

आध्र प्रदेश ANDHRA PRADESH

Serial No : 28.535 Denomination :

Purchased By :

M.P.REDDY S/O K.PADMA REDDY HYDERABAD

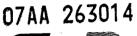
Date : 15-09-2005

For Whom:

M/S MODI & MODI CONSTRUCTIONS

SEC-BAD

Stamp Vendor Office, Hyd





SALE DEED

This Sale Deed is made and executed at Secunderabad on this the 20th day of September 2005 by:

- 1. Shri. Muniganti Hanmanth Rao, Son of Late Chinna Rama Chary aged about 55 years,
- Shri. Muniganti Kashinatham, Son of Late Chinna Rama Chary aged about 50 years,
- 3. Shri. Muniganti Venunadham, Son of Late Chinna Rama Chary aged about 46 years,
- 4. Shri. Muniganti Srinivasa Chary, Son of Late Chinna Rama Chary aged about 38 years,
- 5. Shri. Muniganti Narayana, Son of Late Chinna Rama Chary aged about 33 years,
- 6. Shri Muniganti Pranavanadham, Son of. Shri Hanmanth Rao, aged about 25 years
- 7. Shri Muniganti Pravarakya, Son of. Shri M. Kashinatham, aged about 20 years,

Sl. No. 1, 3, 4, 5 & 6 are residents of Rampally Village, Keesara Mandal, Ranga Reddy District and Sl. No. 2 & 7 are residing at H. No. 29-117, Shailaga Residency, G-1, New Vidya Nagar, Neredment, Malkagiri, Hyderabad,

(hereinafter collectively referred to as the VENDORS which terms shall mean and include all their heirs, successors-in-interest, assigns, legal representatives, executors, etc.).

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, M. Karankeja



ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Date : 15-09-2005

Šerial No : 28,536

Denomination: 100

O7AA

263015

Purchased By :

K.P.REDDY S/O K.PADMA REDDY HYDERABAD

For Whom:

M/S MODI & MODI CONSTRUCTIONS

SEC-BAD

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, Son of. Sri Satish Modi aged about 35 years, Occupation: Business (herein referred to as the PURCHASER which terms shall mean and include all their heirs, successors-in-interest, assign, etc.)

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



ANDHRA: PRADESH

263016 O7AA



Purchased By :

K.P.REDDY S/O K.PADMA REDDY HYDERABAD

For Whom :

M/S MODI & MODI CONSTRUCTIONS

SEC-EAND 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:

Name of the Pattedar	Pass Book No.	Title Book No.	Extent of Land
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 have sold Ac. 2-00 Gts. out of the above referred land to one Smt. Pramila Rao, vide sale deed no. 4538/99 dated 23.12.1999 and rectification deed dated 02.08.04 registered as document no. 7731/2004.
- 3. The PURCHASERS have already purchased an extent of Ac. 4-20 Gts of land from the Vendors as per the details given under:

Sl. No.	Sale Deed No.	Date	Extent of Land
1.	7972/2004	10.08.04	Ac. 2-10 Gts.
2.	8657/2004	. 21.09.04	Ac. 2-10 Gts.
	Total Extent of Land		Ac. 4-20 Gts.

Maghinaltay, Mayara



ANDHRA PRADESH

263017 OŽAA

Purchased By : H.P.REDDY S/O K.PADMA REDDY HYDERABAD

For Whom:

M/S MODI & MODI CONSTRUCTIONS



SEC-4AD The VENDORS have from time to time lost portions of their land in road widening, etc., and as on today they are in possession and absolute owners of only Ac. 2-08 Gts, as per the details given below.

Survey No	Extent of Land
134	Ac. 1-33 Gts.
135	. Ac. 0-10 Gts.
136	Ac. 0-05 Gts.
Total Extent	Ac. 2-08 Gts.

5. The VENDORS have now offered to sell to the PURCHASER the above referred agricultural land admeasuring Acres 2-08 Guntas forming a part of survey nos. 134, 135 & 136 as given above for a total consideration of Rs. 20,00,000/- (Rupees Twenty Lakhs Only) and the PURCHASER have agreed to purchase the same.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS:- .

1. The VENDORS do hereby convey, transfer and sell all that agricultural land admeasuring Acres 2-08 Guntas forming a part of Sy. No. 134, 135 and 136 situated at Rampally village, Keesara Mandal, Ranga Reddy district, (which is hereinafter referred to as the "The Property") in favour of the Purchaser for a total sale Manathay Chapman consideration of Rs. 20,00,000/- (Rupees Twenty Lakhs Only). "The Property" is more particularly described in the schedule and the plan annexed to this Sale Deed.



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Date : 15-09-2005

Serial Nó: 28,539

Denomination: 100

O7AA 263018

Furchased By :

K.P.REDDY S/O K.PADMA REDDY HYDERABAD

For Whom:

M/S MODI & MODI CONSTRUCTIONS

SEC-BAD The VE

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. 118645, dated 14.09.2005, drawn on HDFC Bank, S.D. Road, Secunderabad in favour of Vendor No.1.
- b. The sum of Rs. 4,00,000/- (Rupees Four Lakhs Only) received by way of Pay Order No. 118639, dated 13.09.2005, drawn on HDFC Bank, S.D. Road, Secunderabad in favour of Vendor No.2.
- c. The sum of Rs. 4,00,000/- (Rupees Four Lakhs Only) received by way of Pay Order No. 118635, dated 13.09.2005, drawn on HDFC Bank, S.D. Road, Secunderabad in favour of Vendor No.3.
- d. The sum of Rs. 4,00,000/- (Rupees Four Lakhs Only) received by way of Pay Order No. 118634 dated 13.09.2005, drawn on HDFC Bank, S.D. Road, Secunderabad in favour of Vendor No.4.
- e. The sum of Rs. 4,00,000/- (Rupees Four Lakhs Only) received by way of Pay Order No. 118632, dated 13.09.2005, drawn on HDFC Bank, S.D. Road,
- Secunderabad in favour of Vendor No.5.

f. The sum of Rs. 3,00,000/- (Rupees Three Lakhs Only) received by way of Pay Order No. 118633, dated 13.09.2005, drawn on HDFC Bank, S.D. Road, Secunderabad in favour of Vendor No.6

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6. M.P. Nad



आध्र प्रदेश ANDHRA PRADESH

Serial No 7º 28,540

O7AA 263019

Furchased By :

K.P.REDDY

S/O K.FADMA REDDY

Date: 15-09-2005

HYDERABAD

For Whom:

M/S MODI & MODI CONSTRUCTIONS

Denomination:



- The VENDORS hereby covenant that 'The Property' was the absolute property belonging to Late Shri. Chinna Rama Chary, father of the VENDORS in 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.
 - 4. The VENDORS further covenant that 'The Property' is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the VENDORS hereby give warranty of title. If any claim is made by any 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 being 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 owners 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.

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မ္ဆဝုధ ုသိထိန် ANDHRA PRADESH Serial No.: 28,534 Date: 15-09-2005

07AA 263013

Furchased By : K.P. REDDY S/O K.PADMA REDDY HYDERABAD

For Whom : M/S MODI & MODI CONSTRUCTIONS SEC-BAD

Denomination: 100



- The VENDORS hereby further covenant that there are no rights of any third party 7. relating to any easements, right of way, etc. in respect of 'The Property"
- The VENDORS hereby covenant that all taxes, cess, charges to the concerned 8. authorities relating to 'The Property' have been paid up to the date of this Sale deed.
- The VENDORS further declare that the "The Property" is not attracted by the 9. provisions of A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1 of 1973.
- The VENDORS further covenants that 'The Property' is not assigned land within the 10. meaning of A.P. Assigned Land (Prohibition of Transfers) Act 9 of 1977.
- The VENDORS hereby further declare that there are no mango trees/coconut 11. 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

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SCHEDULE OF PROPERTY

All that property being agricultural land admeasuring Acres 2-08 Guntas forming a Part of Sy. Nos. 134, 135 and 136 situated at Rampally village, Keesara Mandal, Ranga Reddy District as given below and bounded by:

Survey No	Extent of Land
134	Ac. 1-33 Gts.
135	Ac. 0-10 Gts.
136	Ac. 0-05 Gts.
Total Extent	Ac. 2-08 Gts.

BOUNDARIES		
NORTH:	Elemella Vaagu	
SOUTH:	Land belongs to Baddam Malla Reddy in Sy. No. 112	
EAST: Neighbors land in Sy. No. 111		
WEST:	Land belongs to Purchaser in Sy.No.129, 133 & 136	

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

WITNESSES:

CHARGONDER Good

2. Charles Count

S. Constr.

VENDOR NO. 1

VENDOD NO 3

VENDOR NO. 5

VENDON NO.

Malhalto VENDOR NO. 2

VENDOR NO. 4

M. P. rah

VENDOR NO. 6

PURCHASER

N. J. STAMP WORTH OF Rs. 800/- AND THE

DEFICIENT STAMP DUTY:

1,79,200

REGISTRATION FEES

10,000

USER CHARGES

100

TOTAL AMOUNT

1,89,300

Rupees One Lakh Eighty Nine Thousand and Three Hundred Only has been remitted in State Bank of Hyderabad, Thumkunta Branch, Shamirpet Mandal, Vide Reciept No. B 080838, Challan No. 51, Dated 20.09.2005

SIGNATURE OF THE EXEUTANTS

2. Wallmattay

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4. mohry

5. Ldeayng

5. Milwah

Bruarabya

SIGNATURE OF THE PURCHASER

The Modi-

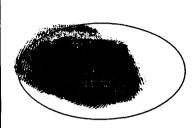
REGISTRATION PLAN SHOWING AGRICULTURAL LAND	
IN SURVEY NOS. 134, 135 & 136	
RAMPALLY VILLAGE, KEESARA	Mandal, R.R. Dist.
VENDORS: SRI MUNIGANTI HANMANTH RAO, SON OF LATE CHINNA RAMA	CHARY & OTHERS
VENDEE: M/S. MODI & MODI CONSTRUCTIONS, REPRESENTED BY ITS MAI	NAGING PARTNER
SRI SOHAM MODI, SON OF SRI SATISH MODI	•
REFERENCE: SCALE: INCL: AREA: Ac. 2-08 Gts. SQ. YDS. OR SQ. MTRS.	EXCL:
WITNESSES: Witnesses: Witnesses: Witnesses:	136 GTS Manualtry 2 Mahraltry 3 Min Mahraltry 6 M. P. vad SIG. OF THE VENDER SIG. OF THE VENDEE

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

SL.NO.

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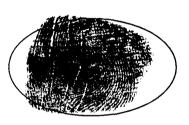
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER





VENDORS:

1. SRI. M. HANMANTH RAO, S/O. LATE CHINNA RAMACHARY R/O. RAMPALLY VILLAGE, KEESARA MANDAL, RANGA REDDY DISTRICT.



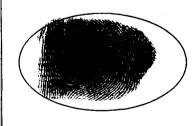


2. SRI. M. KASHINATHAM
S/O. LATE CHINNA RAMACHARY
R/O. H. NO. 29-117,
SHAILAGE RESIDENCY, G-I,
NEW VIDAY NAGAR, NEREDMENT,
MALKAJGIRI, HYDERABAD.





3. SRI. M. VENUNADHAM, S/O. LATE CHINNA RAMACHARY R/O. RAMPALLY VILLAGE, KEESARA MANDAL, RANGA REDDY DISTRICT.





4. SRI. M. SRINIVASA CHARY, S/O. LATE CHINNA RAMACHARY R/O. RAMPALLY VILLAGE, KEESARA MANDAL, RANGA REDDY DISTRICT

SIGNATURE OF WITNESSES:

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SIGNATURE OF THE EXECUTANT'S

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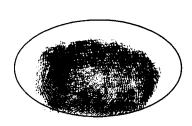
SIGNATURE OF THE PURCHASER

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

SL.NO.

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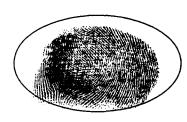
NAME & PERMANENT **POSTAL ADDRESS OF** PRESENTANT / SELLER / BUYER





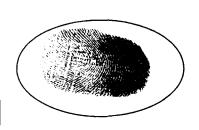
VENDORS:

5. SRI. M. NARAYANA. S/O. LATE CHINNA RAMACHARY R/O. RAMPALLY VILLAGE, KEESARA MANDAL, RANGA REDDY DISTRICT.





6. SRI. M. PRANAVANADHAM S/O. SRI. M. HANMANTH RAO R/O. RAMPALLY VILLAGE, KEESARA MANDAL, RANGA REDDY DISTRICT.





7. SRI. M. PRAVARAKYA, S/O. M. KASHINATHAM R/O. H. NO. 29-117, SHAILAGE RESIDENCY, G-I, NEW VIDAY NAGAR, NEREDMENT, MALKAJGIRI, HYDERABAD.





PURCHASER:

M/S. MODI & MODI CONSTRUCTIONS, REPRESENTED BY ITS PARTER MR. SOHAM MODI, S/O. SRI SATISH MODI OFFICE: 5-4-187/3 & 4/7/B, III FLOOR, SOHAM MANSION, M. G. ROAD, SECUNDERABAD - 500 003.

SIGNATURE OF WITNESSES:

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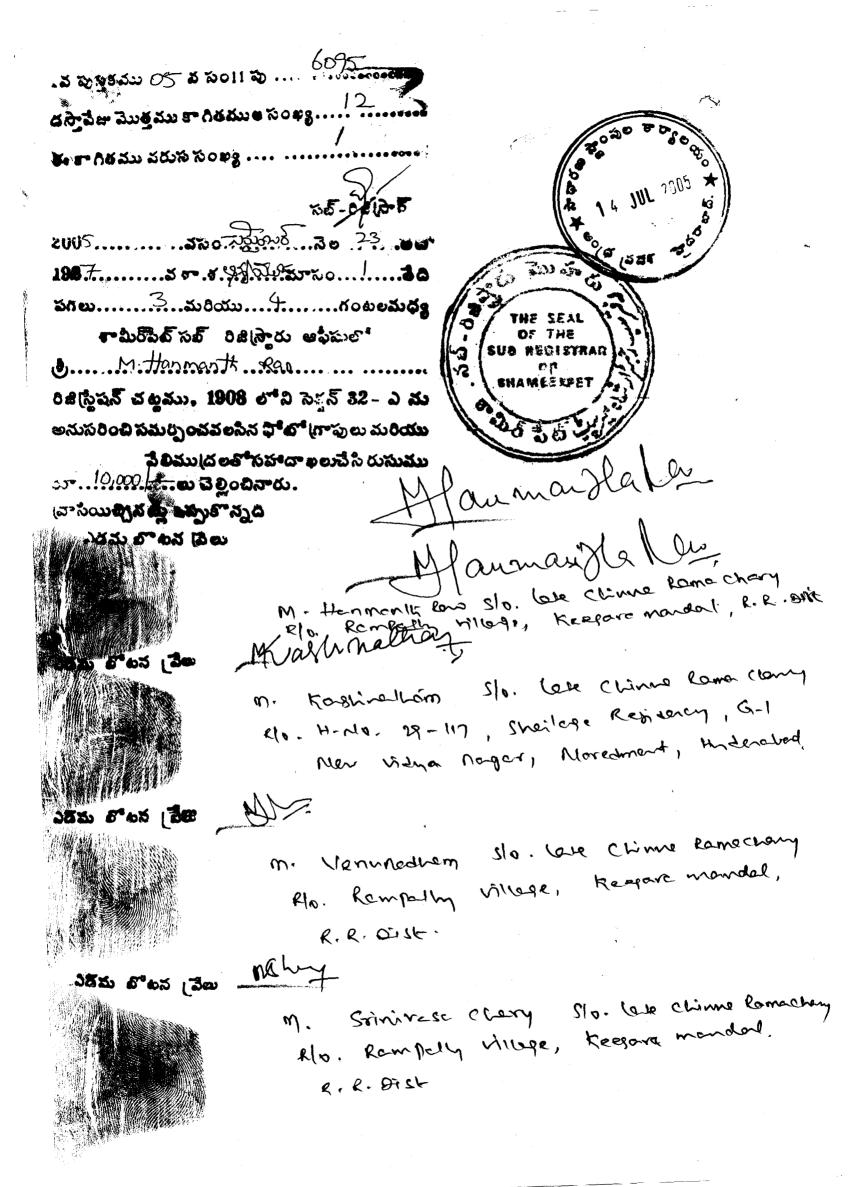
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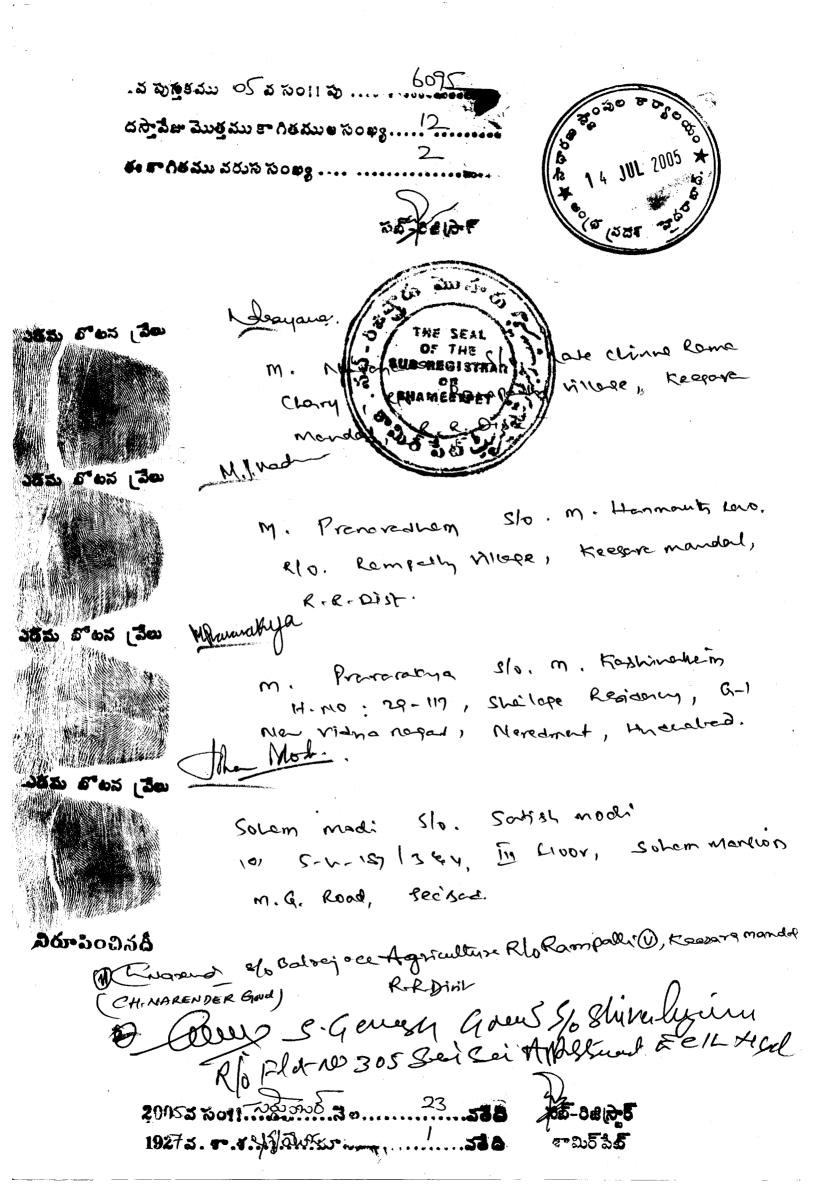
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SIGNATURE OF THE EXECUTANT'S

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SIGNATURE OF THE PURCHASER





SOURSEMENT WEDER SECTIONS 41 AND 12 UP ANT 1 OF 1005

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At 23 9/2005

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Sub-Registrar

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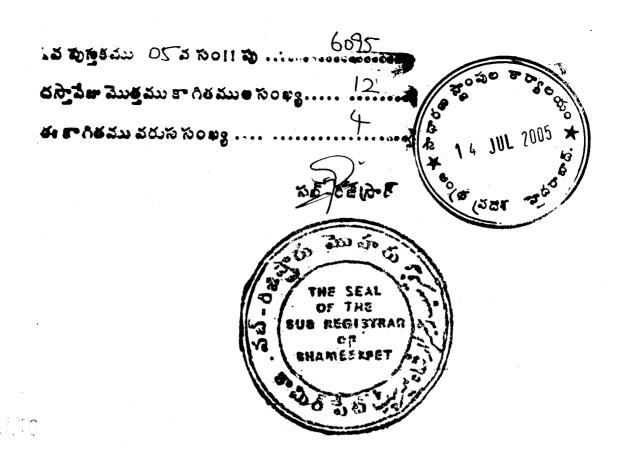
CERTIFICATE

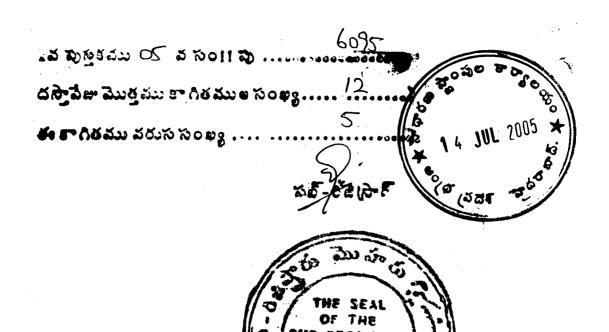
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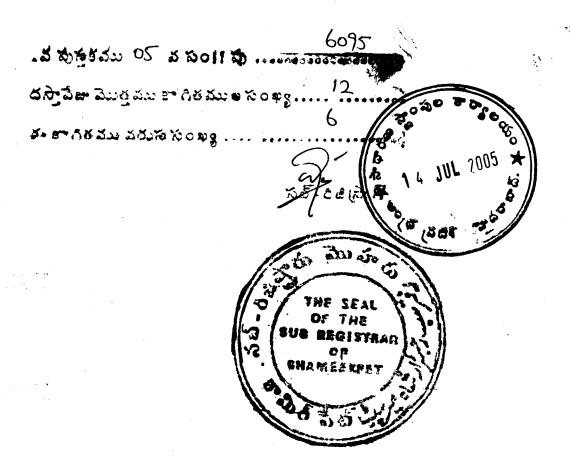
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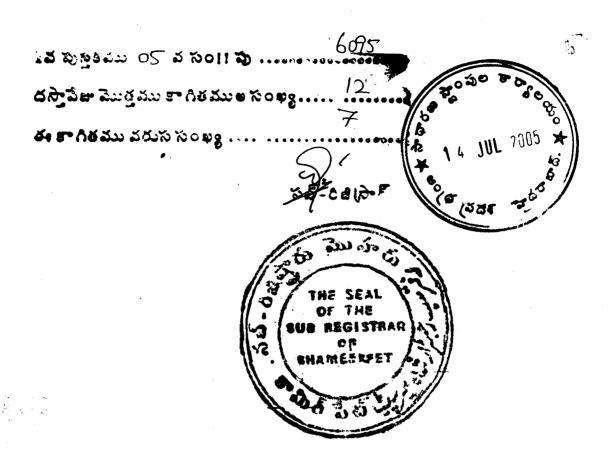


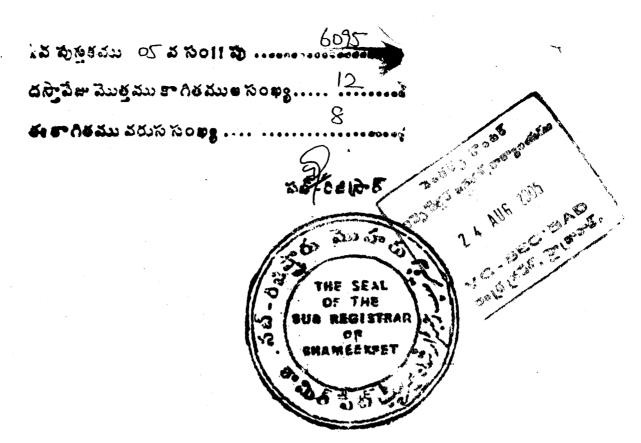




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