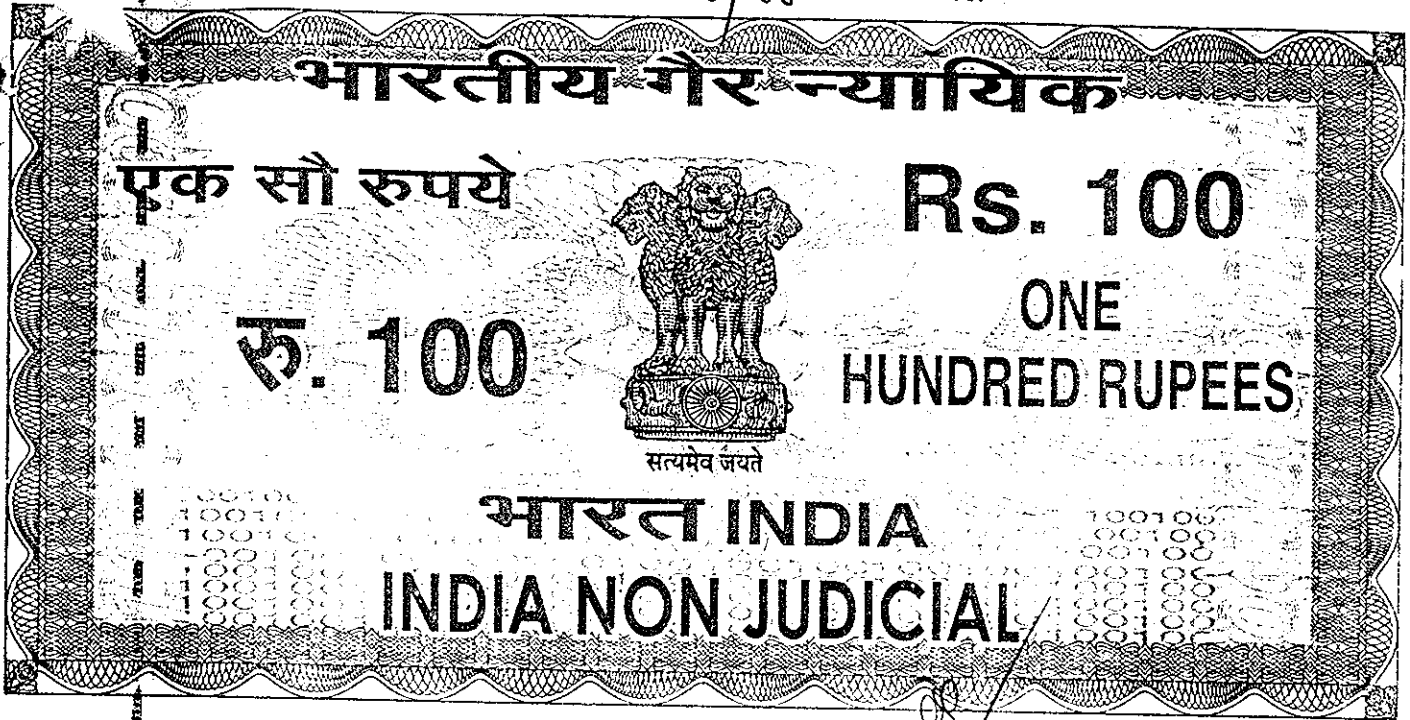


2356/08

ACR
529
2350
2395



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L 219411

No. 61406 Date 14/12/2007
 Sold to G Venkatesh
 S/o. D. V. Rao
 For Whom M/s. Modi & Modi Constructions

K. Minivas
 SVL No.26/98, R.No.11/2007
 City Civil Court
 SECUNDERABAD

SALE DEED

This Sale Deed is made and executed on this the 14th day of March 2008 at Secunderabad by and between:

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 Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 38 years, hereinafter referred to as the Vender (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

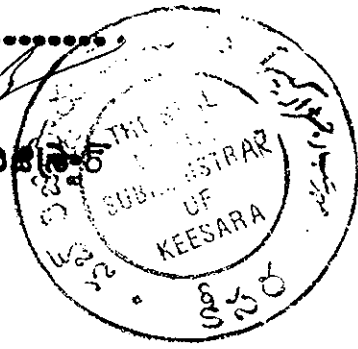
IN FAVOUR OF

MR. PRAMOD GAJBE, SON OF MR. KRISHNA GAJBE aged about 33 years, residing at Flat No. 02, Krupa Deep Apartments, Kamala Nagar, ECIL Post, Hyderabad, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For MODI & MODI CONSTRUCTIONS

Soham Modi
 Partner

2007 వ సం॥... 2356
 వేజు మొత్తం కాగితముల సంఖ్య...
 ఈ కాగితము వరుస సంఖ్య...



సంఖ్య... నెల...
 1980...
 కేంద్ర...
 కేంద్ర...
 శ్రీ/శ్రీమతి... Soham Modi
 కేంద్ర...
 అనుసరించు...
 కేంద్ర...
 సంఖ్య...
 ప్రా...
 ప్రా...
 ప్రా...

John Muel

John Muel

S/o. Satish Modi
 Office Business - R/o 5-6-189/3 & 4, 2nd
 floor, Soham mansion, M. G. Road,
 Sec 13ad.



నిరూపించినవారు

- 1) [Signature] S/o K. P. Reddy Office Service
 2-3-64/10/24, Amberpet, Hyderabad
- 2) [Signature] Kiran S/o Ramachandrababu Office Business
 40-1-1055; H3 colony, Mowli, Hyderabad.

[Signature]

2007 వ సం॥... నెల... వ తేది నాన్-రిజిస్ట్రారు
 1980 వ. కా.శ.సం... మాసము... వ తేది తీసర

WHEREAS:

- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-28 Gts. forming part of Sy. No. 128, 129, 132-136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule Land.

Sl. No.	Sale Deed Doc. No.	Dated	Sy. No.	Extent of Land (in Acres)
1.	6095/2005	20.09.2005	134, 135, 136	Ac. 2-08 Gt.
2.	7972/2004	10.08.2004	128, 129, 132, 133, 136	Ac. 2-10 Gt.
3.	8657/2004	21.09.2004	128, 129, 133, 136	Ac. 2-10 Gt.
Total Extent of Land				Ac. 6-28 Gts.

All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R.R. District and are executed by the following owners:

- Shri M. Hanumath Rao, S/o. Late Shri Chinna Rama Chary
- Shri M. Kashinatham, S/o. Late Shri Chinna Rama Chary
- Shri M. Venunadham, S/o. Late Shri Chinna Rama Chary
- Shri M. Srinivasa Chary, S/o. Late Shri Chinna Rama Chary
- Shri M. Narayana, S/o. Late Shri Chinna Rama Chary
- Shri M. Pranavanadham, S/o. Hanumath Rao
- Shri M. Pravarakya, S/o. Shri Kashinatham

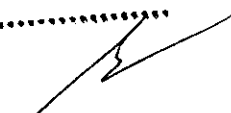
The above executants of the Sale Deeds are hereinafter collectively referred to as Former Owners.

- B) The Former Owners are the sons and grand sons of Late Shri M. China Rama Chary the original pattedar of the land. By way of partition deed dated 05.09.2002 duly registered with S.R.O. Shamirpet, Ranga Reddy District vide document no. 4838/2002, the Former Owner at serial no. 'a to e' above became the owners of the Schedule Land. Former Owner at serial no. 'f' is the son of Former Owner at serial no. 'a'. Former Owner at serial no. 'g' is the son of Former Owner at serial no. 'b'. Vide proceeding of the Mandal Revenue Officer bearing no. B/1321/2004 dated 15.06.2004 the names of the former Owners at serial nos. a to e were mutated in the revenue records and patta passbooks/title books were issued to them. All the Former Owners have joined together for the execution of above referred sale deeds so as to assure and ensure a perfect legal marketable title free from any claims whatsoever in favour of the Vendor herein.

For MODI & MODI CONSTRUCTIONS

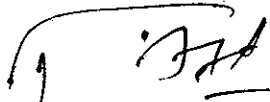

Partner

డిమాండ్ నంబరు.....2356.....
 దస్తావేజు మొత్తము కాగితముల సంఖ్య.....8.....
 ఈ కాగితము వరుస సంఖ్య.....2.....

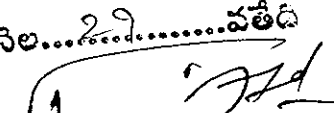

 సబ్-రిజిస్ట్రారు

I, THE ENDEAVORING
 certify that the following amounts have
 been paid in respect of this document:
 By challan No. 2356/177 D.S. 6/17

- I. Stamp Duty: S-B A. Keer
- 1. in the shape of stamp papers Rs. 100
 - 2. in the shape of challan (u/s. 41 of I.S. Act. 1899) Rs. 2,1500
 - 3. in the shape of cash (u/s. 41 of I.S. Act. 1899) Rs.
 - 4. adjustment of stamp duty u/s. 16 of I.S. Act. 1899, if any Rs.
- II. Transfer Duty:
- 1. in shape of challan Rs.
 - 2. in the shape of cash Rs.
- III. Registration fees:
- 1. in the shape of challan Rs. 1200
 - 2. in the shape of cash Rs.
- IV. User Charges
- 1. in the shape of challan Rs. 100
 - 2. in the shape of cash Rs.

Total Rs. 22900

 SUB REGISTRAR
 KEESARA

ది. 23.5.17 నాంబరు 1590-I-2356-2008
 నిమిత్తం గుర్తింపు నెంబరు 1590-I-2356-2008
 అనుబంధించినది
 2008 నంబరు.....నెంబరు.....వతేది


 సబ్-రిజిస్ట్రారు అధికారి



- C) The Vendor is desirous of developing the Scheduled Land by constructing row / independent house thereon and have obtained a tentative layout from HUDA vide Permit No. 6092/MP2/Plg/HUDA/07 dated 16/11/2007.
- D) The Vendee is desirous of purchasing a plot of land bearing no. 56 admeasuring 240 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.2,40,000/- (Rupees Two Lakhs Forty Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 56 admeasuring 240 sq. yds. forming part of Sy. No. 128, 129, 132-136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, which is herein after referred to as the Scheduled Plot and more particularly described in the schedule and the plan annexed to this Sale Deed in favour of the Vendee for a consideration of Rs.2,40,000/- (Rupees Two Lakhs Forty Thousand Only) issued by LIC Housing Finance Ltd and the Vendor hereby admit and acknowledge the receipt of the said consideration.
2. The Vendor hereby covenant that Scheduled Plot is the absolute property belonging to it by virtue of various registered sale deeds referred to herein in the preamble of this Sale Deed and has absolute right, title or interest in respect of the Scheduled Plot.
3. The Vendor further covenant that the Schedule Plot is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby give warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Plot it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Vendee being put to any loss on account of any claims on the Scheduled Plot, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot to the Vendee.
5. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Plot unto and in favour of the Vendee in the concerned departments.
6. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Plot payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.

For MODI & MODI CONSTRUCTIONS


Partner

1. పుస్తకము సంఖ్య..... 2356

2. దస్తావేజు మొత్తముల కొరతముల సంఖ్య..... 8

3. ఈ కొరతము వరుస సంఖ్య..... 2

సబ్-రిజిస్ట్రారు



7. Stamp duty and Registration amount of Rs. 22,800/- is paid by way of challan No. 706977, dated 29.03.08, drawn on SBH, Keesara B, Hyderabad. R. R. Dist.

SCHEDULED PLOT

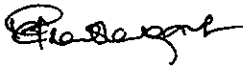
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 56 admeasuring about 240 sq. yds. forming part of Sy. No. 128, 129, 132-136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Plot No. 57
South	Plot No. 55
East	30' wide road
West	Plot No. 49

IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1.

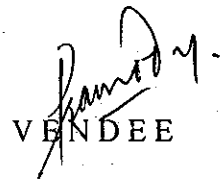



For MODI & MODI CONSTRUCTIONS



(Soham Modi) Partner
VENDOR

2.



VENDEE

అంశం నెంబర్..... 2256.....

చిన్నవేజు మొత్తము కాగితముల సంఖ్య..... 8.....

ఈ కాగితము వయస్ సంఖ్య..... 4.....

సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO. 56, FORMING A PART

IN SURVEY NO. 128, 129, 132, 133, 134, 135 & 136

Situated at

RAMPALLY VILLAGE, KEESARA

Mandal, R.R. Dist.

VENDOR: M/S. MODI & MODI CONSTRUCTIONS, REPRESENTED BY ITS PARTNER

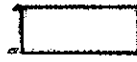
MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER: MR. PRAMOD GAJBE, SON OF MR. KRISHNA GAJBE

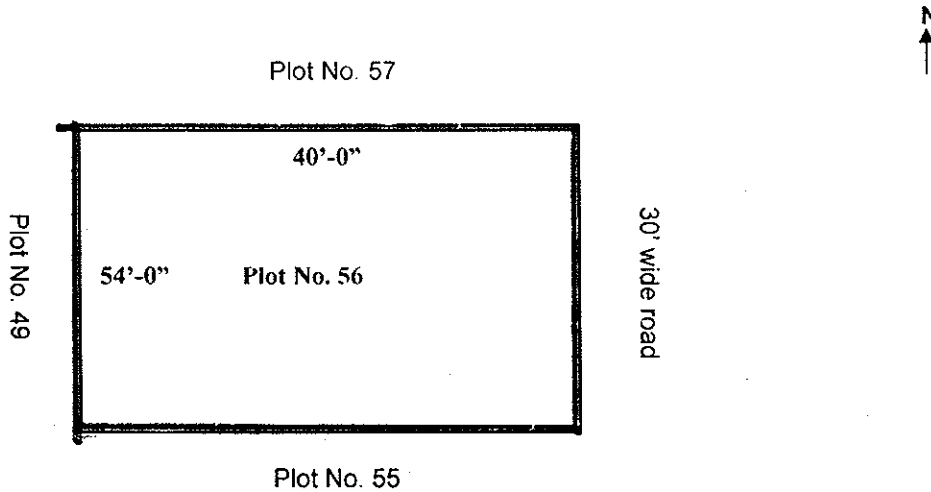
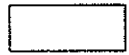
REFERENCE:
AREA: 240

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



WITNESSES:

- 1.
- 2.

For MODI & MODI CONSTRUCTIONS

Partner
SIG. OF THE VENDOR

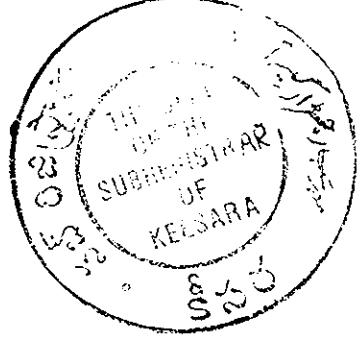
SIG. OF THE BUYER

1వ స్థానము నిండే వ సం॥ పు.....238



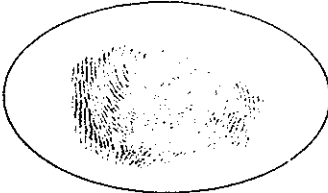

దస్తావేజు మొత్తము వాగితముల సంఖ్య.....8

ఈ తాగితము వదున సంఖ్య.....5

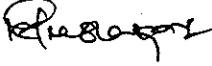

బవ్-రిజిస్ట్రారు



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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>VENDOR:</u></p> <p>M/S. MODI & MODI CONSTRUCTIONS HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNER</p> <p>MR. SOHAM MODI S/O. MR. SATISH MODI</p>
			<p><u>BUYER:</u></p> <p>MR. PRAMOD GAJBE S/O. MR. KRISHNA GAJBE R/O. FLAT NO. 02 KRUPA DEEP APARTMENTS KAMALA NAGAR ECIL POST HYDERABAD.</p>

SIGNATURE OF WITNESSES:

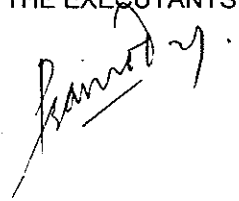
1. 
2. 

For MODI & MODI CONSTRUCTIONS



Partner

SIGNATURE OF THE EXECUTANTS



1 చుట్టకము: జిల్లా నంబర్ 2356

దస్తావేజు మొత్తము లాగితముం సంఖ్య 8

ఈ లాగితము వరుస సంఖ్య 6

పబ్-రిజిస్ట్రారు

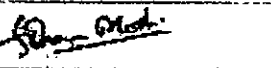


वर्क लेउ नंबर / PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम / NAME
SONAM SATISH MODI

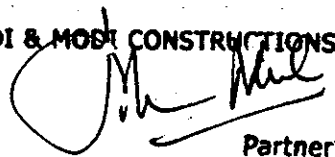
पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1989

हस्ताक्षर / SIGNATURE


मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

For MODI & MODI CONSTRUCTIONS



Partner

1. కర్ణాటక రాష్ట్రం లోని పు... 2. 3. 4.

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 5

ఈ కాగితము వరుస సంఖ్య..... 7

నబ్-రిజిస్ట్రారు



1. ముద్రకము నెరియించ సం|| పు..... 2353

దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 8

ఈ కాగితము వరుస సంఖ్య.....

నబ్-రిజిస్ట్రారు

