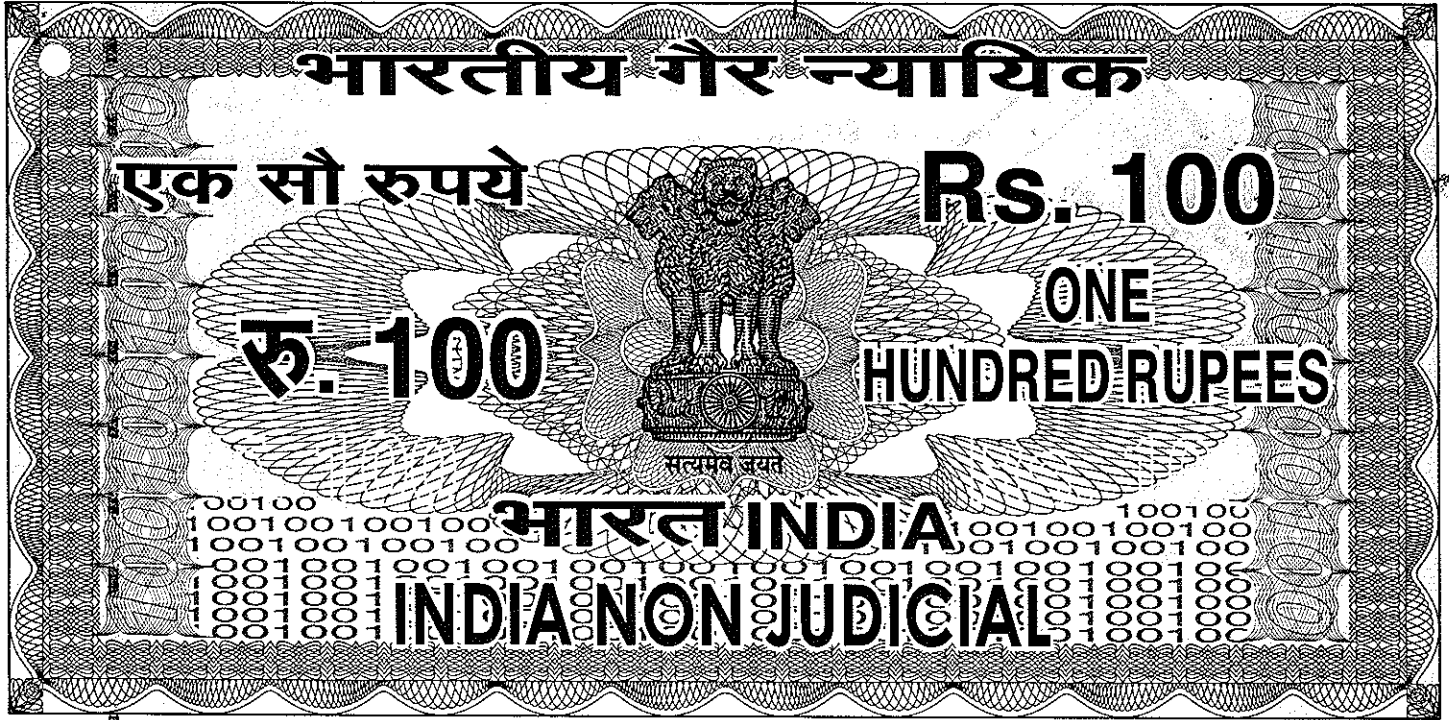


SCANNED

580/2010



589  
589

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AE 594955

998 01/12/2009 100  
S.No. Date Rs.

Name: Anil Kumar  
S/o. W/o. D/o. Narsing Rao  
For Whom: Modi & Modi Constructions

U. MASTANA  
S.V.L. No. 09/2009  
H.No. 8-3-228/878/209  
YOUSUFGUDA, HYDERABAD.

SALE DEED

This Sale Deed is made and executed on this the 9<sup>th</sup> day of February 2010 at SRO, Keesara, Ranga Reddy District by:

Shri. Cheera Narsimha, S/o. Shri Cheera Pentaiah, aged about 47 years, Occupation: Agriculture, R/o. Rampally Village, Keesara Mandal, Ranga Reddy District, represented by its Agreement of Sale Cum General Power of Attorney Holder 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 Partner Mr. Soham Modi, Son of Sri Satish Modi, aged about 40 years, Occupation: Business (Agreement of Sale Cum General Power of Attorney with Possession registered as document no. 4763/08, dated 5<sup>th</sup> July 2008, at SRO Keesara) hereinafter referred to as the VENDOR.

1,10,00,000

IN FAVOUR OF

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 Partner Mr. Soham Modi, son of Sri Satish Modi, aged about 40 years, occupation: Business, hereinafter referred to as the PURCHASER.

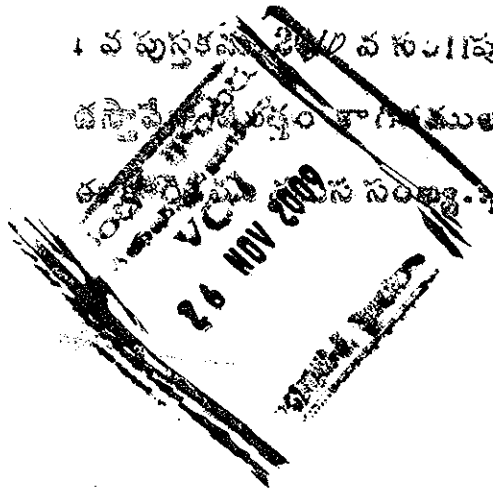
The term VENDOR and the PURCHASER referred to above shall mean and include all their heirs, successors-in-interest, assignees, legal representatives, administrators, executors, nominees, etc.

For MODI & MODI CONSTRUCTIONS

*[Signature]*  
Partner

9,87,900  
55,000

1 వ పుస్తకం... 580  
 2 వ పుస్తకం... 8  
 3 వ పుస్తకం... 1



**ENDORSEMENT**

Certified that the following amounts have been paid in respect of this document:  
 By challan No. SS1547 dt. 9/2/2010

- I. Stamp Duty:**
- 1. in the shape of stamp papers Rs 100
  - 2. in the shape of challan (u/s.41 of I.S.Act.1899) Rs. 989900/-
  - 3. in the shape of cash (u/s.41 of I.S.Act.1899) Rs.
  - 4. add-on of stamp duty u/s.16 of I.S. Act 1899 if any Rs.
- II. Transfer Duty.**
- 1. in shape of challan Rs.
  - 2. in the shape of cash Rs.
- III. Registration fees:**
- 1. in the shape of challan Rs. 55000/-
  - 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 Rs 1045100/-**

*[Signature]*  
 SUB REGISTRAR  
 KEESARA

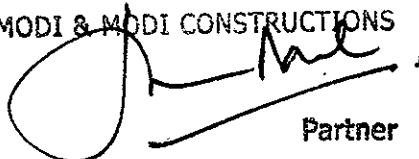
**WHEREAS:**

- A) Whereas Shri. Cheera Narsimha, S/o. Shri Cheera Pentaiah was absolute owner and possessor of land admeasuring Ac 2-13 gts., in survey no. 100/2, of Rampally Village, Keesara Mandal, Ranga Reddy District (herein after referred to as the Scheduled Property which is more fully described in the schedule given hereunder) having purchased a larger piece of land vide sale deed bearing document no. 6278/1985 dated 04.09.1985 registered at the District Registrars office, R. R. District. The name of Shri. Cheera Narsimha was mutated in the revenue records vide proceeding no. B/514/88 dated 18.08.1988. Patta passbooks and title books were issued in his favour by the MRO Keesara Mandal for an extent of Ac. 3-13 Gts, in Sy. No. 100/2 (Passbook no. 129985, Title book no. 51599).
- B) The Vendor herein has executed a registered agreement of sale cum general power of attorney with possession in favour of the Purchaser herein vide document no. 4763/08, dated 5<sup>th</sup> July 2008, registered at SRO Keesara, R. R. District. In the said agreement of sale cum GPA Shri. Cheera Ramachandraiah alias Cheera Ramchander, S/o. Shri Cheera Pentaiah, Cheera Anjaneyulu, S/o. Cheera Ramachandraiah and Cheera Srihari, S/o. Cheera Narsimha have joined as Consenting Parties while executing the said agreement to ensure and assure perfect legal title to the Purchaser.
- C) The Purchaser had agreed to purchase the Schedule Property for a total consideration of Rs. 1,10,00,000/- (Rupees One Crore Ten Lakhs Only) which as been paid in full by the Purchaser to the Vendor and the receipt of which has been acknowledged by the Vendor.
- D) The Vendor has agreed to sell the Schedule Property free from all encumbrances for a total consideration of Rs. 1,10,00,000/- (Rupees One Crore Ten Lakhs Only) and the Purchaser has agreed to purchase the same.

**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:-**

1. The Purchaser has paid the aforesaid total consideration of Rs. 1,10,00,000/- (Rupees One Crore Ten Lakhs Only) and the receipt of which is hereby admitted and acknowledged by the VENDOR.
2. For the total sale consideration as mentioned above the Vendor do hereby grant, convey, transfer and sell all that land admeasuring Ac. 2-13 Gts., forming a part of survey no. 100/2, Rampally Village, Keesara Mandal, Ranga Reddy District, which is hereinafter referred to as the Scheduled Property and more particularly described in the schedule given herein, unto and in favour of the PURCHASER by way of absolute sale.
3. The Vendor hereby covenants that the Scheduled Property was the absolute property belonging to him and he is the absolute owners of the same and no other person other than the Vendor has any right, title or interest in respect of the Scheduled Property or any portion thereof. There are no protected tenants in respect of the Scheduled Property and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Property by the Vendor herein above mentioned.

For MODI & MODI CONSTRUCTIONS



Partner

1 వ పుస్తకము 2010 వ సం॥పు.....580.....

వస్తావేజు మొత్తం కాగితముల సంఖ్య.....8.....

ఈ కాగితము వరుస సంఖ్య.....2.....

2010 సం॥ ధీరవారి నెల.....9.....వ తేది

1931 వ.శ.శ. సం॥ మాసం.....20.....వ తేది

పగలు.....2..... మరియు.....2..... గంటల మధ్య

కీలక సబ్ - రిజిస్ట్రారు ఆఫీసులో

శ్రీ/శ్రీమతి.....Soham modi.....

రిజిస్ట్రేషన్ చట్టము 1908లోని సెక్షన్ 32.ఎ ను

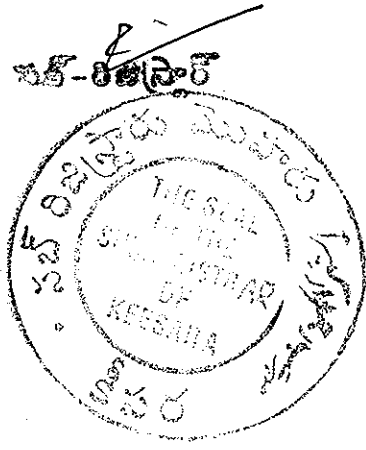
అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు

మరియు వేలిముద్రలతో సహా ధాఖలు చేసి రుసుము

దా॥.....కొరతలు.....లు చెల్లించినారు

ప్రాసియూచ్యునమ్మ ఒప్పుకొన్నది

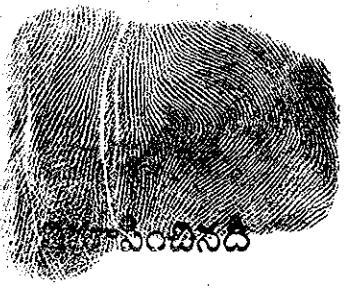
విషయ బొటన ప్రేలు



*Soham Modi*

*Soham Modi*

Soham modi S/o. Satish Modi Occ: Business  
R/o. 5-4-187/3 & 4, 2nd Floor, Soham Mansions  
M. G. Road, Sec Bad - 003.



① P. Prasadgar

K. Prakash Reddy S/o. K. P. Reddy  
Occ: Service R/o. 2-3-64/10/24  
Amberpet, Hyderabad.

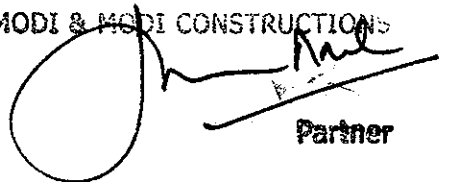
② Dr. Ravi

B. RAJ KUMAR S/o. MURUND RAO  
Occ: BUSINESS R/o. AIWAL, SEC BAD

2010 సం॥పు ధీరవారి నెల.....9.....వ తేది సబ్-రిజిస్ట్రారు  
1931 వ.శ.శ. సం॥ మాసము.....20.....వ తేది కనక.....

4. The Vendor hereby declares and covenants that he is the true and lawful owner of the Scheduled Property. The Vendor hereby covenants that no other person(s) other than the Vendor has any right, title or interest in respect of the Scheduled Property or any portion thereof and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Property by the Vendor and none of his heirs shall have any manner of right or title over the Scheduled Property and they have no objection for the sale of the Scheduled Property to the Purchaser.
5. The Vendor further covenant that Scheduled Property is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. The Vendor hereby declares that they have not entered into any agreement or executed any deed prior to this deed with respect to the Scheduled Property. If any claim is made by any person either claiming through the Vendor or otherwise in respect of Scheduled Property it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Purchaser is put to any loss on account of defective title or on account of any claims on the Scheduled Property, the Vendor shall indemnify the Purchaser fully for such losses.
6. The Vendor has delivered vacant peaceful possession of the Scheduled Property to the Purchaser and the Purchaser shall be entitled to hold and enjoy the same as absolute owner thereof.
7. The Vendor hereby covenants that he shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Property unto and in favour of the Purchaser in the concerned departments.
8. The Vendor hereby further covenants that there are no rights of any third party relating to any easements, right of way, etc. in respect of Scheduled Property.
9. The Vendor hereby covenants that the Vendor has paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Property payable as on the date of this deed of sale. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
10. The Vendor further declare that the Scheduled Property is not attracted by the provisions of A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1 of 1973.
11. The Vendor further covenants that Scheduled Property is not assigned land within the meaning of A.P. assigned land (Prohibition of Transfers) Act 9 of 1977.
12. Stamp duty and Registration amount of Rs. 10,45,000/- paid by way of Challan No. 551547, dated 09.02.2010 drawn on State Bank of Hyderabad, Keesara Branch, Ranga Reddy District.

For MODI & MODI CONSTRUCTIONS



Partner

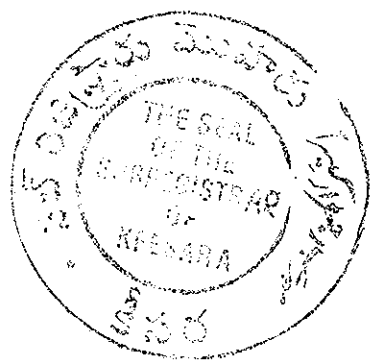
1 వ పుస్తకము 2010 వ సం॥ (సం॥)..... 580.....  
 వస్తావేటా మొత్తం కొలితముల సంఖ్య..... 8.....  
 ఈ కొలితము వరుస సంఖ్య..... 3.....

సబ్-రెజిస్ట్రార్

Amount of Rs. 98,990/- towards stamp duty  
 including transfer duty and Rs. 55,000/-  
 towards registration fee on the Market Value  
 of Rs. 10,45,000/- was paid by me  
 Party through Challan Receipt No. 551547  
 dated 9/2/10 at 92H Keesara Br Keesara  
 Sub-Registrar  
 Keesara

1వ పుస్తకము 20 సం॥ (శా.శ. 1931) సంఖ్య  
 580 మించుగా రిజిస్టరు చేయబడినది. స్టాంపు  
 సమీతం గుర్తింపు నెంబరు 1530-580/20  
 ఇవ్వడమైనది.  
 2010 సం॥ ఫిబ్రవరి 9 వ తేదీ

సబ్-రెజిస్ట్రారు అధికారి



## SCHEDULE OF LAND

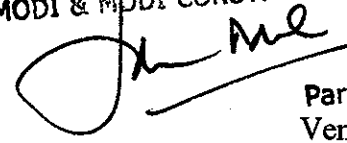
All that part and parcel of land admeasuring about Ac. 2-13 Gts. in Sy. No. 100/2, situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan enclosed herein and bounded by:

<b>North</b>	HUDA approved Layout.
<b>South</b>	Land belonging to the Purchaser in Sy. No. 100/2
<b>East</b>	Land in Sy. No. 100/2 belonging to M/s. Nilgiri Estates
<b>West</b>	Land belonging to the Purchaser in Sy. No. 100/2

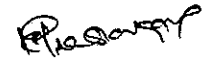
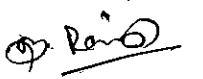
IN WITNESS WHEREOF the VENDOR and PURCHASER have affixed their signatures on this sale deed on the day, the month and year first above mentioned in presence of the following witnesses at Hyderabad.

Shri. Chira Narsimha,  
Represented by its GPA holder M/s. Modi & Modi Constructions

For MODI & MODI CONSTRUCTIONS

  
Partner  
Vendor

WITNESSES:

1. 
2. 

వస్తువులను విక్రయించు సంఖ్య..... 580 .....

వస్తువుల యొక్క కొనుగోలుల సంఖ్య..... 8 .....

ఈ కొనుగోలుల వరుస సంఖ్య..... 4 .....

  
కె.కె.కె.కె.





**REGISTRATION PLAN SHOWING**

OPEN LAND

**IN SURVEY NOS.** 100/2

RAMPALLY VILLAGE,

KEESARA **MANDAL, R.R. DIST.**

**VENDOR:**

SHRI CHEERA NARSIMHA, S/O. CHEERA PENTAI AH REPRESENTED  
BY GPA HOLDER M/S. MODI & MODI CONSTRUCTIONS REPRESENTED BY ITS PARTNER  
SHRI SOHAM MODI, SON OF SHRI SATISH MODI

**PURCHASER :**

M/S. MODI & MODI CONSTRUCTIONS REPRESENTED BY ITS PARTNER  
SHRI SOHAM MODI, SON OF SHRI SATISH MODI

**REFERENCE:**

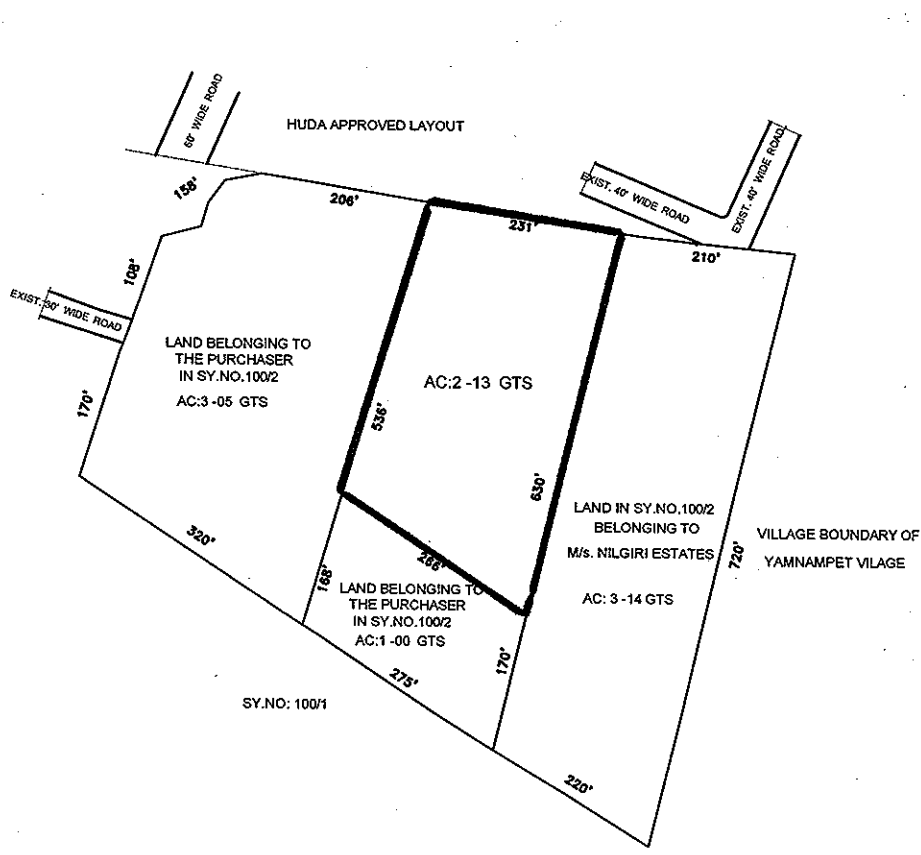
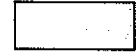
**AREA:** Ac. 2-13 GTS

**SCALE:**  
**SQ. YDS.**

**INCL:**  
**SQ. MTRS.**



**EXCL:**



For MODI & MODI CONSTRUCTIONS

Partner

SIGNATURE OF THE VENDOR

**WITNESSES:**

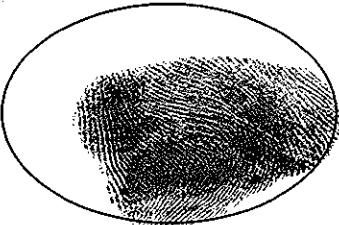

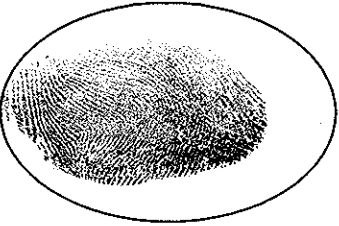

- 1.
- 2.

1 వ పుస్తకము జీకీ/0 వ గుంపు..... 580  
దస్తావేజు మొత్తం కౌగితముల సంఖ్య..... 8  
ఈ కౌగితము వరుస సంఖ్య..... 5

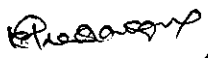

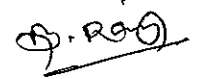
అ. శ్రీనివాసారావు



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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><b><u>VENDOR:</u></b> SHRI. CHEERA NARSIMHA S/O. SHRI CHEERA PENTAI AH REPRESENTED BY ITS AGREEMENT OF SALE CUM. GENERAL POWER OF ATTORNEY HOLDER: <b>M/S. MODI &amp; MODI CONSTRUCTIONS</b> HAVING ITS OFFICE AT 5-4-187/3 &amp; 4 III FLOOR, SOHAM MANSION, M. G. ROAD SECUNDERABAD, REP. BY ITS PARTNER MR. SOHAM MODI S/O. MR. SATISH MODI</p>
			<p><b><u>PURCHASER:</u></b> <b>M/S. MODI &amp; MODI CONSTRUCTIONS</b> HAVING ITS OFFICE AT 5-4-187/3 &amp; 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD REP. BY ITS MANAGING PARTNER MR. SOHAM MODI S/O. MR. SATISH MODI</p>

**SIGNATURE OF WITNESSES:**

1. 
2.   


For MODI & MODI CONSTRUCTIONS

  
Partner  
SIGNATURE OF EXECUTANTS

వ పుస్తకము ధర్మము వ సంఖ్య..... 580.....

దస్తావేజు ధర్మము కా గ్రంథముల సంఖ్య..... 8.....

ఈ గ్రంథము వరుస సంఖ్య..... 6.....

సర్-రిజిస్ట్రార్



स्थाई लेखा संख्या

/PERMANENT ACCOUNT NUMBER



ABMPM6725H

नाम /NAME

SOHAM SATISH MODI

पिता का नाम /FATHER'S NAME

SATISH MANILAL MODI

जन्म तिथि /DATE OF BIRTH

18-10-1969

हस्ताक्षर /SIGNATURE

*Chief Commissioner*

*Soham Modi*

मुख्य आयकर आयुक्त, आन्ध्र प्रदेश

Chief Commissioner of Income-tax, Andhra Pradesh

For MODI & MODI CONSTRUCTIONS

*[Signature]*

Partner

1. వస్తుకము 20/0 వ గుంపు..... 580.....  
 మస్తావేజు డెయిర్లం కారితముల సంఖ్య..... 8.....  
 ఈ కారితము వరుస సంఖ్య..... 7.....



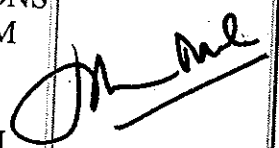

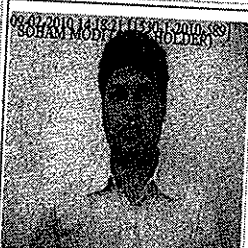
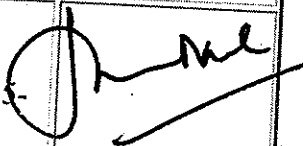
జన-తిస్సార్

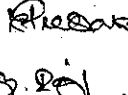


**Photographs and FingerPrints As per Section 32A of Registration Act 1908**

C.S.No./Year: 000589/2010 of SRO: 1530(KEESARA)

09/02/2010 14:18:41

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) M/S MODI & MODI CONSTRUCTIONS REP BY SOHAM MODI R/O. 5-4-187/3 & 4, II FLOOR, SOHAM MANSION, M.G. ROAD, SEC-BAD.	
2	Manual Enclosure	Manual Enclosure	(EX) CHEERA NARSIMHA R/O. RAMPALLY (V)KEESARA (MDL) R.R. DIST.	
3			(EX) SOHAM MODI (AGPA HOLDER) O/O. 5-4-187/3&4, IIFLOOR, SOHAM MANSION M.G. ROAD, SEC-BAD.	

Witness Signatures  Operator Signature

 Subregistrar Signature

వ పుస్తకము 25/10 వ రుంగు.....580

వస్త్రాదేజా మొత్తం కారితముల సంఖ్య.....8

అ కారితము వరుస సంఖ్య.....8

శ్రీ శ్రీ శ్రీ

