

562/98 P49/98



S.L.NO: 0021639 DATE: 27/11/97 RS:25,000

00DD 476944

PURCHASER: P. SOLOMON
S/O P. KRUPARATNAM
SEC' BAD.

FOR WHOM : M/S MODI PROPERTIES & INVESTMENTS
PVT.LTD., SEC' BAD.

Ujjaya Lalshini
వచ్చి-రిజిస్ట్రారు, వరకవేదికలు
సువియం ప్రోపర్టీస్ & ఇన్వెస్ట్మెంట్స్ ప్రైవేట్ లిమిటెడ్
స.బి.సి. కారాగృహము, క.సి. కారాగృహము
హైదరాబాదు.

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1032000

SALE DEED

THIS SALE DEED executed at Uppal Revenue Mandal, Kapra Municipality, Ranga Reddy District on this 31st day of December 1997 by:

M/s. Kisan Cement Pipe Company a partnership firm having its office at Premises bearing Survey No.174, Mallapur Village, Uppal Revenue Mandal, Kapra Municipality, Ranga Reddy District, A.P represented by its partners:

1. **Shri. P. Suresh** S/o. Late Shri. Bala Kistiah aged 54 years, Residing at 1-1-380/16/A, Ashok Nagar Extension, Hyderabad.
2. **Shri. P. Mahendra** S/o. Shri. Manik Rao, aged 45 years, residing at 2-2-3/5, Flat No.91, Saket Apartments, Shivam Road, New Nallakunta, Hyderabad
3. **Smt. P. Bharathi Devi** W/o. Shri. P. Suresh aged 48 years, residing at 1-1-380/16/A, Ashok Nagar Extension, Hyderabad.
4. **Shri. P. Vinod Kumar** S/o. Shri. Manik Rao, aged 40 years, residing at 2-2-3/5, Flat No.91, Saket Apartments, Shivam Road, New Nallakunta, Hyderabad

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[Signature]

2 *Mahendra*

3 *P. Bharathi Devi*

4. *P. Vinod Kumar* 50.0000

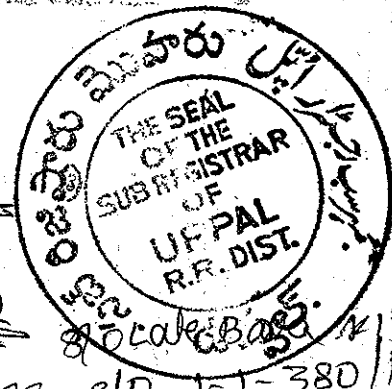
6 *[Signature]*

7 *[Signature]*

1998 సం 26268
 తదినిజాల మొత్తం కాగితములు
 9 కాగితములు 30



1998 సం 26268 నె &
 తది వగలు 12-1 గంటల మధ్య
 తప్పాల్ నడవజిస్తాయి
 అవసరం దాఖలు చేసి పంపించు
 చా. 12-1-01 చెల్లించునది



నాని యిచ్చినట్లు ఒక్కొక్కటి

[Signature]

శ్రీ లోకేశ్ బాబు శ్రీ హిక్
 or BUSINESS RD 1-1-380/16/A
 Ashok Nagar Extensions Hyd

1) నాని బొటన వేలు



2) నాని బొటన వేలు



Sharda Shomank RAO or BUSINESS
 RD 2-2-3/5 Flat no 9, Saket
 Apartments Shivam Road New
 Mallakunta Hyd

3) నాని బొటన వేలు



P. Bharathi Devi w/o P. Suresh
 or Housewife RD 1-1-380/16/A
 Ashok Nagar Extensions Hyd

4) నాని బొటన వేలు



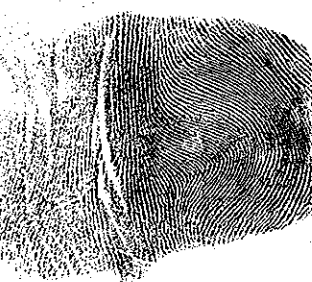
P. Binu w/o Shomank RAO or BUSINESS
 RD 2-2-3/5 Flat no 9,
 Saket Apartment Shivam Road New
 Mallakunta Hyd

5) నాని బొటన వేలు



పి.వి.నంద్ w/o Shomank RAO or Housewife
 RD 2-2-3/5 Flat no 9,
 Saket Apartment Shivam Road
 New Mallakunta Hyd

6) నాని బొటన వేలు



[Signature] శ్రీ లోకేశ్ బాబు or BUSINESS
 RD 1-1-380/16 Ashok Nagar
 Extensions Hyd



S.L.NO: 0021640 DATE: 27/11/97 RS:25,000

00DD 476945

PURCHASER: P. SOLOMON
S/O P. KRUPARATNAM
SEC' BAD.

FOR WHOM : M/S MODI PROPERTIES & INVESTMENTS
PVT.LTD., SEC' BAD.

Vijaya Lakshmi
శ్రీ సతీష్ మోడి, శరణ్ మంషన్
సోహం మంషన్ - 2^వ ఫ్లోర్ - సోహం మంషన్, ఎ.జి. రోడ్,
సెకండరాబాద్, హైదరాబాద్.

-2-

5. **Smt. P. Yashoda** W/o. Shri. P. Manik Rao, aged 55 years, residing at 2-2-3/5, Flat No.91, Saket Apartments, Shivam Road, New Nallakunta, Hyderabad
6. **Mr. P. Sunil Kumar** S/o. Shri. P. Suresh aged 25 years, residing at 1-1-380/16, Ashok Nagar Extension, Hyderabad
7. **Mr. P. Bala Kishore** S/o. Shri. Mahendra aged 20 years, residing at 2-2-3/5, Flat No.91, Saket Apartments, Shivam Road, New Nallakunta, Hyderabad

hereinafter collectively referred to as the "VENDORS" which term shall mean and include whenever the context may so require their respective heirs, executors, administrators and assigns;

IN FAVOUR OF

M/s. Modi Properties & Investments Pvt Ltd., a company registered under the Companies Act, having its registered office at 5-4-187/ 3 & 4, 2nd Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003, and represented by its Director Shri Soham Modi S/o. Shri. Satish Modi residing at Plot No.1025, Road No.45, Jubilee Hills, Hyderabad.

[Signature]

2 Ashendra

3 P. Bhavathi Devi

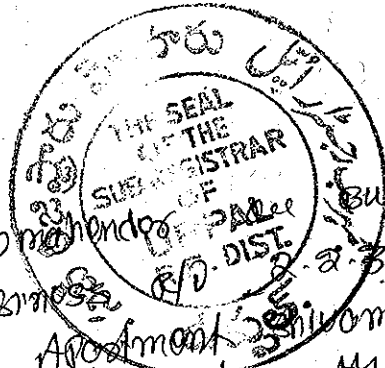
4 P. Vinod Kumar

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6 [Signature]

7 [Signature]

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 S. R. O.



1) అనుబంధం నెల అనుబంధం అనుబంధం అనుబంధం అనుబంధం
 R/O of BUSINESS
 Sakal new Apartment
 nalakurta MID
 Business
 2-315 Kalamoan
 Shivom Road



అనుబంధం

2) అనుబంధం అనుబంధం అనుబంధం అనుబంధం అనుబంధం
 R/O Uppal R.R. Dist.
 Business

3) అనుబంధం అనుబంధం అనుబంధం అనుబంధం అనుబంధం
 Ramulu, Sri Rayach, Business
 Uppal R.R. Dist.

Hudaib

1998 55 2/1/98 8 5301 55 85/98
 1998.1.98 30 18 5308 55 85/98

Registration Order Section 42 of Act II of 1953

No. P.49 of 1998 Dated 8/1/98

I hereby certify that the proper / defect stamp duty of Rs. 58710 (Rupees Fifty eight thousand seven hundred ten) has been levied in respect of this instrument from Sri. P. Suresh on the basis of the agreed Market value/consideration of Rs. 1,032,000/- being higher than the consideration/agreed Market value.

Hudaib

S.R.O. Uppal, Sub-Registrar and Collector U/S 41 & 42 of INDIAN STAMP ACT



S.L.NO: 0021641 DATE: 27/11/97 RS:25,000 00DD 476946

PURCHASER: P. SOLOMON
S/O P. KRUPARATNAM
SEC' BAD.

FOR WHOM : M/S MODI PROPERTIES & INVESTMENTS
PVT.LTD., SEC' BAD.

Vijaya Lalitha
 వజ్ర లలిత, వరకవేదికలు
 మరియు ఎక్స్-అపేషన్స్ ప్రా.ప్ర. సంకీర్ణ
 ప.ప్రొ. సొల్యూషన్స్, ఇ.బి. కార్యాలయం
 హైదరాబాద్.

-3-

hereinafter referred to as the "PURCHASER", which term shall mean and include whenever the context may so require its successors-in-interest; witnesseth as follows:-

The VENDORS had purchased the property forming part of Survey No. 174, admeasuring 4 acres 32 guntas, situated at Mallapur Village, Uppal Revenue Mandal, Kapra Municipality, Ranga Reddy District, from its former owner under a registered Sale Deed, dated 29/12/1972, registered as document No. 1883, in Book - I, Volume No. 304, Page 188 to 190 in the office of the Sub-Registrar, Hyderabad East.

The VENDORS had also constructed a factory shed, servant's and office buildings on the said land. As per the proceedings of Special Officer, Competent Authority bearing No. G/10441/76, dated 27/09/1993, the VENDORS have been entitled to sell the land the constructions thereon, as being not hit by the Urban Land (Ceiling & Regulation Act, 1976.

The PURCHASER has already purchased from the Vendors 1 Acre 10 Guntas out of the 4 Acres 32 Guntas vide Sale Deed No. 25/97 (P 559/96) dated.04-10-1996.

The VENDORS are the absolute owners of the balance portion of the land, admeasuring 3 Acre 22 Guntas.

[Signature]

2. *[Signature]*

3. *P. Bharathi Devi*

4. *[Signature]*

5. *[Signature]*

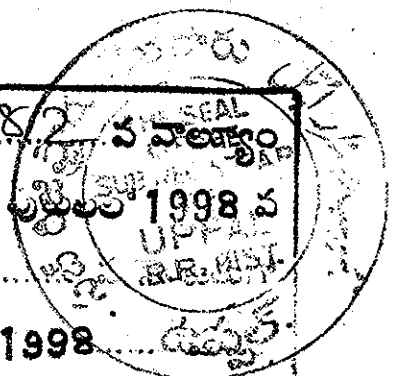
6. *[Signature]*

7. *[Signature]*

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1వ పుస్తకము 268 వ పాఠ్యం
 31 గ్రామీణులు 1998 వ
 సం. 562
 పుస్తకం చేయబడినది 1998
 జనవరి నెల 27 వ తేది 75
 మారు 199 క.శ
 [Signature]





S.L.NO: 0021642 DATE: 27/11/97 RS:25,000

00DD 476947

PURCHASER: P. SOLOMON
S/O P. KRUPARATNAM
SEC' BAD.

FOR WHOM : M/S MODI PROPERTIES & INVESTMENTS
PVT.LTD., SEC' BAD.

Vijaya Lakshmi
వజ్ర-విజయ, వరకవిడియలు
మరియు వజ్ర-విజయ-స్టాంపు వెంకట
క.స్టాం. కార్యాలయము, ఇ.న. కార్యాలయము
హైదరాబాదు.

-4-

The VENDORS have been in possession and enjoyment of the balance portion of the property.

The VENDORS have agreed to sell and the PURCHASER has agreed to purchase a portion admeasuring 1 Acre and 03 Guntas, out of the balance portion of 3 Acres 22 Guntas, hereinafter referred to as the "SAID PROPERTY", more particulars described at the foot of this document and shown in the plan annexed hereto, for a sum of Rs. 10,32,000/- (Rupees Ten Lakhs Thirty Two Thousand Only).

KNOWN ALL MEN BY THESE PRESENTS THAT in pursuance of the said agreement and in consideration of the said sum of Rs. 10,32,000/- (Rupees Ten Lakhs Thirty Two Thousand Only) paid by the PURCHASER to the Vendor as under:

Ch No.	Date	Amount Rs.	Drawn On	In Favour Of
545136	03/11/1997	1,00,000/-	Syndicate Bank, Jeera Branch, Secunderabad	M/s. Kisan Cement Pipe Co.
545137	03/11/1997	1,00,000/-	-do-	-do-
545146	03/12/1997	8,32,000/-	-do-	-do-

[Signature]

2 Asherba

3 P. Bharathi Devi

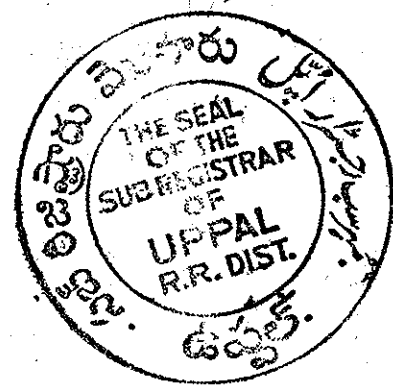
4 P. Vinod Kumar

5 వ.వి.కె.ఎ

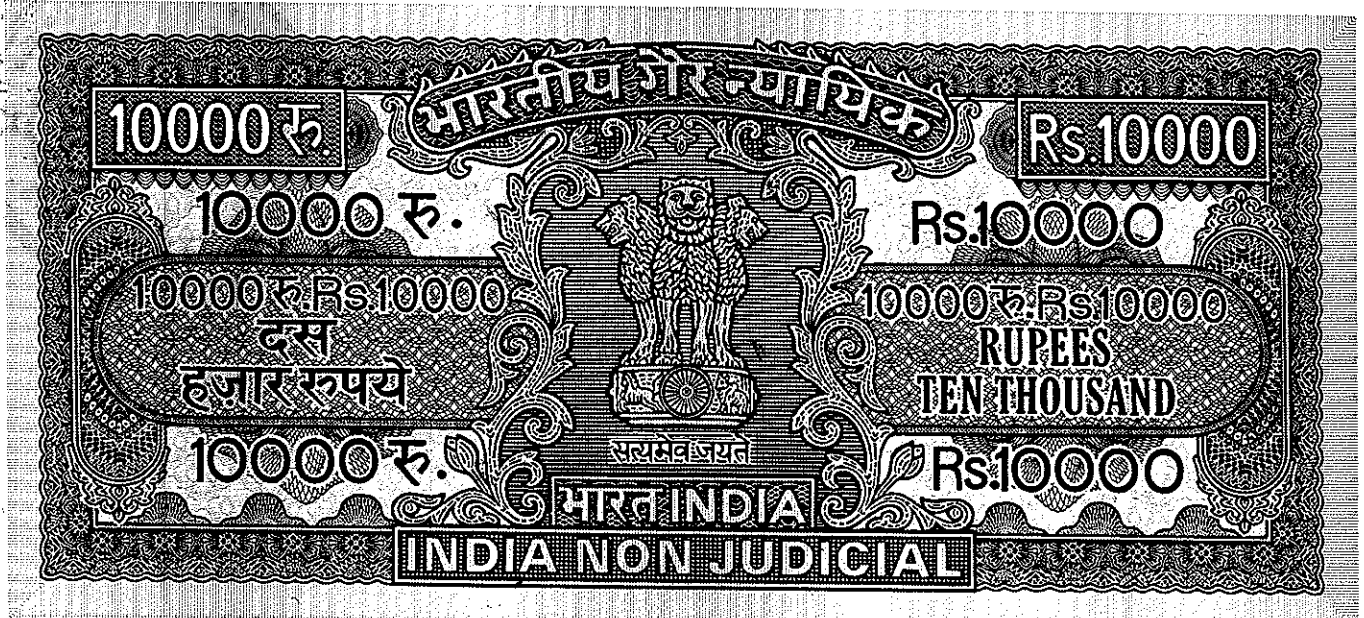
6 *[Signature]*

7 *[Signature]*

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S.L.NO: 0021643 DATE: 27/11/97 RS:10,000

00AA 747905

PURCHASER: P.SOLOMON
S/O P.KRUPARATNAM
SEC'BAD.

Vijaya Lakshmi
 వీరవల్లభుల వంశము
 మరియు వీరవల్లభుల వంశము స్వామి వంశము
 కి స్వా. కార్యకర్తయము కి కార్యకర్తయము
 సాక్షులు.

FOR WHOM : M/S MODI PROPERTIES & INVESTMENTS
PVT.LTD., SEC'BAD.

-5-

the receipt of which sum is hereby acknowledged and full and final discharge wherefore is hereby given by the **VENDORS** to the **PURCHASER**, the **VENDORS** do hereby sell, transfer and convey absolutely to the **PURCHASER**, the said property, namely, land, admeasuring 1 acre 03 guntas, forming part of Survey No. 174, situated at Mallapur, District, as shown in detail in the plan annexed hereto.

HENCEFORWARD, the **VENDORS** shall not have any right, title or interest in the said property which shall be enjoyed absolutely by the **PURCHASER** without any let or hindrance from the **VENDORS** or anyone claiming through them.

1. The **VENDORS** do hereby declare, assure and covenant with the **PURCHASER** that the recitals contained herein are, all true and correct, that no one else has any right, title or interest in the said property, that all rates, taxes, etc., payable in respect of the said property have been paid upto the date of sale, that the said property has not been alienated or encumbered in any manner whatsoever, that the said property is not the subject matter of any legal or acquisition proceeding.
2. The **VENDORS** hereby agree to indemnify and keep indemnified the **PURCHASER** at all times in respect of all losses, expenses and costs including Court costs to which the **PURCHASER** may be put on account of the breach of all or any of the covenants contained herein, or on account of any or all of the recitals contained herein being false or incorrect, or on account of anyone else claiming any right, title or interest in the said property, or on account of any let or hindrance to the **PURCHASER** in the enjoyment of the said property by the **VENDORS** or anyone claiming through them.

[Signature]

2. *[Signature]*

3. P. Bhavathi Devi

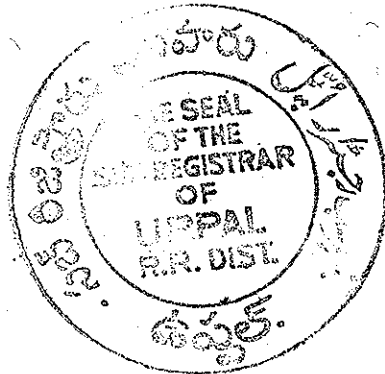
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6. *[Signature]*

7. *[Signature]*

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The first part of the document is a declaration of the parties involved in the transaction, including their names and addresses. It is signed by the parties and witnessed by a notary public.

The second part of the document is a declaration of the parties involved in the transaction, including their names and addresses. It is signed by the parties and witnessed by a notary public.

The third part of the document is a declaration of the parties involved in the transaction, including their names and addresses. It is signed by the parties and witnessed by a notary public.

The fourth part of the document is a declaration of the parties involved in the transaction, including their names and addresses. It is signed by the parties and witnessed by a notary public.



AP-23-XXI-B 48214

S.L.NO: 0021644 DATE: 27/11/97 RS: 1,000

PURCHASER: P. SOLOMON
S/O P. KRUPARATNAM
SEC' BAD.

FOR WHOM: M/S MODI PROPERTIES & INVESTMENTS
PVT.LTD., SEC' BAD.

Vijaya Lalitha
S/O P. KRUPARATNAM
S/O P. KRUPARATNAM
S/O P. KRUPARATNAM
S/O P. KRUPARATNAM

-6-

3. The VENDORS hereby further agree to sign all documents and do all acts as may be necessary to complete or defend the title of the PURCHASER to the said property.
4. The VENDORS have this day delivered vacant and peaceful possession of the said property to the PURCHASER.
5. The VENDORS have delivered certified copies of documents of title pertaining to the said property to the PURCHASER, as only a portion of Survey No. 174, is being sold under this Sale Deed. The VENDORS agree to produce the original documents of title as and when required by the PURCHASER.
6. The VENDORS hereby declare that they were owning a land admeasuring 4 Acre. 32 Guntas in the peripheral area of Hyderabad Urban Agglomeration; that after issue of the G. O. M S No. 733 Rev. (UCI) Dept., dated 31/10/1988 and availing of the exemption granted therein, they have so far transferred a portion of the property to an extent of 1 Acre 10 Guntas to the PURCHASER vide Sale Deed No. 25/87 (P 559/96) dated 04-10-1996. Now the VENDORS are transferring other portion of the property admeasuring 1 Acre 03 Guntas to the PURCHASER under this Sale Deed. If the transfer of the land is subsequently found to be in violation of any of the Urban Land (C & R) Act, 1976, or of the G.O. referred to above they will be liable for prosecution besides this transaction being declared as null and void.

[Signature]

2 *Sharda*

3
P. Bharathi Devi

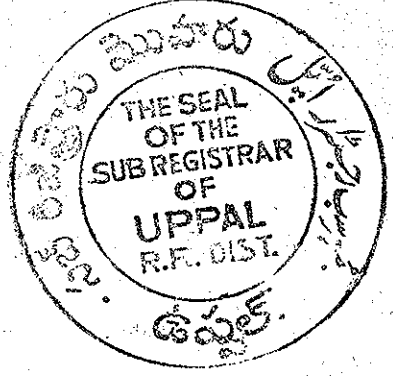
4 *P. Ganesan*

5 *[Signature]*

6 *[Signature]*

7 *[Signature]*

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The Vendor hereby certifies that the above mentioned property is his own and he is not aware of any other person who has any claim or interest in the said property.

The Vendor hereby certifies that the above mentioned property is his own and he is not aware of any other person who has any claim or interest in the said property.

The Vendor hereby certifies that the above mentioned property is his own and he is not aware of any other person who has any claim or interest in the said property.

Mr. D. S. S.



AP-23-III-B 48216

S.L.NO: 0021646 DATE: 27/11/97 RS: 1,000

PURCHASER: P. SOLOMON
S/O P. KRUPARATNAM
SEC' BAD.

FOR WHOM: M/S MODI PROPERTIES & INVESTMENTS
PVT. LTD., SEC' BAD.

Vijaya Lakshmi
వీజయ లక్ష్మి వరదాసు
అమ్మలపల్లి-అప్పలమండలం గ్రామ పంచాయతీ
ప.సా.స. కార్యదర్శి, ప.సా. కార్యాలయం.
సెకటరీబాద్.

-7-

7. The land is not assigned land within the meaning of AP Assigned Lands (Prohibition of Transfers) Act of 1977 and it does not belongs to or under mortgage to Government Agencies/Undertakings.

DESCRIPTION OF THE PROPERTY HEREBY SOLD

ALL THAT LAND admeasuring 1 Acre 03 Guntas, ^{or 570350-405-07 4349.70 sqm} forming part of Survey No. 174, situated at Mallapur Village, Uppal Revenue Mandal, Kapra Municipality, Ranga Reddy District, bounded on the: Covered in BLOCK NO 10

- NORTH: Remaining part of Sy.No.174
- SOUTH: Residential Complex in Sy. Nos. 166, 167, 168 & 174 (Part)
- EAST: Existing Road
- WEST: Part of Survey No.174

together with all internal and external rights, roads, roadways, paths and all casements and appurtenances belonging to or reputed to belong to the said property.

[Signature]

2 *Ashwika*

3
P. Bharathi Devi

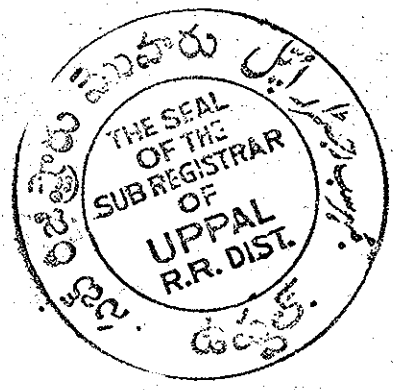
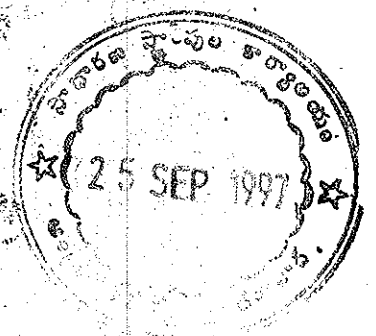
4 *P. Lakshmi*

5 *వ.వి.వి.వి*

6 *[Signature]*

7 *[Signature]*

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to notified... (mirrored text)

DECLARATION OF THE PROPERTY

is being... (mirrored text)

... (mirrored text)

... (mirrored text)



RP-29-XXX-A 48215

S.L.NO: 0021645 DATE: 27/11/97 RS: 1,000

PURCHASER: P. SOLOMON



IN WITNESS WHEREOF, the VENDORS has signed these presents on the date and at the place mentioned above in the presence of the following Witnesses.

Vijaya Lakshmi



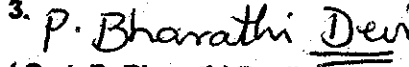
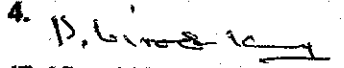
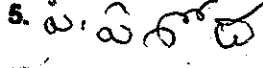
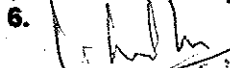
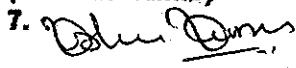
27/11/97 27/11/97

Sec-Bad.

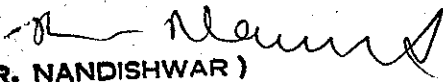
FOR WHICH P. S. MODI PROPERTIES & INVESTMENTS PVT.LTD., SEC-BAD.

- WITNESSES:**
1. 
P. Solomon S/o. P. K. S. RAO
5-4-187/2 & 4, M.G. Road, Sec-RAD.
 2. 

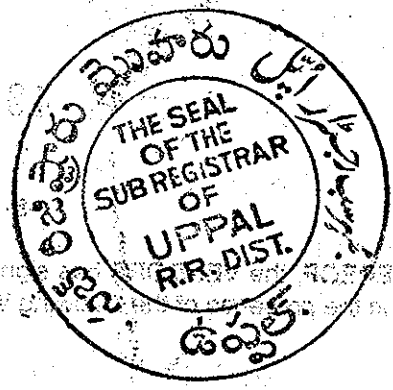
VENDORS
for KISAN CEMENT PIPE Co.,
Rep. by its Partners

1. 
(P. Suresh)
2. 
(P. Mahendra)
3. 
(Smt. P. Bharathi Devi)
4. 
(P. Vinod Kumar)
5. 
(Smt. P. Yashoda)
6. 
(P. Sunil Kumar)
7. 
(P. Bala Kishore)

Drafted by:


(R. NANDISHWAR)
D.W.L. No. 5/87
R. No. 11/98 R R Dist.

Handwritten text in Telugu script, possibly a name or address, located in the upper left section of the document.



Printed text at the bottom of the page, including the name 'R. NARAYAN' and other details.

SALE DEED OF LAND BEARING SURVEY NO. 174, SITUATED AT MALLAPUR VILLAGE, UPPAL REVENUE MANDAL, KHAPRA MUNICIPALITY RANGA REDDY DISTRICT.

VENDORS: M/s. KISAN CEMENT PIPE COMPANY.

REP BY ITS PARTNERS:

1. P. SURESH
2. P. MAHENDRA
3. SMT. P. BHARATHI
4. P. VINOD KUMAR
5. P. YASHODA
6. P. SUNIL KUMAR
7. SA. BALA KISHORE

VENDEE: M/s. MODI PROPERTIES & INVESTMENTS PVT

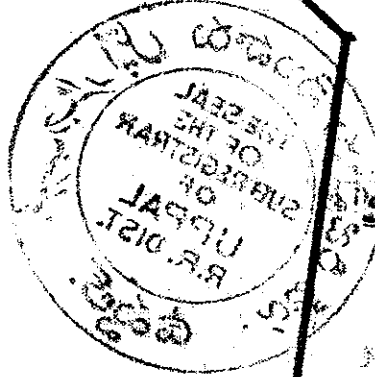
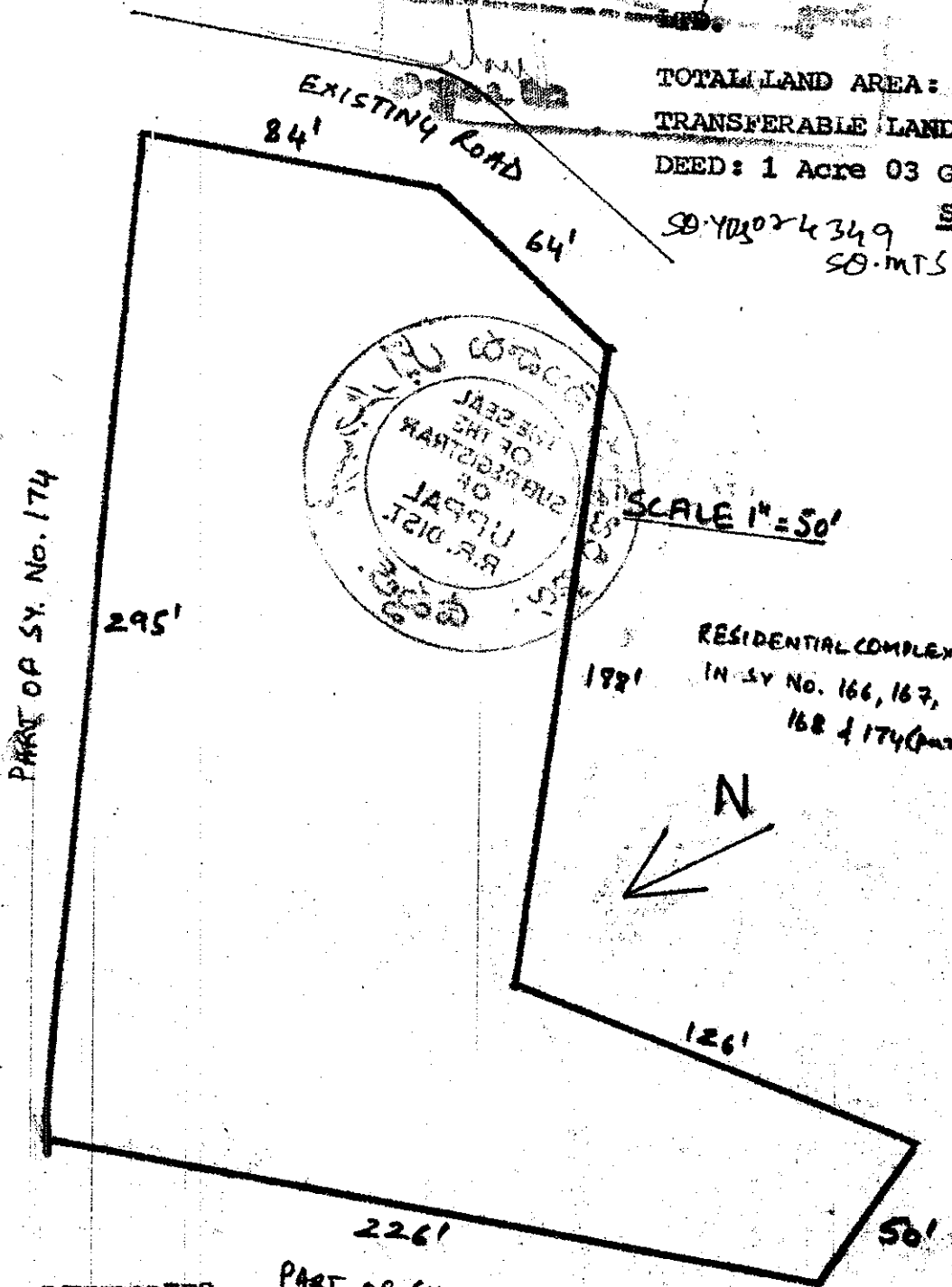
TOTAL LAND AREA: 3 Acres 22 Guntas
 TRANSFERABLE LAND AREA AS PER SALE
 DEED: 1 Acre 03 Guntas of 5203

SIGN OF VENDORS:

- 1.
- 2.
3. P. Bharathi Devi
- 4.
- 5.
- 6.
- 7.

SIGN OF WITNESSES:

- 1.
- 2.

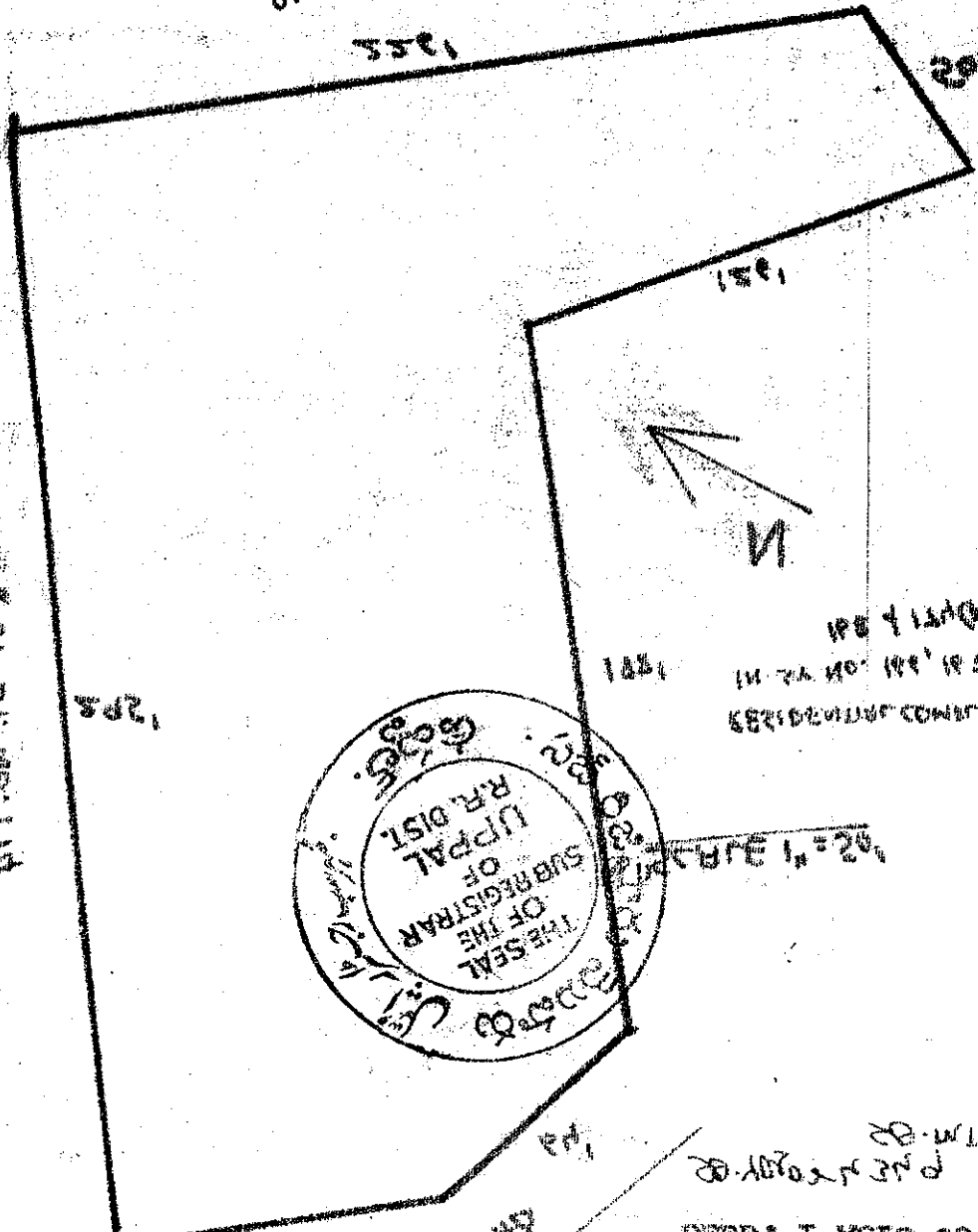


SCALE 1" = 50'

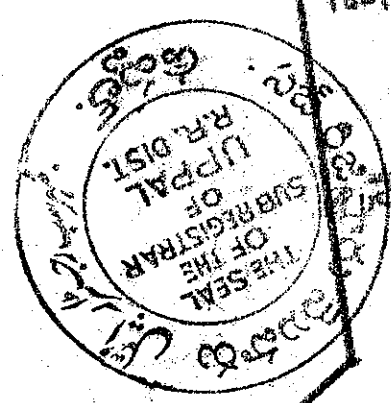
PART OF SY. No. 174

BOUNDARIES: PART OF SY. No. 174
 NORTH: Remaining part of Survey No. 174
 SOUTH: Residential Complex in Sy. Nos. 166, 167, 168 & 174(part)
 EAST: Existing Road
 WEST: Part of Survey No. 174

МЕСТО : БУЛЬВАР ОЗЕРНЫЙ № 134
 ЭТАЖ : 1-й этаж
 КОМНАТА : Квартира № 134 (Б/К)
 КОМУ : Квартира № 134
 КОМУ : Квартира № 134



5. *[Signature]*
 1. *[Signature]* (Б/К)
 СВИДЕТЕЛЬСТВО :



3. *[Signature]*
 2. *[Signature]*
 1. *[Signature]*

СВИДЕТЕЛЬСТВО :

ДАНО : 1 июля 2003 года
 СВИДЕТЕЛЬСТВО ВЫДАНО В СООТВЕТСТВИИ С ЗАКОНОМ
 КОМУ : 1 июля 2003 года

4. Б. АИМОВ ИМОВ СВИДЕТЕЛЬСТВО : № 60305 КОМУ : ИМАМОВ ИМАМОВ
 3. СМ. Б. ИМАМОВ ИМАМОВ ИМАМОВ
 2. Б. ИМАМОВ ИМАМОВ ИМАМОВ
 1. Б. СВИДЕТЕЛЬСТВО : № 60305 КОМУ : ИМАМОВ ИМАМОВ
 ВЕР В ДАННОМ СВИДЕТЕЛЬСТВЕ

СВИДЕТЕЛЬСТВО : № 60305 КОМУ : ИМАМОВ ИМАМОВ
 СВИДЕТЕЛЬСТВО : № 60305 КОМУ : ИМАМОВ ИМАМОВ
 СВИДЕТЕЛЬСТВО : № 60305 КОМУ : ИМАМОВ ИМАМОВ