

26/08/99

2015/99



(5)

కమ సంఖ్య 3957... తేదీ 2.9.99... 10,000/-

00AA 766792

కొనువాద P. Subram s/o. P. Kruparatnam Sec'bad

*[Signature]*

వసతి కంపెనీ M/s. Modi Properties & Investments pvt. Ltd. Sec'bad

*[Official Stamp]*

**SALE DEED** executed on this the 7th

day of April, 1999; This **SALE DEED** made and executed at Mallapur Village, Uppal Revenue Mandal, Kapra Municipality, Ranga Reddy District on ~~this date...~~

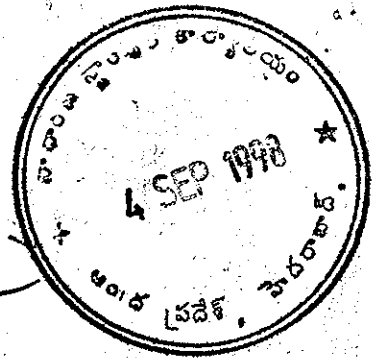
M/s. Kisan Cement Pipe Company a partnership firm having its office at premises bearing survey No.174, Mallapur Village, Uppal Revenue Mandal, Kapra Municipality, Ranga Reddy District, A. .P. represented by its partners;

1. **Shri. P. Suresh** S/o. Late P. Bala Kistiah aged 55 years residing at 1-1-380/16, Ashok Nagar Extension, Hyderabad.
2. **Shri. P. Mahendra** S/o. P. Manik Rao aged 46 years residing at 2-2-3/5, Flat No.91, Saket Apartments, Shivam Road, New Nallakunta, Hyderabad.
3. **Smt. P. Bharati Devi** W/o. Shri. P. Suresh aged 49 years residing at 1-1-380/16, Ashok Nagar Extension, Hyderabad.
4. **Shri. P. Vinod Kumar** S/o. Shri. P. Manik Rao aged 41 years at 2-2-3/5, Flat No.91, Saket Apartments, Shivam Road, New Nallakunta, Hyderabad.
5. **Smt. P. Yashoda** W/o. Shri. P. Manik Rao aged 56 years residing at 2-2-3/5, Flat No.91, Saket Apartments, Shivam Road, New Nallakunta, Hyderabad.
6. **Shri. P. Sunil Kumar** S/o. Shri. P. Suresh aged 26 years residing at 1-1-380/16, Ashok Nagar Extension, Hyderabad
7. **Shri. P. Bala Kishore** S/o. Shri. Mahendra aged 21 years residing at 2-2-3/5, Flat No.91, Saket Apartments, Shivam Road, New Nallakunta, Hyderabad

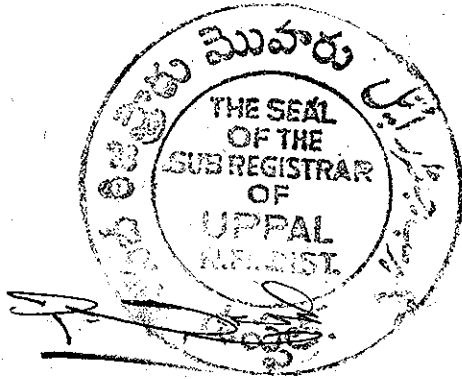
*[Handwritten notes and signatures on the left margin]*

*[Signatures of the partners: 1. P. Suresh, 2. Mahendra, 3. Bharathi Devi, 4. Vinod Kumar, 5. Yashoda, 6. Sunil Kumar, 7. Bala Kishore]*

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 తండ్రి పేరు 3-4 నంబరు మద్య  
 అవార్ వడ-విజ్ఞానాలు  
 అప్పారావు చాలా మే దున్నము  
 టా. 4296-00 విజ్ఞానం  
 వ్రాసా ముచ్చానకు అప్పారావు



1) S/o. late P. Rala Kastab, occ: Business  
 No. 1-1-380/16, Ashole Nagar Extn.  
 Hyderabad

2) P. Ramesh S/o. P. Manil Rao, occ: Business, No. 22-3/5  
 Flat No. 91, Sallet Apts, Shivam Road, New  
 Nallakunta, Hyderabad.

3) Bharathi Devi w/o. P. Suresh, occ: House wife,  
 No. 1-1-380/16, Ashole Nagar Extension,  
 Hyderabad.

4) P. Vinay S/o. P. Manil Rao, occ: Business, No. 22-3/5  
 Flat No. 91, Sallet Apts, Shivam Road, New  
 Nallakunta, Hyderabad.

5) రావణ్ S/o. late P. Manil Rao, occ: House wife, No. 22-3/5,  
 Flat No. 91, Sallet Apts, Shivam Road, New Nallakunta,  
 Hyderabad.

6) P. Suresh oc: Student, No. 1-1-380/16,  
 Ashole Nagar Extension, Hyderabad.



300 సంఖ్య 3959-9299 రూ. 10,000/-

00AA 766793

పాపాదు P. Solomon s/o P. Krupartanam, Sec'bad

ఎవరి కోరిక M/s. Modi Properties & Investments Pvt Ltd  
Sec'bad

*Secret*  
 ఆంధ్రప్రదేశ్ ప్రభుత్వం  
 ఆంధ్ర ప్రదేశ్ ప్రభుత్వం  
 ఆంధ్ర ప్రదేశ్ ప్రభుత్వం

-2-

hereinafter collectively referred to as the "VENDORS" which term shall mean and include whenever the context may so require their respective heirs, executors, nominees, 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, 2<sup>nd</sup> 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 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.

1 *[Signature]*

2 *[Signature]*

3 Bharathi Devi

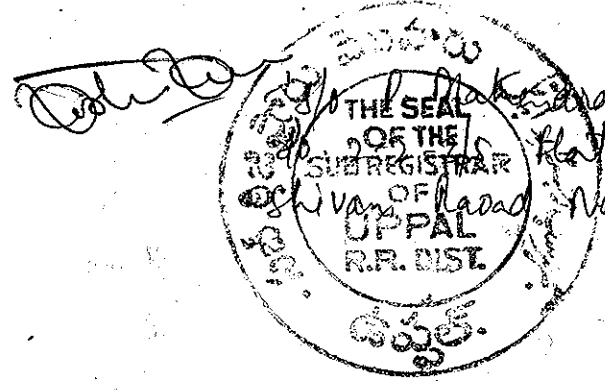
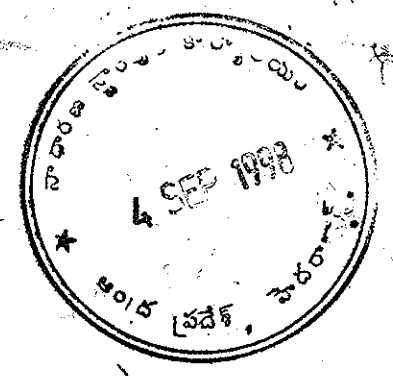
4 *[Signature]*

5 *[Signature]*

6 *[Signature]*

7 *[Signature]*

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Makshara, occ: Student,  
 Flat No. 91, Suleit Apts.  
 New Mallakunta, Hyderabad.

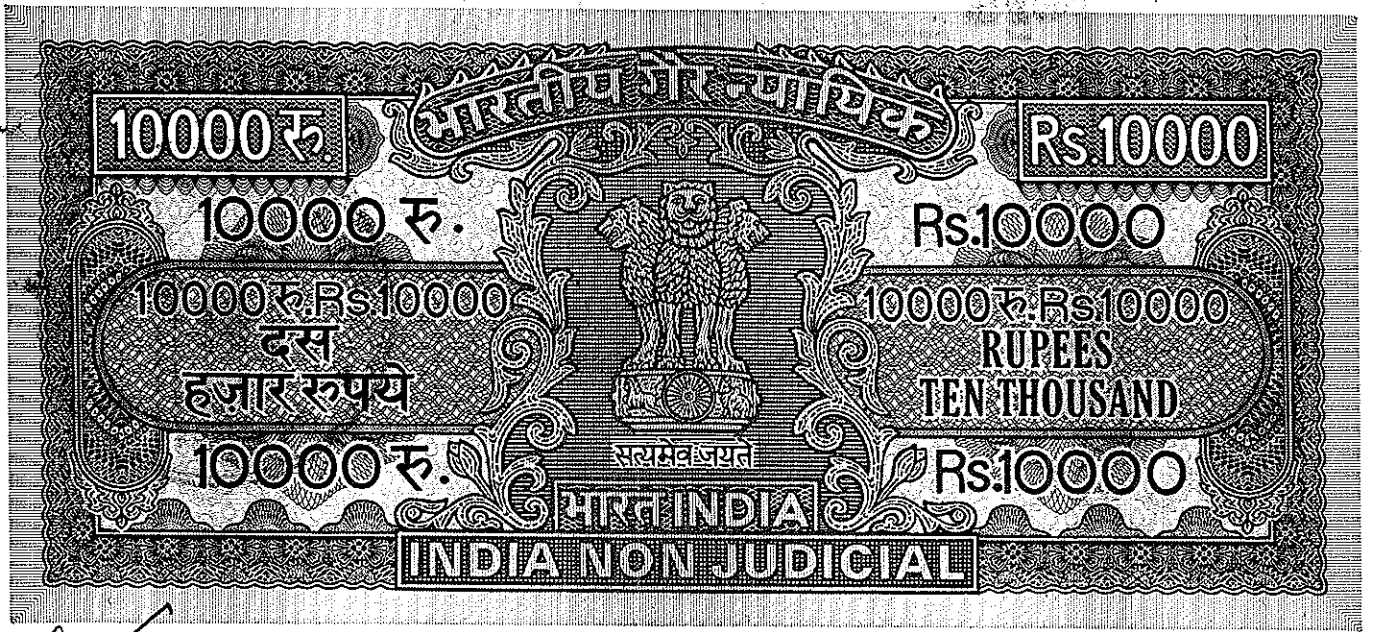
1)

P. Solomon & P. Kuparatnam Occ: Private Service,  
 No. 5-6-187/3 24, M.G. Road, Sec. 2nd.

2)

George Joseph s/o late M.K. Joseph  
 occp: private service  
 No. 1-14-138, Balaramai  
 Secunderabad - 3.

1999 52 2/2 1530 - 7 - 5351 58 62 70  
 1921 5.1 2/1 1630 - 17 - 536 62 71



350 సంఖ్య 959-9299-10000/

00AA 766794

సంపాద. P. Solomon s/o P. Kripartnam Sec'bad

*Secret*  
 గృహ విభాగం, ఆంధ్రప్రదేశ్  
 ఆంధ్ర ప్రదేశ్ ప్రభుత్వం  
 హైదరాబాద్

358 సంఖ్య M/s. Modi properties & Investments Pvt Ltd Sec'bad

-3-

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** 4 Acre 13 guntas vide sale deed No.25/97 dated 04/01/1997, Sale Deed No. 562/98 dated 08/01/1998 and Sale Deed No. 7989/98 dated 24/09/1998 and Sale Deed No.1491/99 dated 24/02/1999.

The **VENDORS** are the absolute owners of the balance portion of the land admeasuring ~~xxxxx~~ 19 Guntas only.

The **VENDORS** have been in possession and enjoyment of the balance portion of the property i.e., ~~xxxxxx~~ 19 guntas.

The **VENDORS** have agreed to sell and the **PURCHASER** has agreed to purchase 19 Guntas out of the balance portion of Land of ~~xxxxx~~ 19 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. 4,59,195/- (Rupees Four Lakhs Fifty Nine Thousand One Hundred and Ninety Five only).

**KNOWN ALL MEN BY THESE PRESENTS THAT** in pursuance of the said agreement and in consideration of the said sum Rs. 4,59,195/- (Rupees Four Lakhs Fifty Nine Thousand One Hundred and Ninety Five only).paid by the **PURCHASER** to the **VENDORS** as follows:

*2 Bharathi*  
*3 Bharathi Desi*  
*4 P. Bina*  
*50.0000*

*[Signature]*  
*[Signature]*

*1. [Signature]*      2 *Bharathi*      3 *Bharathi Desi*  
 4 *P. Bina*      50.0000      6 *[Signature]*  
 7 *[Signature]*



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3  
[Signature]

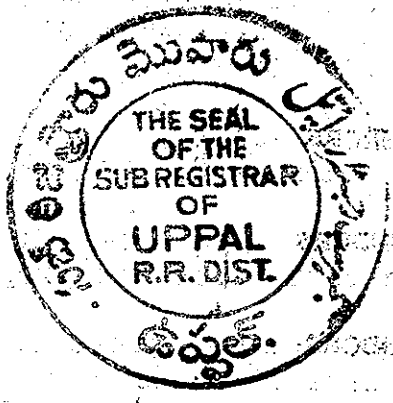


**Government Order Section 43 of Act 19 of 1907**

No. 2608 of 1999 Dated 7/6/99

I hereby certify that the proper stamp duty of Rs. 3855/- (Rupees *thirty eight thousand five hundred and fifty only*) has been levied in respect of this instrument from Sri. *P. Suresh* on the basis of the agreed Market value/consideration of Rs. *20,50,000/-* being higher than the consideration/agreed Market value.

S.R.O. Uppal, Sub-Registrar and Collector U/S 41 & 42 of INDIAN STAMP ACT  
[Signature]  
7/6/99





39.54... 9.2.99... 10,000/-

00AA 766795

P. Solomon s/o. P. Krupatnam sec bad  
 M/s. Modi Properties & Investments  
 Pvt Ltd. sec bad

*Sealed*  
 श्री. कृष्ण. चंद्र. शर्मा  
 श्री. जे. वि. शर्मा  
 श्री. ए. ए. शर्मा

-4-

Cheque Number	Date	Amount	Drawn on	Drawn infavour of
554260	09.11.1998	1,83,363	Syndicate Bank, Jeera Branch	Kisan Cement Pipe Co
074433	09.11.1998	83,362	Syndicate Bank, Jeera Branch	Kisan Cement Pipe Co
134818	10.02.1999	1,92,470	Syndicate Bank, Jeera Branch	Kisan Cement Pipe Co
	<b>Total</b>	<b>4,59,195</b>		

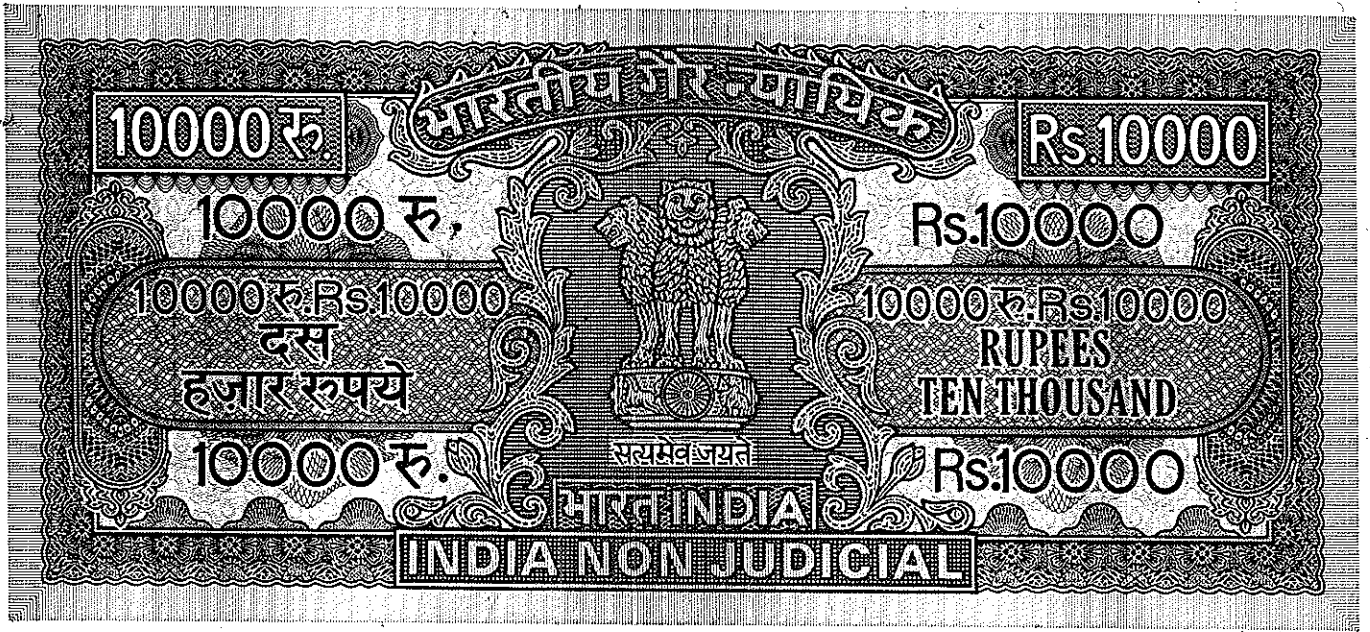
The receipt of which sum is hereby acknowledged and full and final discharge wherefore is hereby given by the **VENDORS** to the **PURCHASER**, the **VENDORS** do hereby sell, transfer and convey absolutely to the **PURCHASER**, the **Said Property** admeasuring 19 guntas forming part of Survey No. 174, situated at Mallapur, Uppal Revenue Mandal, Kapra Municipality, Ranga Reddy District, shown in detail in the plan annexed hereto.

**HENCEFORTH**, 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 *[Signature]*  
 2 *[Signature]*  
 3 *[Signature]*  
 4 *[Signature]*  
 5 *[Signature]*  
 6 *[Signature]*  
 7 *[Signature]*







3955-9299 का 10,000/-

00AA 766796

प्राप्तकार P. Solomon s/o. P. Krupastnam sec'bad

*Seena*  
 1. श्री. का. गौरीशंकर, व. वि. का. गौरीशंकर.  
 श्री. गौरीशंकर

प्राप्तकार Ms. Mahi Properties Investments Pvt Ltd, sec'bad

-5-

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 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 of 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.
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**.

*[Signature]*

2 Shinde

3 Bharathi Des 4 P. Vinay

5 6 7

*[Signature]*

*[Signature]*

2608/99  
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 [Signature]

SEP 1998  
 [Circular stamp with Telugu text]

THE SEAL  
 OF THE  
 SUB REGISTRAR  
 OF  
 UPPAL  
 R.R. DIST.  
 [Circular stamp with Telugu text]

Endorsed:-

The value of the property is Rs. 8,24,600/-  
 as determined by the Dist. Registrar (Audit) Hyderabad  
 as Authorized Officer under Sec 70(2) of ISA  
 dt in his order no. PR-5/38/99 dt 29-7-1999.

Accompanying fee of Rs. 2350/- was  
 paid

SKO Uppal,  
 dt 29-7-1999.

[Signature]  
 Dist. Registrar (Audit) Hyderabad  
 Authorized Officer  
 HYDERABAD dt 29-7-1999

5. The VENDORS have delivered the original copy of documents of title pertaining to the said property to the PURCHASER.
6. The VENDORS hereby declare that they were owing a vacant land admeasuring 4 acres.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 are so far transferred an extent of 4 Acres 13 Guntas to the PURCHASER vide Sale Deed No. 25/87 dated 04-01-1997, Sale Deed No. 562/98 dated 08-01-1998, Sale Deed No. 7989/98 dated 24-09-1998 and Sale Deed No.1491/99 dated 24/02/1999. With this Sale Deed the VENDORS have transferred the entire land 4 acres 32 guntas in favour of the PURCHASER. If the transfer of the land is subsequently found to be in violation in any of the Urban Land Act (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.
7. The land is not assigned land within the meaning of A. P. Assigned Lands (Prohibition of Transfers) Act 9 of 1977 and it does not belongs to or under mortgage to Government Agencies/Undertakings

DESCRIPTION OF THE PROPERTY HEREBY SOLD


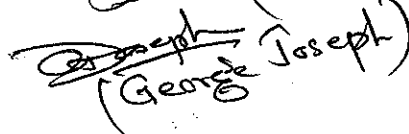
ALL THAT LAND admeasuring 19 <sup>gts or 2199 sq.uds or 1921.96</sup> forming part of Survey No. 174, situated at Mallapur Village, Uppal Revenue Mandal, Kapra Municipality, Ranga Reddy District, bounded on the:

NORTH :	30' wide Road
SOUTH :	Property belonging to the PURCHASER
EAST :	Road
WEST :	Property belonging to the PURCHASER.

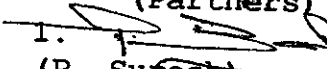
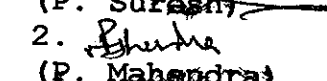
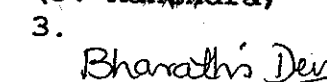
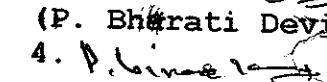
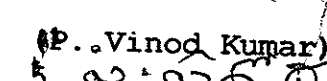

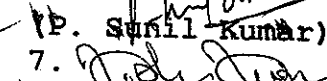
Together with all internal and external rights, roads, roadways, paths and all easements appurtenances belonging to or reputed to belong to the said property.

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


WITNESSES:

1.  (Soloman)
2.  (George Joseph)

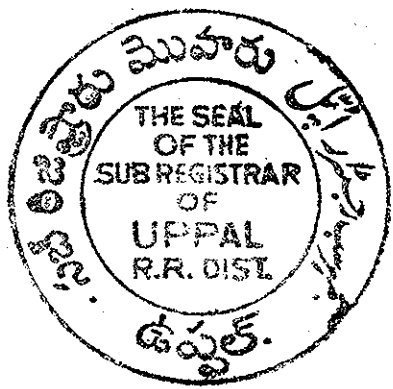
VENDORS  
for KISAN CEMENT PIPE CO  
(Partners)

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

Drafted by:

  
NANDISHWAR  
J. W. L. No. 5/87  
R. No. 1/99, R. R. Dist.

T  
2608/99  
శ్రీ సీతలమ్మ దేవి & కుటుంబ సంస్థ  
7  
6  
[Signature]



SP-10/01

PLAN FOR SALE DEED OF LAND BEARING SURVEY No. 174, SITUATED AT MALLAPUR VILLAGE  
 UPPAL REVENUE MANDAL, KAPRA MURTHI, RANGA-REDDY DISTRICT.

VENDORS: M/s. K KISAN CEMENT PIPE CO represented by its Partners  
 1. P. Suresh 2. P. Mahendra 3. Smt. P. Bharati Devi 4. P. Vinod Kumar  
 5. Smt. P. Yashoda 6. P. Sunil Kumar 7. P. Bala Kishore.

PURCHASER: M/s. Modi Properties  
 Area: 19 Guntas (Nineteen Guntas)  
 BOUNDARIES: North By: 30' EXISTING ROAD, South By: Property belonging to the  
 PURCHASER, East By: Road, and West By: Property belonging to  
 the PURCHASER.

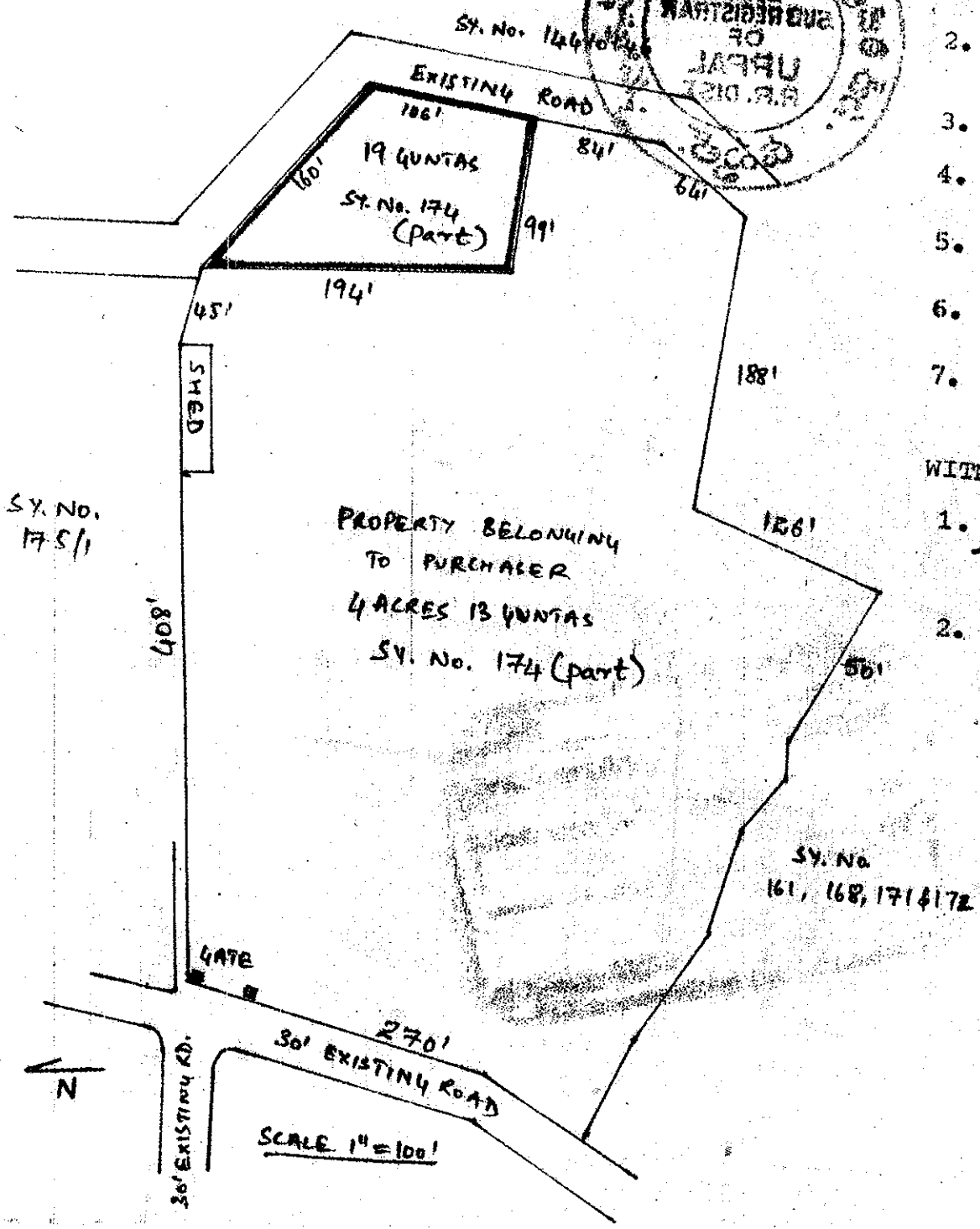


Signature of VENDORS

1. *[Signature]*
2. *[Signature]*
3. *[Signature]*
4. *[Signature]*
5. *[Signature]*
6. *[Signature]*
7. *[Signature]*

WITNESSES

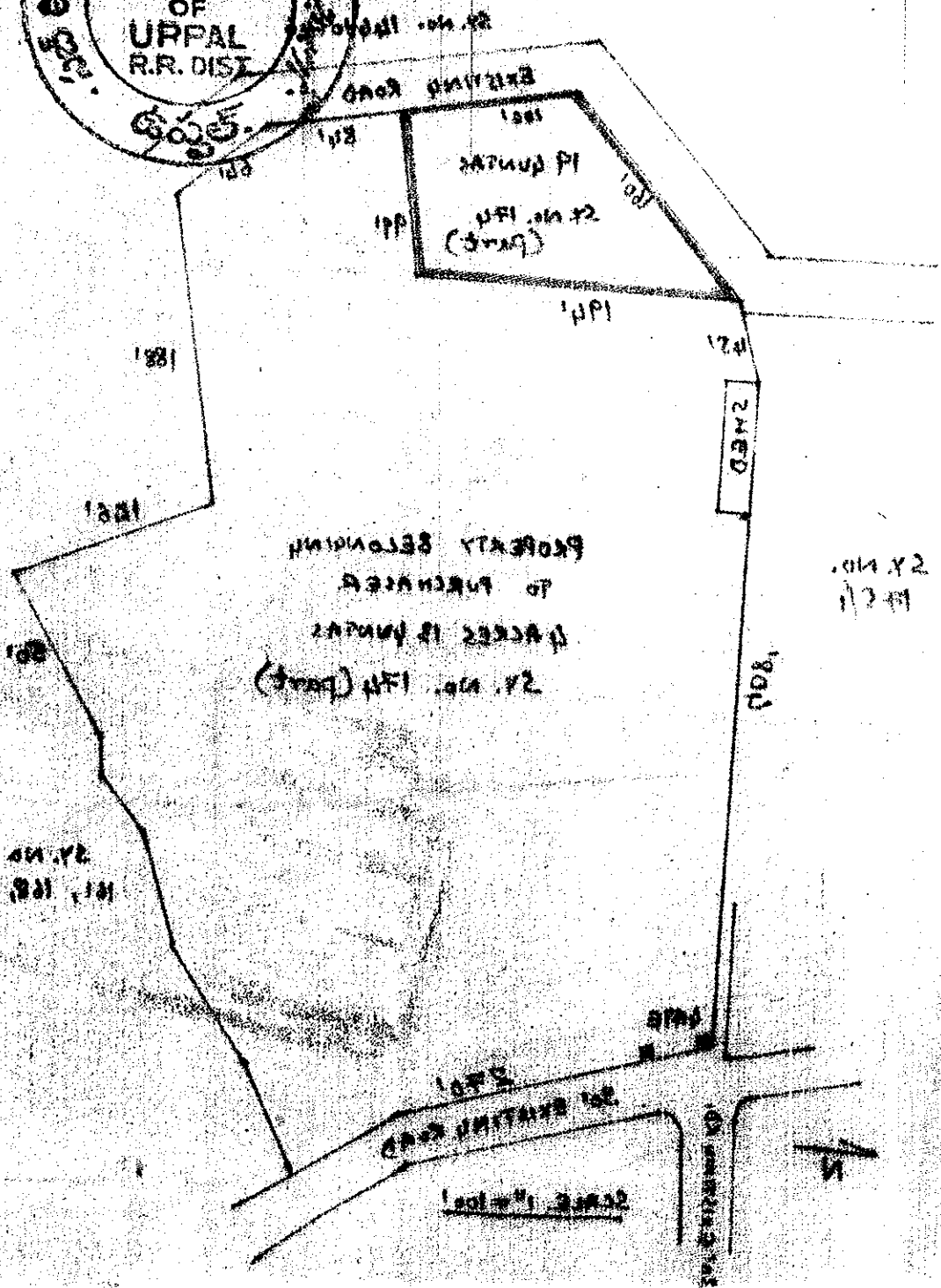
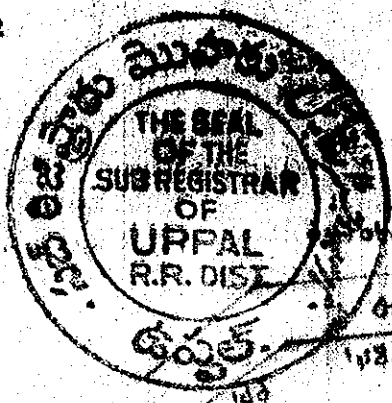
1. *[Signature]*
2. *[Signature]*



FOR THE DEED OF LAND BEARING SURVEY NO. 174, SITUATED AT MALLAPUR VILLAGE  
 IN REVENUE MANDAL, KAPARA TALUK, RYSDY DISTRICT.  
 M. K. KISHAN CEMENT WORKS CO. PROPRIETARY LIMITED, represented by its partners  
 1. P. Suresh 2. P. Mahendra 3. P. Harshat Devt. 4. P. Vinod Kumar  
 5. Smt. P. Yashoda 6. P. ... 7. P. ...

... M. S. Modi ...  
 ... 10 Guntas ...  
 ... North ...  
 ... East ...  
 the purchase.

Signatures of vendors.  
 1. ...  
 2. ...  
 3. ...  
 4. ...  
 5. ...  
 6. ...  
 7. ...  
 Witnesses  
 1. ...  
 2. ...



24.00 x 12.00

24.00 x 12.00