.....

  
పబ్-రిజిస్ట్రార్.



1 వ పుస్తకము చొప్పున...సంఖ్య  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య...ఈ కాగితపు వరుస  
సంఖ్య.....

పబ్-రజిస్ట్రార్

