

Serial

580/2010



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AE 594955

Date 01/12/2009 100

Mg
U MASTANA
 S.W.L. No. 09/2009
 H.No. 8-3-228/678/209
 YOUSUFGUDA, HYDERABAD.

By: *Ashish Kumar*
 For: *Nos. 9/2009*
 Whom: *Modi & Modi Constructions*

SALE DEED

This Sale Deed is made and executed on this the 9th 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 5th July 2008, at SRO Keesara) hereinafter referred to as the VENDOR.

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

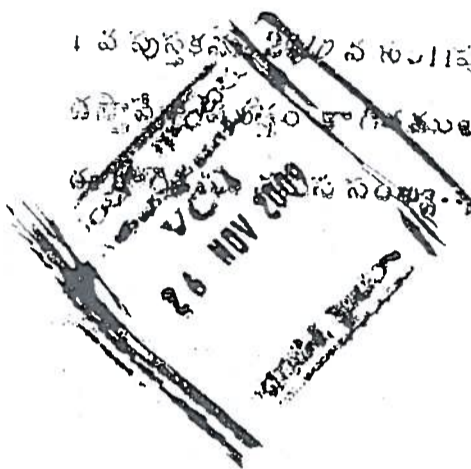
 Partner

10056
10056
10056

1. వస్తుకం 2017 న 10/11/2010 580

2. వస్తుకం 2017 న 10/11/2010 8

3. వస్తుకం 2017 న 10/11/2010 1



ENDORSEMENT

For the sum the following amounts have been paid in respect of this document:
Registration No. SS1547 dt. 9/12/2010

| | |
|---|------------------|
| I. Stamp Duty: | |
| 1. in the shape of stamp papers | Rs 100 |
| 2. in the shape of demand (w/s. 41 of I.S. Act. 1899) | Rs. 989900/- |
| 3. in the shape of cash (w/s. 41 of I.S. Act. 1899) | Rs |
| 4. adjustment of stamp duty w/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 5th 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 24/0 ప గ... 580

వస్తాదీటా మొత్తం కాగితముల కుంట్లు... 8

ఈ కాగితము కరుస సంఖ్య... 2

సీ-03(సీ-03)

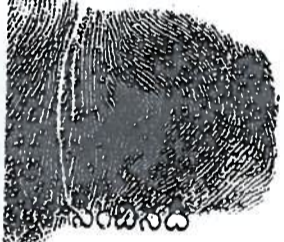


2010 సం॥ ధీ/బీ/బి... 9 వ తది
1931 వ కా. క. సం॥ మాసం 20 వ తది
పేరులు 2 మరియు గంటల మధ్య
కేంద్రం - రిజిస్ట్రారు ఆఫీసులో
ధీ/బీ/బి... Soham modi
రిజిస్ట్రేషన్ చట్టము 1908లోని సెక్షన్ 32.ఎ ను
అనుసరించి నమోదు చేయబడిన హాబ్స్ నామాల
మరియు వేలములలో గత చట్టాలు చేసే రుసుము
లు... కేంద్రం... బి నెట్లండ్లనారు
ప్రొసయ్యునట్టు ఒప్పుకొన్నది
పేరు మేలు

Soham modi

Soham modi

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



① P. Prabhakar

K. Prabhakar Reddy s/o. IC. P. Reddy
Oca: Service. R/o. 2-3-64/10/24
Amberpet, Hyderabad.

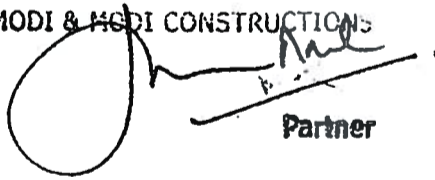
② B. Raju

B. RAJ KUMAR s/o. MURUND RAO
Oca: BUSINESS. R/o. AIWAL. SEC Bad.

2010 సం॥ ధీ/బీ/బి... 9 వ తది
1931 వ కా. క. సం॥ మాసం 20 వ తది కవర...

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 1of 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

ప పుస్తకము 2010 వ సం. 580
 స్టాంపుల యొక్క ధర మరియు సంఖ్య 8
 ఆ గురించు వరుస సంఖ్య 3

డి.వి.స్టార్

Amount of Rs. 989900/- towards stamp duty
 including transfer duty and Rs. 55000/-
 towards registration fee on the Market Value
 of Rs. 10,45,000/- was paid by me
 at 22H Keesara Br Keesara
 dated 9/2/10 at 22H Keesara Br Keesara
 Registrar
 Keesara

1వ పుస్తకము 20 సం (కా.క. 1931) నామ
 580 సంఖ్యగా రిజిస్టర్ చేయబడినది. స్టాంప్
 విలువ మరియు సంఖ్య 1530-580/20
 కమ్యూనికేషన్
 2010 సం. డిసెంబరు 9 వ తేదీ

డి.వి.స్టార్ అధికారి



SCHEDULE OF LAND

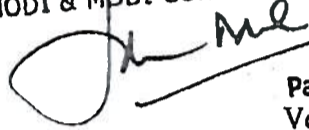
All that part and parcel of land admeasuring about Ac. 2-13 Gts. in Sy. No. 100/2, situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan enclosed herein and bounded by:

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

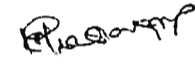
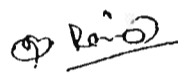
IN WITNESS WHEREOF the VENDOR and PURCHASER have affixed their signatures on this sale deed on the day, the month and year first above mentioned in presence of the following witnesses at Hyderabad.

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

For MODI & MODI CONSTRUCTIONS


Partner
Vendor

WITNESSES:

1. 
2. 

వ పుస్తకము 2010వ సం. 580
కన్యకా సంస్థం కార్యకర్తల సంఖ్య 8
ఈ కారితము వరుస సంఖ్య 4

జి.కె. రెడ్డి



REGISTRATION PLAN SHOWING

OPEN LAND

SURVEY NOS. 100/2

RAMPALLY VILLAGE,

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

ENDOR: 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

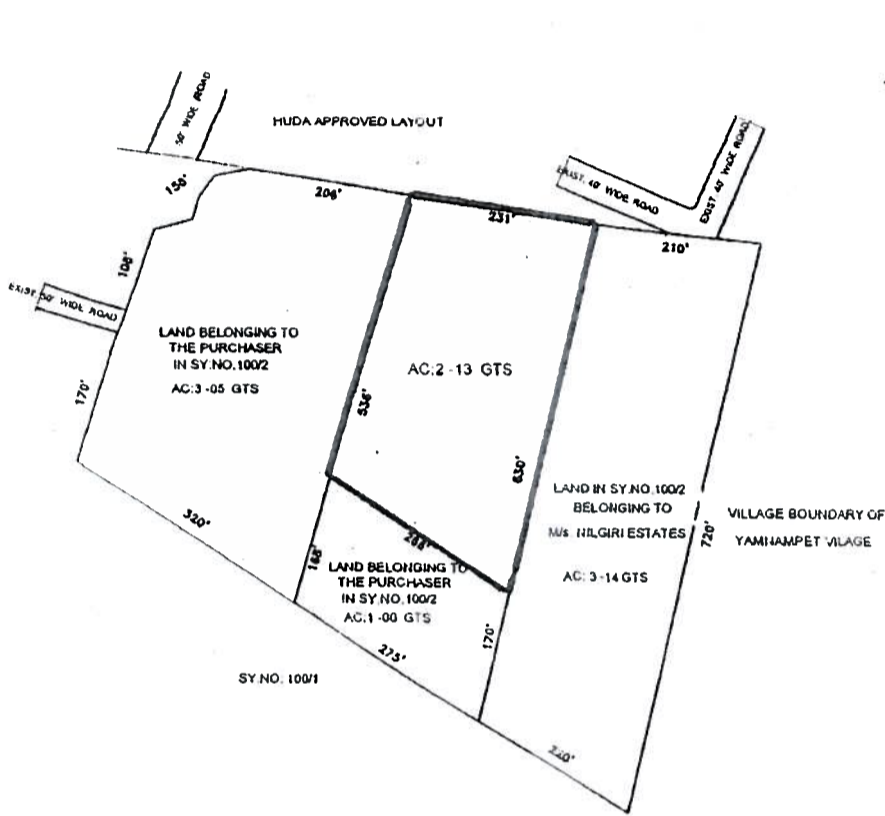
PURCHASER: M/S. MODI & MODI CONSTRUCTIONS REPRESENTED BY ITS PARTNER
SHRI SOHAM MODI, SON OF SHRI SATISH MODI

REFERENCE:
AREA: Ac 2-13 GTS

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.

EXCL:



For MODI & MODI CONSTRUCTIONS

[Handwritten Signature]

Partner

SIGNATURE OF THE VENDOR

WITNESSES:

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

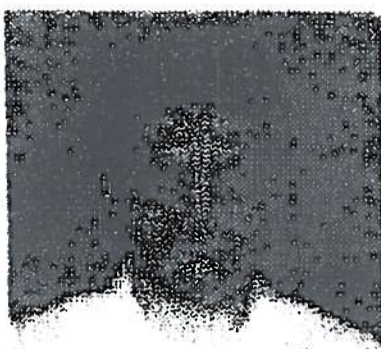
1. వస్తువులను పట్టిం వ సంఖ్య..... 580
2. వస్తువుల మొత్తం కొనుగోలుల సంఖ్య..... 8
3. కొనుగోలు వదుల సంఖ్య..... 5

జి. శివారావు



स्थायी 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

Handwritten signature

Handwritten signature: Soham Modi

मुख्य आयकर आयुक्त, आंध्र प्रदेश

Chief Commissioner of Income-tax, Andhra Pradesh

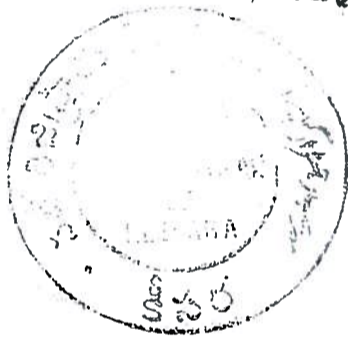
For MODI & MODI CONSTRUCTIONS

Handwritten signature

Partner

వ పుస్తకము 20/0 న గుండ్లపల్లి..... 580
కస్తావేళ: జెనుత్తం కారితముల సంఖ్య..... 8
ఈ కారితము వరుస సంఖ్య..... 7

జి.కె. - అ. అ. స్టాంప్



**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 |
|---------|--|--|--|
|---------|--|--|--|

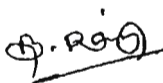
VENDOR:

SHRI. CHEERA NARSIMHA
S/O. SHRI CHEERA PENTAI AH
REPRESENTED BY ITS AGREEMENT OF
SALE CUM GENERAL POWER OF ATTORNEY
HOLDER:
M/S. MODI & MODI CONSTRUCTIONS
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION, M. G. ROAD
SECUNDERABAD, REP. BY ITS PARTNER
MR. SOHAM MODI
S/O. MR. SATISH MODI


PURCHASER:

M/S. MODI & MODI CONSTRUCTIONS
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD
REP. BY ITS MANAGING PARTNER
MR. SOHAM MODI
S/O. MR. SATISH MODI

SIGNATURE OF WITNESSES:

1. 
2. 


For MODI & MODI CONSTRUCTIONS


Partner
SIGNATURE OF EXECUTANTS

ప్రస్తుతము సే 10 వ గుంపు..... 580
 పేజీ మొత్తం గా గణకముల సంఖ్య..... 8
 గా గణకము వరుస సంఖ్య..... 6





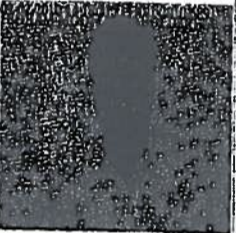

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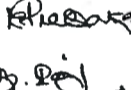


Photographs and FingerPrints As per Section 32A of Registration Act 1908

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, II FLOOR, SOHAM MANSION M.G. ROAD, SEC-BAD. |  |

Witness Signatures  Operator Signature


Subregistrar Signature

అవ పుస్తకము 20/10 వ సంఖ్య..... 580

అవ పుస్తకము 20/10 వ సంఖ్య..... 8

అవ పుస్తకము 20/10 వ సంఖ్య..... 8

అవ పుస్తకము 20/10 వ సంఖ్య.....

