SCANNED 6922/08 INDIA NON JUDICIAL

र्वे इ आन्ध्र प्रदेश ANDHRA PRADESH

Kamalanagar, Kapra, R.R. Dist.

<u>AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY</u>

This Agreement of Sale cum General Power of Attorney is made and executed on this the 22nd day of August 2008 at Hyderabad by and between:

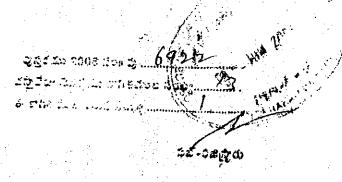
Shri. Pirangi Rajaiah alias Raju S/o. Late Shri. Pirangi Yadaiah, aged 44 years Occupation: Ägriculture, resident of H. No. 5-3-146, Rampally Village and Gram Panchayat, Keesara Mandal, R.R. District, hereinafter referred to as the VENDOR.

AND

Smt. Sumathi, W/o Shri G. Srinivas, aged 25 years Occupation: House Wife, resident of 4-22/1, Mailargudem, Saidapuram, Yadagirigutta.

Smt. Varalaxmi, W/o Shri B. Pochaiah, aged about 38 years, Occupation: House wife, resident of 3-55, Edulabad, M. P. Guda, Ghatkesar, Ranga Reddy District., hereinafter jointly referred to as the CONSENTING PARTY and severally CONSENTING PARTY NO. 1 and CONSENTING PARTY NO. 2 respectively.

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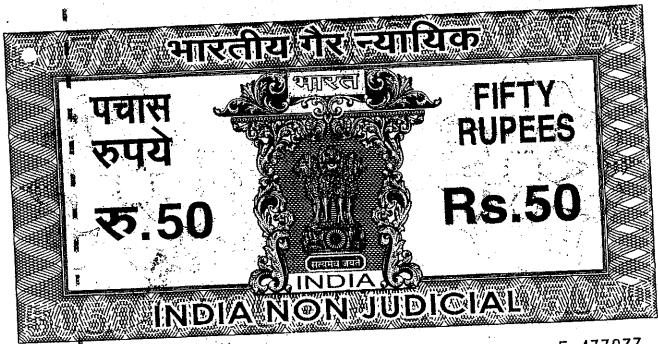
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SUB REGISTRAR



ఆంద్రప్రధేశ్ भान्ध प्रदेश ANDHRA PRADESH Padme Reddy . No. Had loof & Mool Constructions, 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 PARTY and the PURCHASER referred to above shall mean and include all their heirs, successors-in-interest, assignees, legal representatives, administrators, executors, nominees, etc.

WHEREAS:

Late Shri Pirangi Balaiah, Late Shri Pirangi Venkataiah, Late Shri Pirangi Kistaiah and Late Shri Pirangi Yadaiah (hereinaster referred to as the Original Owners), all sons of Ab Late Pirangi Laxmipathi, were the owners and pattedars of land admeasuring about Ac. 18-22 Gts., in Sy. Nos. 75 to 79 and 92 to 99 of Rampally Village, Keesara Mandal, Ranga Reddy District. These lands were self acquired lands of the Original Owners.

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L ລ ພາກູ້ອະນຸນ 2000 ລ ກວງ ເພື່ອ దస్తావేజు మొక్తం కాగితమూల వ ఈ కాడితమం వర్షుస్ సంఖ్య.... 2008 ison \$600 22 500 1936 5. + Adm 5,559 31 5 3c. with 2 whom 3 .. ince was និទ្រីប្រជា - សក្សារួ**ស រស់រស់ស្ព**ែ 3 Plaboly 000 just 10 gain 190+000 5000 32,0 da ఆముదరించి నమర్పం<mark>చనలదీన ఫోటోగ్రావులు</mark> .మస్తులు వేర్మన్యునలతో సహా దాఖలు 💏 రుసుము ം മിത്തി - വാദ്യാമാർ. జ్ఞానముద్దినమ్మ ఒప్పరాన్నడ ఎడను పొట్టన చేల్కు P. To W 6507 Sto. Late Phi P. yackaras. Keisara mandal. R. R. Dist. . re De 4/0. C. Srivinos ou: Houseingo Rlo. 4-22/1, mailar guden, Sai depenson, Yadagi ugulter 210.3-55, takelobard, m. P. guda, Chorkeson, R.K. Dirk And formon most Ho. Satists most THE Busines Rls. Plat no. 280, Roadno. 25, Jubilee Hills, Hyd, నిరూపించిన P. Kashinais Madon Mo. P. Balalas Dec; Resember Plo. 1-19-6/1, 52 P. NO, HIGAT ESL, CCE'BOD AS ROO MOSEY, ECIL PORT, CCE'BOD Mo. Plot no. 108 f2, Walcot reday, oce: Business Mo. Plot no. 108 f2, Phirani Endane, Pirumale Magar, montales, Hyderatica, 1991 2008 3611 5 600 1930 3.7.8 ... Danum 13 30

- After the death of the Original Owners their respective heirs had become the owners and possessors of the said land. Vide partition deed registered as document no. 3745 of B) 2005 dated 15.06.2005 registered at sub registrar Shamirpet the land admeasuring about Ac. 18-22 Gts., in Sy. Nos. 75 to 79 and 92 to 99 of Rampally Village, Keesara Mandal, Ranga Reddy District was partitioned among the legal heirs of the Original Owners.
- By virtue of the said partition deed P. Rajaiah alias Raju, S/o. Late P. Yadiah, the Vendor herein, became the exclusive owner of about Ac. 2-28 Gts., in Sy. Nos. 75, 77, C) 78, 79 & 96 of Rampally Village, Keesara Mandal, Ranga Reddy District. By virtue of proceeding no. B/93/06 dated 6.10.2006 the name of the Vendor herein was mutated in the revenue records and patta passbook and title book were issued in his favour as per the details given below.

		Titlebook	Survey Nos.	Extent of land
Name of	Patta /	no.		
Pattedar	Passbook no.	110:	75	Ac. 1-00 Gts.
1	414 / 129989	29853	77	Ac. 0-04 Gts.
			78	Ac. 1-11 Gts.
Pirangi Rajaiah			79	Ac. 0-09 Gts.
			96	Ac. 0-04 Gts.
1	<u> </u>	L		

- The VENDOR approached the PURCHASER to sell a portion of the above referred land admeasuring about Ac. 0-14 Gts., forming a part of Sy. Nos. 75, 77, 78, 79 & 96 D) 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. 10,00,000/- (Rupees Ten Lakhs only) on the terms and conditions given hereunder.
- The VENDOR has agreed to execute this General Power of Attorney in favour of the E) PURCHASER in respect of the Scheduled Land.
- CONSENTING PARTY NO. 1 and CONSENTING PARTY NO. 2 are the daughters of Late Shri P. Yadaiah and sisters of the VENDOR herein. At the request of the F) PURCHASER the CONSENTING PARTY have joined in executing this agreement to ensure and assure perfect legal title to the PURCHASER.

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. 10,00,000/- (Rupees 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 sum of Rs. 10,00,000/- paid by way of payorder no. 142907 dated 21.08.2008 drawn on HDFC Bank, S.D. Road Branch, Secunderabad.

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- 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 and 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.
- 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. The CONFIRMING PARTY hereby confirms that they have no right title or interest of whatsoever nature in the Schedule Property and the PURCHASER shall always enjoyed the same without any let, hindrance, claim, etc., from them or any one claiming to them.
- 12. This Agreement of Sale cum General Power of Attorney shall be an irrevocable agreement.

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- 13. 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.
 - 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.

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- 14. 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/I Indertakings.
- 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.
- Stamp duty and Registration amount of Rs. 12,050/- paid by way of Challan No. 790960 dated 22.08.2008 drawn on State Bank of Hyderabad, Keesara Branch, R. R. District.

SCHEDULE OF LAND

All that part and parcel of agricultural land admeasuring about Ac. 0-14 Gts., forming a part of Sy. Nos. 75, 77, 78, 79 & 96 of Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan enclosed herein and bounded by:

North

. HUDA approved layout and 60' wide road

South

Land belonging to P. Bikshapathi and others

East

Land belonging to Purchaser in Sy. No. 100/2 Balance land belonging to Vendor

In WITNESSES WHEREOF the VENDOR 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:

WITNESSES;

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Shri. Pirangi Rajalah alias Raju Vendor

2. IC I. November

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Consenting Party

For MODI & MODI CONSTRUCTIONS

Soham Modi Purchaser 350 2000 7000 3 6922 23 24 30 220 5000 3000 3000 13 4 50 6 20 20 20 20 20 20 6



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	RAMPALLY VILLAGE.	KEESARA	IVADAIAH & OTAGRE
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URCHASER:	MIS MODI & MODI CONSTRUCTION	DNS REPRESENTED DA	
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WITNESSES: 1.			Partin

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PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32 A OF

REGISTRATION ACT, 1908

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NAME & PERMANENT POSTAL ADDRESS OF PRESENT / SELLER BUYER





VENDOR:

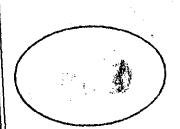
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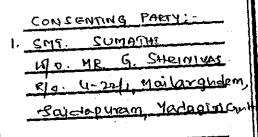
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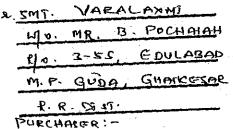




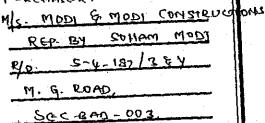


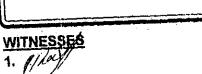












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SIGN OF EXECUTANTS:

P. B. W. way

2. K. L. N. Trayour



PIRANGI RAJUGOUD
YADALAH PIRANGI
03/03/1967
Permanah Account Number
ARNIPP0903F

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इस काव के स्वीने/पाने यर कृपया मृश्वित करें/लीटाएं : आयवर पेन सेवा चूनीट, पूटी आईटीएसएस प्लाट नं: वे. सेक्टर १९ , सी.बी.बी.बालापुर, नर्मा मृज्ये ४०० ६९४. 355 ± 2008 508 ⊕ 6922-±32 ± 205 ± 765 ± 200 5048 13 + 56 ± 200 ± 76 ± 5 ± 64 € 7



Card No F.P Shop No

NO:

Name of Bead of

Household

ಕಂಡಿ/ಭಕ್ತ ಕೆರು

: ಎಂದಿಂಬ್ Father/ Husband name; Narsimha

තුළුනම්ර/Date of Birth:

వయస్సు/Age వృక్తి /Occupation

: Rural Artisan

: 4-22/1

7. Gundlapally, Stimoa

200 30 / House No.

bo /Street Colony

: Mailargudem : Mailurgudem

Hamlet Village/Thanda; Spectors an/Mailarigudem

Rev. Village

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Mandal

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ຂອງ /District : ລອກເວລ / Nulgonda Annual Income (Rs.) : 18,000

LPG Consumer No. : No Cylinder





Family Members Details

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Family Members Details

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$\frac{1}{3}$	Nagaramam	Daughter		16	l
4	Arundati	Daughter		1:2	ļ
-5	Venkatraj	Son		3	1
. 6	Laxmamma	Mother			4

08/06/2006 జారిచేయు లేపి



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HOUSEHOLD CARD

F.P.Shop No

-.5

Name of Head of Household

🛊 Bulada Pocholah

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తండ్రి/భర్త పేరు Father/ Husband name: Rajaiah

තුනුන්ව/Date of Birth:

హుమ్పా/Age నృత్తి /Occupation

; Daily wage earner

യർ, രം/House No. : 3-55

వీధి /Street

. EDULABAD

Colony

: EDULABAD:

Village

Hamlet Village/Thanda; DS: 1 rod/M P Guda

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Annual Income (Rs.): 18.000

LPG Consumer No.

LPG Dealer Name

: 28117/(1)cepam) : MS ESWARA GAS AGENCY GH



ABMPM6725H

ABMPM6725H

SOHAM SATISH MODI SATISH WANH AL MODI

TRANSPORT

THI SE -I OF KEESARA IN

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

C.S.No./Year: 007825/2008 of SRO: 1530(KEESARA)

22/08/2008 16:04:35

INo	Thumb Impression	Photo	Name and Address of the Party	PartySignatu re	
			(CL) SOHAM MODI [R] M/S.MODI & MODI CONSTRUCTIONS PLOT NO 280 ROAD NO 25 JUBLEE HILLSHYD	I me	
2	Manual Enclosure	Manual Enclosure	(CL) M/S.MODI & MODI CONSTRUCTIONS 5-4-187/ 3 & 4 M.G. ROADSEC-BAD		:
3		YACK	(EX) PIRANGI RAJAIAH @ RAJU 5-3-146 RAMPALLY VILLAGE KEESARAMANDAL,R.R.DIST	P.000	०५
4	**************************************	1305 ASE (120-1-200	(EX) SUMATHI 4-22/1 MAILARGUDEM SAIDAPURAMYADAGIRIGU TA !	and the same and the same state of the same stat	
5	**************************************	17/88/3/88 FeBF-8 [1220-1-200	(EX) VARA LAKSHMI 3-55 EDULABAD M.P.GUDAGHATKESAR R.R.DIST	00 00 S	6
1	. 1	Witness Alder	Operator Subregisti Signature Signatur		

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