

आंध्र प्रदेश ANDHRA PRADESH

401180 03AA

Date : 02-09-2004

10.797

Denomination:

Purchased By

For Whom :

K.PRABHAKAR REDDY

M/S.MODI & MODI CONSTRUCTIONS

S/O.K.PADMA REDDY HYD

SECRALE DEED

Officio Stamp Vendor S.R.O. UPPAL

This Sale Deed is made and executed at Secunderabad on this the 21 day of Septmeber, 2004 by:

- 1. Shri. Muniganti Hanmanth Rao S/o. Late Chinna Rama Chary aged about 54 years
- 2. Shri. Muniganti Kashinatham S/o Late Chinna Rama Chary aged about 49 years
- 3. Shri. Muniganti Venunadham S/o Late Chinna Rama Chary aged about 45 years
- 4. Shri. Muniganti Srinivasa Chary S/o Late Chinna Rama Chary aged about 37 years
- 5. Shri. Muniganti Narayana S/o Late Chinna Rama Chary aged about 32 years
- 6. Shri Muniganti Pranavanadham S/o. Shri Hanmanth Rao, aged about 24 years
- 7. Shri Muniganti Pravarakya, S/o. Shri M. Kashinatham, aged about 19 years

All are residents of Rampally Village, Keesara Mandal, Ranga Reddy District (hereinafter collectively referred to as the VENDORS which terms shall mean and include all their heirs, successors-in-interest, assigns, legal representatives, executors, etc.)

INFAVOUR OF

M/s. MODI & MODI CONSTRUCTIONS a registered partnership firm having its registered office at 5-4-187/3 & 4/7/B, third floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, represented by its Managing Partner Shri Soham Modi, S/o. Sri Satish Modi, aged about 34 (Meniprer AM. Pravanty years, Occupation: Business (herein referred to as the PURCHASER which terms shall mean and include all their heirs, successors-in-interest, assigns etc.)



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03AA 401182

DAB166102

Date : 02-05-2004

Scrial No s 10.799

Denomination: 100

Purchased By :

For Whom:

K.PRABHAKAR REDDY

M/S.MODI & MODI CONSTRUCTIONS

S/O.K.PADMA REDDY

SECBAD

Sub Registrar
Ex.Officio Stamp Vendor
S.R.O. UPPAL

WHEREAS:

1. The **VENDORS** at Serial No. 1 to 5 are the sons and legal heirs of late Shri Chinna Rama Chary. Under a Partition Deed dated 05.09.2002 duly registered with S.R.O., Shameerpet of Ranga Reddy District as document No. 4838/2002, the VENDORS have been allotted agricultural land to the extent of Ac. 9.26 Guntas. in various Survey Nos. as given below, situated at Rampally Village, Keesara Mandal, Ranga Reddy District.

Survey No	Acres	Guntas
128	2	14
129	1	30
132	, 0	16
133	1	17
134	1	33
135	0	13
136	1	23
Total Extent	9	26

AND WHEREAS the Vendor No. 6 is the son of Vendor No. 1, and the Vendor No. 7 is the son of Vendor No. 2.

The VENDORS, in pursuance of proceedings of the Mandal Revenue Officer, Keesara Mandal, R.R. District in proceeding No. B/1321/2004 dated 15.06.2004 for mutation have been issued Patta Pass Book and Title Deed Books as under:

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LEELA G. CHIMALGI

STAMP VENDOR -: 1/20**03** L. No: 13/97 1

5-4-76/A Celle , Canigunj

SECUNDERABAD - 500 003,

sold to Mg Modi & Moor coust metions.

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Name of the Pattedar	Pass Book No. 🖫	Title Book No.	Extent of Area
M. Hanmanth Rao	1306	Z 438557	1Acre 34 Guntas
M. Kashinatham	1307	Z 438554	1Acre 38 Guntas
M. Venunadham	1308	Z 438556	1Acre 37 Guntas
M. Srinivasa Chary	1309	Z 435555	1Acre 37 Guntas
M. Narayana	1310	Z 438558	1Acre 37 Guntas
		TOTAL	9Acres 23 Guntas

2. The VENDORS at Serial No. 1 to 5 through their Registered GPA Holders Shri C. Sanjeeva Rao have sold under a Sale Deed dated 23.12.1999 Acres. 2.00 Guntas out of the total land area Acres. 9.23 Guntas to one Smt. Pramila Rao. The Sale Deed is registered as document No. 4538/99 with S.R.O. Shameerpet, R.R. District. The particulars of land stated to be sold in the Sale Deed as given under:

Survey No	Acres	Guntas
128	1	19
129	0	21
Total	2	00

Inadvertently, in the Sale Deed the particulars of land sold has been wrongly stated. The correct particulars of land sold ought to have been stated in the Sale Deed is as given below:

Survey No	Acres	Guntas
128	0	26
129	0 .	21
132	0	10
133	0	02
136	0	21
Total	2	00

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The **VENDORS** at Serial No.1 to 5 and the purchaser therein the Agreement of Sale Cum General Power of Attorney Mr. Ch.Sanjeeva Rao have Rectification Deed dated 02.08.2004, rectifying the above stated error which is registered as document No.7729/2004 with the Office of the SRO, Shameerpet, R. R. Dist.

The Agreement of Sale General Power of Attornery and the purchaser therein Smt. Pramila Rao have executed a Rectification Deed dated 02.08.2004 rectifying the above stated error which is registered as document No.7731/20004 with the Office of the SRO, Shameerpet, R. R. Dist.

3. AND WHEREAS the purchasers have purchased Acres 2-10 Guntas of land from the Vendors vide Sale Deed bearing Document No.7972/2004, dated 10th August 2004, registered at the Sub-Registrars Office, Shamirpet, R. R. Dist. The particulars of land stated to be sold in the Sale Deed as given under:

Survey No	Land Area		
	Ac: Guntas	Guntas	
128	0.20		
129	0.26		
132	0.06		
133	0.18		
136	0.20	,	
Total Extent	Ac.2. 10 Guntas		

4. The **VENDORS** at Serial No. 1 to 5 are thus the absolute owners and are in possession of the Jamas M. Provarably balance agricultural land admeasuring of 5 Acres 13 Guntas out of the total area of 9 acres 23 Guntas as referred above:

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8. No. [4.526 mm 6: 9-04 100/23. sold to MG. Mapi & Mori Constructions.

5-4-76/A Cellar, Conigun**j** 3. SECUNDERABAD - 500 003

For Whom. 5. The VENDORS have now offered to sell to the PURCHASER agricultural land admeasuring 2 Acres 10 Guntas in various survey nos. as given under for a total consideration of Rs. 22,50,000/- (Rupees Twenty Two Lakhs Fifty Thousand Only) and the **PURCHASER** have agreed to purchase the same.

Survey No	Acres	Guntas
128	0	13
129	0	23
133	0	37
136	0	17
Total Extent	2	10

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

secred

- 1. The VENDORS do hereby convey, transfer and sell all that agricultural land admeasuring 2 acres 10 Guntas forming a part of Sy. No. 128,129,133 and 136 situated at Rampally village Keesara Mandal, R. R. district, (which is herein after referred to as the "The Property") in favour of the Purchaser for a total sale consideration of Rs. 22,50,000/- (Rupees Twenty Two Lakhs Fifty Thousand Only) "The Property" is more particularly described in the schedule and the plan annexed to this Sale Deed.
- 2. The VENDORS hereby acknowledges the receipt of the said consideration having received the same in the following manner: -

a. The sum of Rs. 1,00,000/- (Rupees One Lakh Only) received by way of Pay Order No. 104948 dated 02.09.2004, drawn on HDFC Bank, S.D. Road, Secunderabad in @ Mayana PM. Provarabyla © M.V. Nod favour of Vendor No.1.

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sold to MIS. Modi & Modi Constructions.

LEELA G. CHIMALGI

STAMO VENDOR L. No: 13/97 R 4 x 1/2003 5-4-76/A Cellar, Raniguni

b. The sum of Rs. 4,50,000/- (Rupees Four Lakhs Fifty Thousand boo 003. way of Pay Order No.104956 dated 02.09.2004, drawn on HDFC Bank, S.D. Road, Secunderabad in favour of Vendor No.2.

- c. The sum of Rs. 4,50,000/- (Rupees Four Lakhs Fifty Thousand Only) received by way of Pay Order No. 104955 dated 02.09.2004, drawn on HDFC Bank, S.D. Road, Secunderabad in favour of Vendor No.3.
- d. The sum of Rs. 4,50,000/- (Rupees Four Lakhs Fifty Thousand Only) received by way of Pay Order No. 104954 dated 02.09.2004, drawn on HDFC Bank, S.D. Road, Secunderabad in favour of Vendor No.4.
- e. The sum of Rs. 4,50,000/- (Rupees Four Lakhs Fifty Thousand Only) received by way of Pay Order No. 104953 dated 02.09.2004, drawn on HDFC Bank, S.D. Road, Secunderabad in favour of Vendor No.5.
- The sum of Rs. 3,50,000/- (Rupees Three Lakhs Fifty Thousand Only) received by way of Pay Order No. 104952 dated 02.09.2004, drawn on HDFC Bank, S.D. Road, Secunderabad in favour of Vendor No.6
- 3. The VENDORS hereby covenant that 'The Property' was the absolute property belonging to Late Shri. Chinna Rama Chary, father of the VENDORS at serial No. 1 to 5 herein and after his death the VENDORS herein alone are the absolute owners of the same and no other person other than the VENDORS has any right, title or interest in respect of 'The Property' or any portion thereof. There are no protected tenants in respect of 'The Property' and as such there is no encumbrance or any impediment on the ownership and enjoyment of 'The Property' by the VENDORS herein above mentioned.

10 M. P. Nadarahya



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Bold to MODI & MODI CONSTRUCTIONS. sec Dad For Whom

LEELA G. CHIMALGI STAMP VENDOR **L.** No: 13/97, ic No: 1/2003 5-4-76/A Cellar, Ranigunj SECUNDERABAD - 500 003.

- The VENDORS further covenant that 'The Property' is free from all sorts of 4. encumbrances, charges, cess or attachment of whatsoever nature and as such the VENDORS hereby give warranty of title. If any claim is made by and person either claiming through the VENDORS or otherwise in respect of 'The Property' it shall be the responsibility of the VENDORS alone to satisfy such claims. In the event of Purchaser are put to any loss on account of any claims on 'The Property', the VENDORS shall indemnify the PURCHASER fully for such losses.
- 5. The VENDORS have delivered vacant peaceful possession of 'The Property' to the PURCHASER and the PURCHASER shall be entitled to hold, and enjoy the same as absolute owner thereof from this day.
- 6. The VENDORS hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate 'The Property' unto and in favor of the PURCHASER in the concerned departments.
- 7. The VENDORS hereby further covenant that there are no rights of any third party relating to any easements, right of way, etc. in respect of 'The Property"
- 8. The VENDORS hereby covenant that all taxes, cess, charges to the concerned authorities relating to 'The Property' have been paid up to the date of this Sale deed.

9. The VENDORS further declare that the "The Property" is not attracted by the provisions 1 Alayona AM. Pravarallya

1 M. Pravarallya of A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1 of 1973.

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LEELA G. CHIMALGI

STAMP VENDOR L. No: 13/97 (1/2003

5-4-76/A Cellar, Ranigunj

Hor Whom. The VENDORS further covenants that 'The Property' is not SECUNDER APICH - the 00 003. meaning of A.P. assigned land (Prohibition of Transfers) Act 9 of 1977.

sec o and

12. The VENDORS hereby further declare that there are no mango trees/coconut trees/betel leaf gardens/orange groves or any such other gardens; that there are no mines or quarries of granites or such other valuable stones; that there are no machinery, no fish ponds etc. in the lands now being transferred; that if any suppressions of facts is noticed at a future date, the **VENDORS** will be liable for payment of deficit duty.

SCHEDULE OF PROPERTY

All that property being agricultural land admeasuring 2 acres 10 Guntas forming a Part of Sy. Nos. 128,129,133 and 136 situated at Rampally village, Keesara Mandal, Ranga Reddy District as given below and bounded on the

Survey No	Land Area	
128	0.13	
129	0.23	
133	0.37	
136	0.17	
Total Extent	Ac.2. 10 Guntas	

	Boundaries
NORTH:	Elemella Vaagu
SOUTH:	Rampally to Ghatkesar 100' wide Road in Sy. No. 128
EAST:	Land belongs to B Bal Reddy in Sy.No.112, 113 & Vendors Land in Sy. No. 134, 135 & 136(p)
WEST:	Land belongs to Purchaser in Sy.No.128,129,132,133 & 136

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03AA 129696 L-G-Cleeveg 5-4-76/A Celiar, Ranigunj SECUNDERABAD - 500 003,

IN WITNESS WHEREOF the VENDORS have affixed their signatures on this deed of sale in presence of the following witnesses.

WITNESSES:

2. (S Govern Coms)

Malunathors.

VENDOR NO.2

VENDORNO.3

VENDOR NO.4

drayana.

MJ W VENDOR NO.6

PURCHASER

THIS DOCUMENT HAS BEEN EXECUTED ON 21.09.2004

N. J. STAMP WORTH OF Rs. 900/- AND THE

DEFICIENTSTAMP DUTY : 2,46,600

REGISTRATION FEES

USER CHARGES

TOTAL

Rupees Two Lakhs Fifty Seven Thousand Nine Hundred and Fifty Only has been remitted/paid in State Bank of Hyderabad, Thumkunta Branch, Shamirpet Mandal, Vide Reciept No. 469328 Challan No. 54 Dated: 21.09.2004

EXEUTANT.

@ Mathemathay

M.P. wash you

IN SURVEY NOS. 128, 129, 133 & 136 RAMPALLY VILLAGE, KEESARA Mandal, R.R. Dist. VENDORS: Mg. M. HANMANTH RAO SIO. LATE CHINA RAMA CHARY & OTHERS VENDEE: MIS. MODI & MODI CONSTRUCTIONS, Rep by its PARTNER MY. SOHAM MODI, SIO. SRI SATISH MODI REFERENCE: AREA: SOLYDS OR SOLMITS. NALA 1920 1920 1920 1920 1920 1920 1920 1920	RECISTRATION PLAN SHOWING AGRICULTURE LAND PART
VENDORS: Mg. M. HANMANTH RAO SIO. LATE CHINA RAMA CHARY & OTHERS VENDEE: MIS. MODI & MODI CONSTRUCTIONS, Rep by Ik PARTNER MY. SOHAM MODI, SIO. SRI SATISH MODI REFERENCE: AREA: SCALE 1" SCALE 1" SCALE 1" SCALE 1" SO YOS. OR SO MTRS. NAZ 4 A A A A A A A A A A A A A A A A A A	IN SURVEY NOS. 128, 129, 133 & 136 Situated at
VENDEE: MIS. MODI & MODI CONSTRUCTIONS, Rep by IH PARTNER MY. SO HAM MODI, SO SRI SATISH MODI REFERENCE: AREA: SOLVES OR SOLVES	RAMPALLY VILLAGE, KEESARA Mandal, R.R. Dist.
VENDEE: MIS. MODI & MODI CONSTRUCTIONS, Rep by Its PARTNER MY. SOHAM MODI, SIO. SRI SATISH MODI REFERENCE: AREA: SOLUTION OR SOLUTIONS NAVA 142101 12 12 12 12 12 12 12 12 12 12 12 12 12	VENDORS: Mr. M. HANMANTH RAO
PARTNER MY. SO HAM MODI, SO SRI SATISH MODI REFERENCE: AREA: SCALE: SCALE: SO. YDS. OR SO. MIRS. NA. A 142.0. 136.0. 137.0. 136.0. 137.0. 136.0. 137.0.	SO. LATE CHINA RAMA CHARY & OTHERS
PARTNER MY. SO HAM MODI, SO SRI SATISH MODI REFERENCE: AREA: SCALE 17- SO. YOS. OR SO. MIRS. NAVA 1925 641-23-24-24-24-24-24-24-24-24-24-24-24-24-24-	
REFERENCE: SCALE: 1- 186' 186' 186' 186' 186' 186' 186' 186'	VENDEE: MIS. MODI & MODI CONSTRUCTIONS, Rep by its
ALEA: SO ADS. OR SO MILES 202.0" 1376 1376 140.0" 243.0" 2	PARTNER MY. SOHAM MODI, SO. SRI SATISH MODI
2902.0" 2004.1" 2190"	
WITNESSES: SIG. OF THE VENDOR	MINESSES 1 MINESS

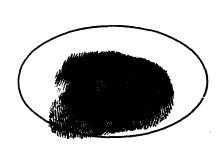
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF **REGISTRATION ACT, 1908.**

SI.No.

FINGER PRINT IN BLACK INK (LEFT THUMB)

PASSPORT SIZE **PHOTOGRAPH BLACK & WHITE**

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER

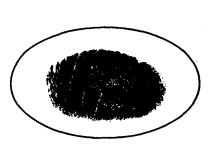




VENDORS:

OMY. M. HANMANTH RAO SO. LATE CHIMNA RAMA CHARY RO. RAMPALLY VILLAGE

KEESARA MANDAL , R. R. Disk



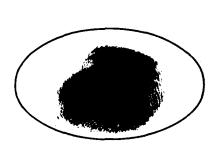


(2) Mr. M. KASHINATHAM

S/O. LATE CHININA RAMA (HARY

RIO. RAMPALLY VILLAGE

GEESARA MANDAL, R.R. DISE



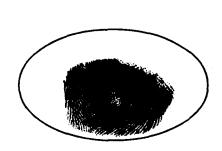


3, Mr. M. VENUNADHAM

S/o. LATE CHINNA RAMA CHARY

No. RAMPALLY VILLAGE

KEESARA MANDAL, R.R. DIST.





4, M. SRINIVASA CHARY

SO. LATE CHIMNA RAMA CHARY

No. RAMPALLY VILLAGE,

KEESARA MANDAL, R.R. DISE.

SIGNATURE OF WITNESSES:

© Manufacture OF THE

SIGNATURE OF THE EXECUTANT'S

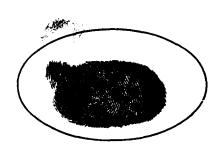
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF **REGISTRATION ACT, 1908.**

SI.No.

FINGER PRINT IN BLACK INK (LEFT THUMB)

PASSPORT SIZE **PHOTOGRAPH**

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER



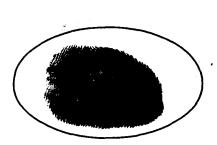


S, Mr. M. NARAYANA

SID LATE CHINNA RAMA CHARY

No. RAMPALLY VILLAGE,

KEESARA MANDAL, R.R.DISE.



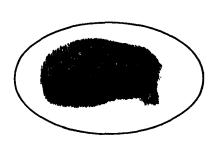


(6) Mr. M. PRANAVANADHAM

Slo. Mr. M. HANMANTH RAO

RIO. RAMPALLY VILLAGE

RIR. SIST. KEESARA MANDAL,



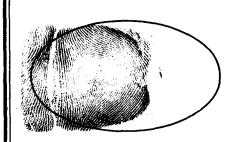


to mr. M. Pravarakya

So. W. M. KASHINATHAM

RO. RAMPALLY YILLAGE

KEESARA MANDAL, R.R. Dist.





UML MODI & MODI CONSTRUCTIONS

a firm having 14 (0) 5-4-187/3 & 47/2

m. G. Road, Sec Bad Rep by Hp

Partner

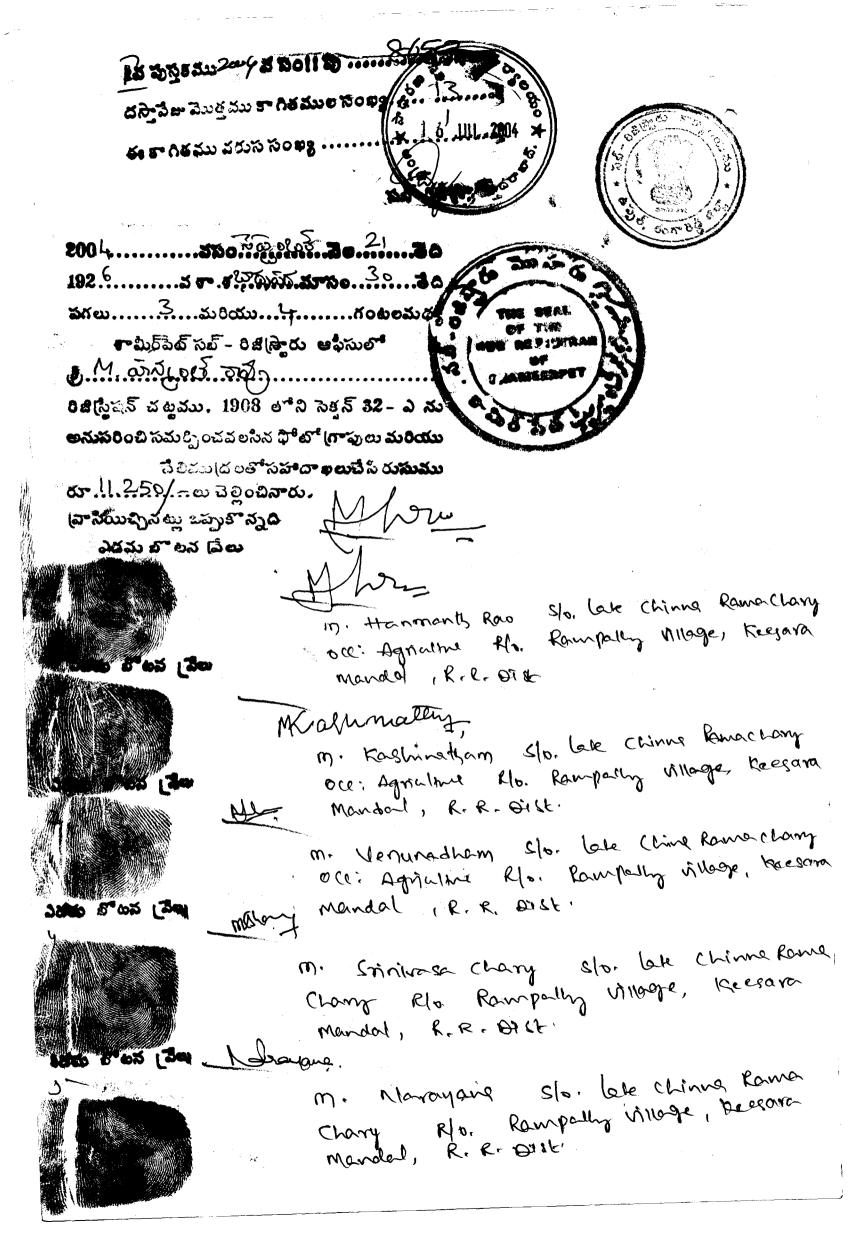
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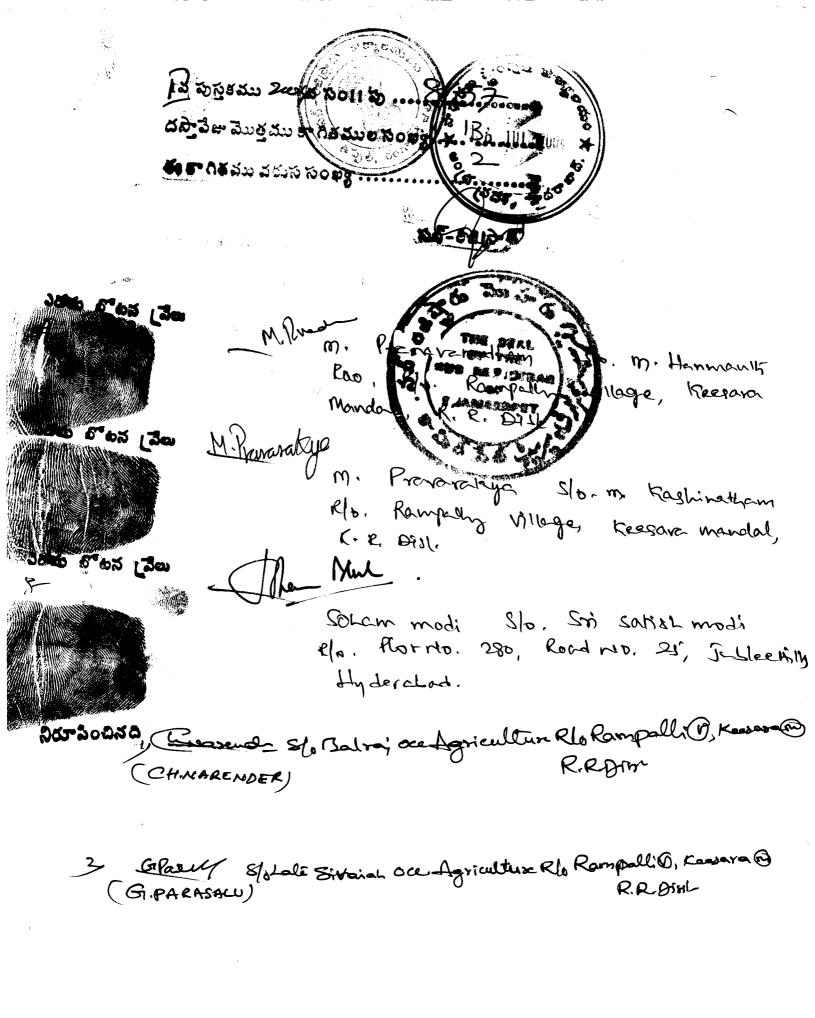
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Malunattray & Largue SIGNATURE OF THE

SIGNATURE OF THE EXECUTANT'S

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-NOBRISEMENT CADER SECTIONS 41 AND 42 OF ANT IS OF 1881

hereby certify that the proposideficit Stamp duty of \$2.46 60% has been levied in respect of the experiment from

Stri. M. Hanmanth Rao on the basis of the agreed aborter viewer Consideration of the 22.50.000/

SUB-REGISTRAR OFFICE
SHAMMAPET
Date 21-9-04

RegistratCollector Under the Indian Stamp. Ace.

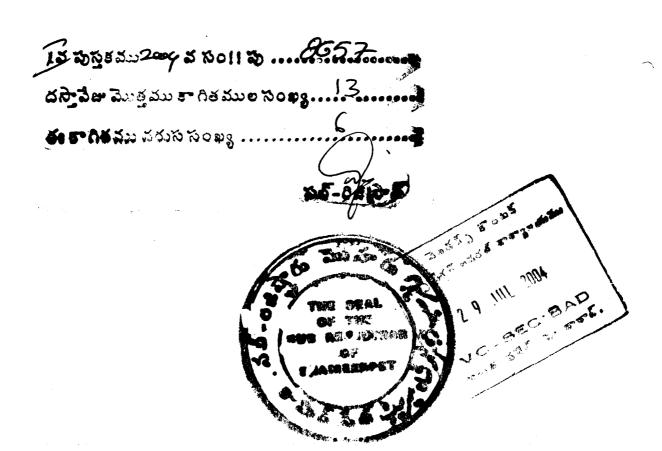
Sub- Régistrar

នៃ ដាស់នងល 2004 సం!! (ត.ឥ. 1926) ដា

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