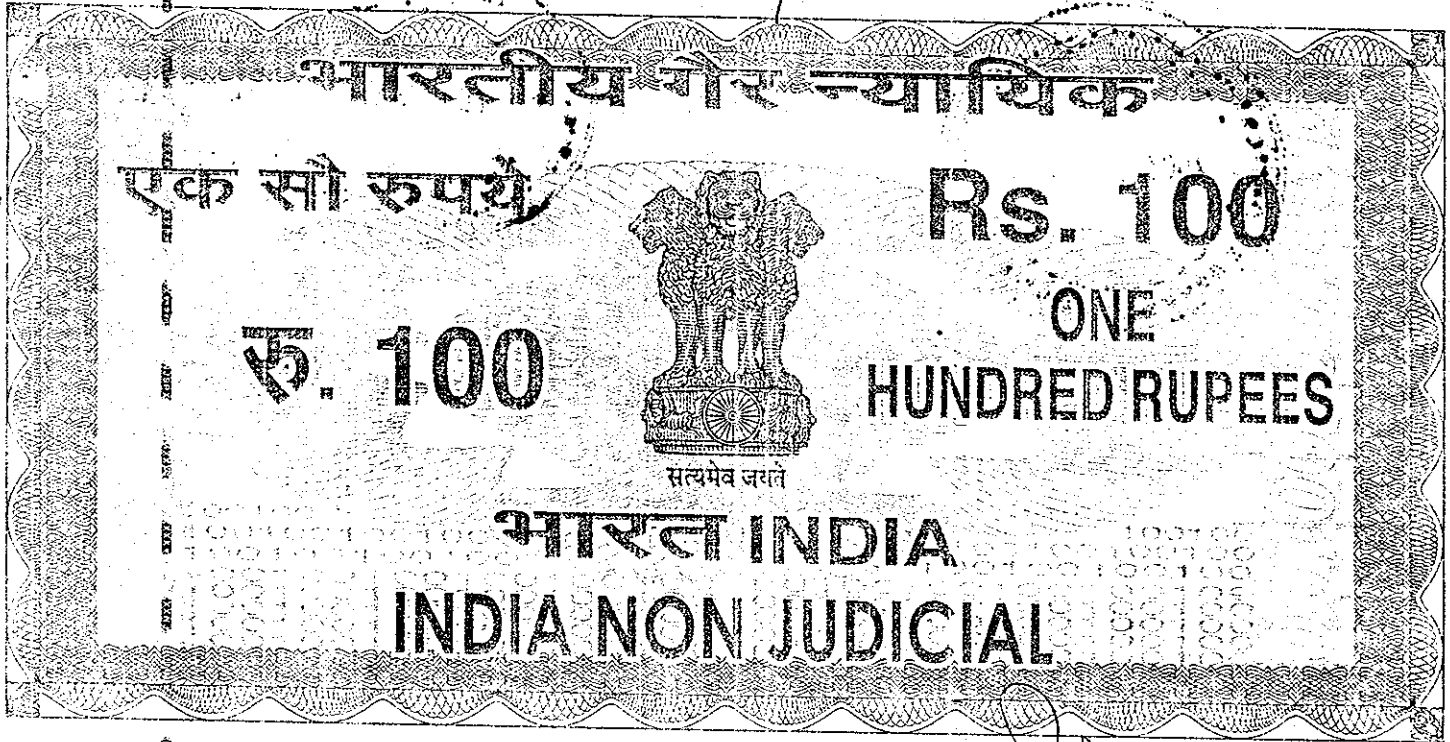


3550/08

SCANNED

ACK
3770
2000
1000



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L 376233

Sl No. 1172 Date 29/12/2007 100/-

Sold to Phani Kumar
D.N. Murthy
M/S. Modi & Modi Constructions

K. SATISH KUMAR

S.V.L. No:13/2000, R. No: 26/2006
6-2-30 PREMA NATHIPET (V)
R. NAGAR, R. DIST.

SALE DEED

This Sale Deed is made and executed on this the 23rd day of May 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 Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

IN FAVOUR OF

MR. VISHNUBHATLA CHANDRA MOULII, SON OF LATE SHRI. V. V. SUBRAHMANYA SASTRY aged about 40 years, residing at H. No. 23-23-51, Siva Rao Street, Satyanarayana Puram, Vijayawada - 520 011, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

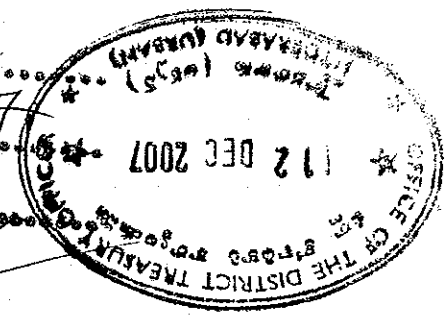
For MODI & MODI CONSTRUCTIONS

Partner

1 వ పుస్తకము నెం. 2350

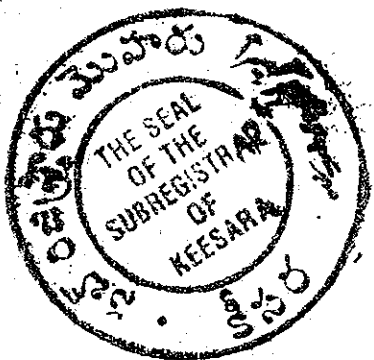
రెండవ పుస్తకము నెం. 7

మూడవ పుస్తకము నెం. 1



నల్ల-రిజిస్ట్రార్

2003 సం. 2 వ నెం. 23 వ తేది
1930 వ.శ.శ సం. 2 వ నెం. 2 వ తేది
పేజీలు 2 మరయు 7 గంటల మధ్య
కీసర్ సబ్-రిజిస్ట్రారు ఆఫీసులో
శ్రీ/శ్రీమతి. K. Prabhakar Reddy
రిజిస్ట్రేషన్ దఫ్తము 1908లోని సెక్షన్ 32.ఎ ను
అనుసరించి సమర్పించవలసిన పోబాగ్రాఫులు
మరయు చేతిముద్రలతో సహా దాఖలు చేసి రుసుము
పా. 1200/- లు చెల్లించినారు.



నామిచ్చినట్లు ఒప్పుకోవ్వది
విదమ బాటన నేలు

Prabhakar

Prabhakar S/o. K.P. Reddy occ: Service
(C) 5-6-187/3 & 4, 2nd floor, Soham mansion
M. G. Road, Sec'bad, through attested GPA for
Presentation of documents, vide GPA No. 12/2/08
at SRO, Keesara, R.R. Dist.



నిరూపించినది

① *[Signature]*

P. Prady S/o. J. D. Loring occ: Business
R/o. 110-262, New Banypally, Sec'bad

② *[Signature]*

Kiran S/o. Lamschade Rao occ: Business
R/o. 101, Sri Sai Apts, A.S. Rao Nagar 'x'
Roads, Hyderabad

[Signature]

2008 సం. 2 వ నెం. 23 వ తేది సబ్-రిజిస్ట్రారు
1930 వ.శ.శ సం. 2 వ నెం. 2 వ తేది కీసర్

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.

- 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.

For MODI & MODI CONSTRUCTIONS


Partner

1వ వుస్త్రవము 2008 సం|| 3550
 దస్తావేజు మొత్తము కాగితముల సంఖ్య 4
 ఈ కాగితముల వదుగు సంఖ్య 2

నందమూర్తి రెడ్డి

CERTIFICATE
 Certified that the following amounts have been paid in respect of this document

By Challan No. 789264 Dt. 23/5/08
 S. H. Keesara, the basis of the m.v./ consideration of R.S.

I. Stamp Duty

1. in the shape of stamp papers	Rs. 100
2. in the shape of challan (s/s 41 of I.S. Act. 1899)	Rs. 21500
3. in the shape of cash (s/s 41 of I.S. Act. 1899)	Rs.
4. adjustment of stamp duty (s/s 41 of I.S. Act. 1899, if any)	Rs.

II. Transfer Duty

1. in the shape of challan	Rs.
2. in the shape of cash	Rs.

III. Register expenses :

1. in the shape of challan	Rs. 1200
2. in the shape of cash	Rs.

IV. User Charges

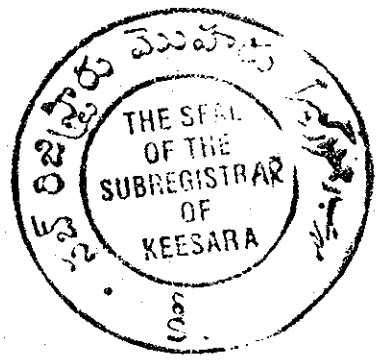
1. in the shape of challan	Rs. 100
2. in the shape of cash	Rs.

Total. 22900

1వ వుస్త్రవము 2008 సం|| (కా.శ 1930) సం||పు 3550
 చెరిపేటగా రిజిస్టరు చేయబడినది. స్టాంపింగ్ సమీతం గుర్తింపు నెంబరు 11530-1-3550/2008 జవ్వడమైనది.

2008 సం|| 23 నెం. 22 క చేది

నందమూర్తి రెడ్డి అధికారి

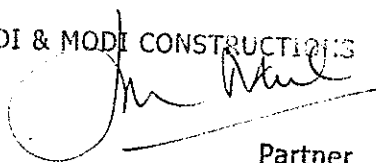


D) The Vendee is desirous of purchasing a plot of land bearing no. 58 admeasuring 240 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.2,40,000/- (Rupees Two Lakhs Forty Thousand Only) and the Vendor is desirous of selling the same on 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. 58 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). 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.
7. Stamp duty and Registration amount of Rs. 22,800/- is paid by way of challan No. 789264, dated 23.05.08, drawn on SBH, Keesara Branch, R. R. District.

For MODI & MODI CONSTRUCTIONS



Partner

1 వత్సకము 2008 నంబర్ 2550

దస్తావేల మొత్తము లాగితముల సంఖ్య 4

ఈ లాగితముల చదువ సంఖ్య 3

సబ్-రిజిస్ట్రారు



SCHEDULED PLOT

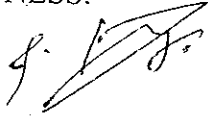
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 58 admeasuring about 240 sq. yds. forming part of Sy. No. 128, 129, 132-136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Plot No. 59
South	Plot No. 57
East	30' wide road
West	Plot No. 51

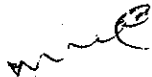
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

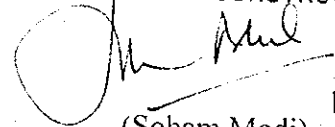
1.



2.



For MODI & MODI CONSTRUCTION



(Soham Modi)
VENDOR

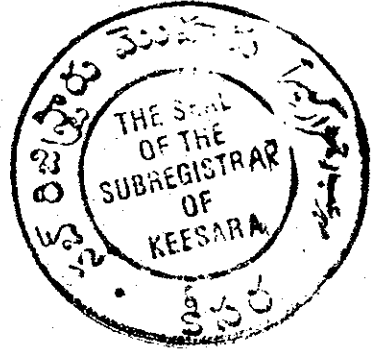
Partner



VENDEE

1 వత్సకము 2008 సం॥ వు 3550
దస్తావేజు మొత్తము లాగితముల సంఖ్య 7
ఈ లాగితముల వరుస సంఖ్య 9

నకు-0జిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO. 58, 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 MANAGING PARTNER

1. MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER:

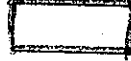
MR. VISHNUBHATLA CHANDRA MOULII, SON OF LATE SHRI. V. V. SUBRAHMANYA SASTRY

REFERENCE:
AREA:

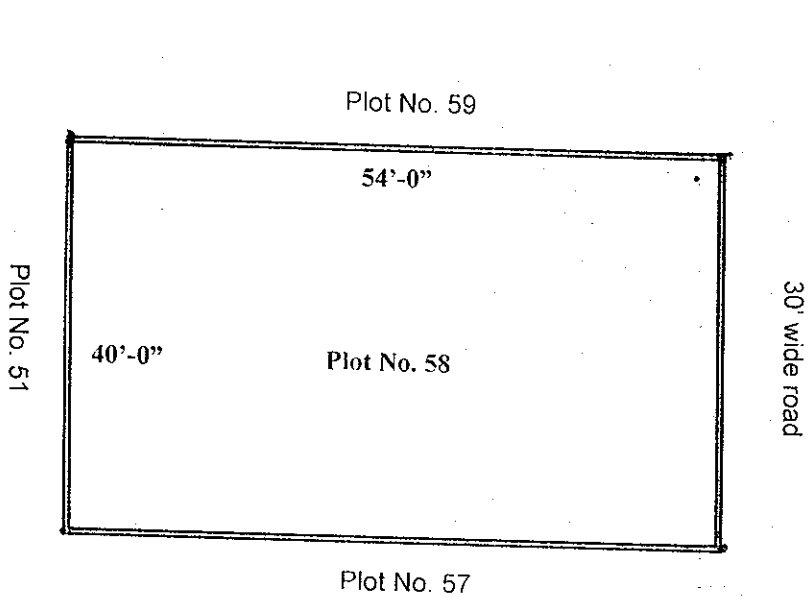
240

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



WITNESSES:

- 1.
- 2.

For MODI & MODI CONSTRUCTIONS

Partner
SIG. OF THE VENDOR

SIG. OF THE BUYER

1 పేజీ

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దస్తావేజు మొత్తము

7

ఈ కారితముల వరుస సంఖ్య

9

నవ-రిజిస్ట్రారు



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

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



VENDOR:

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 MANAGING PARTNER

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



SPA FOR PRESENTING DOCUMENTS:

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD - 500 003.



PURCHASER:

MR. VISHNUBHATLA CHANDRA MOULI
S/O. LATE SHRI. V. V. SUBRAHMANYA SASTRY
R/O. H. NO. 23-23-51
SIVA RAO STREET
SATYANARAYANA PURAM
VIJAYAWADA - 520 011.



REPRESENTATIVE:

MR. A. LAXMIKANTH
S/O. MR. A. SADHARMA
R/o. 5-4-187/3 & 4
M. G. Road
Sec'bad

SIGNATURE OF WITNESSES:

- 1.
- 2.

For MODI & MODI CONSTRUCTIONS

SIGNATURE OF EXECUTIVE PARTNER

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative,
Mr. A. LAXMIKANTH as I / We cannot appear personally before the Registering Officer in the Office of
Sub-Registrar of Assurances, Keesara, Ranga Reddy District.

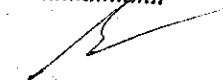
SIGNATURE OF THE REPRESENTATIVE

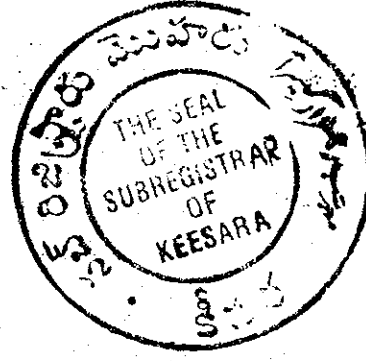
SIGNATURE(S) OF BUYER(S)

1 వృత్తము 2008 సం॥ పు 3556

దస్తావజ్జా మొత్తము లాగితముల సంఖ్య 7

ఈ లాగితముల వరుస సంఖ్య 6


నవ-రిజిస్ట్రారు

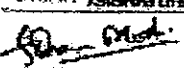


PERMANENT ACCOUNT NUMBER
ABMPM6725H

NAME
SONAM SATISH MODI

FATHER'S NAME
SATISH MAHLAL MODI

DATE OF BIRTH
15-10-1989

SIGNATURE


Chief Commissioner of Income-tax, Andhra Pradesh

ANDHRA PRADESH
DRIVING LICENCE
OLDAP011193022002

PRANAV K
 K PAVAN K
 2-3-647024
JAISWAL ENGINEERING
HYDERABAD

30-07-2002 **DUPLICATE**

Licensing Authority
 ETA-HYDERABAD-02

For MODI & MODI CONSTRUCTION

[Handwritten Signature]

Partner

1 వుత్తకము 2008 సం॥ పు 3576
దస్తావేజు మొత్తము కొగితముల సంఖ్య 7
ఈ కొగితముల వరుస సంఖ్య 7

నల్లంజిస్టారు

