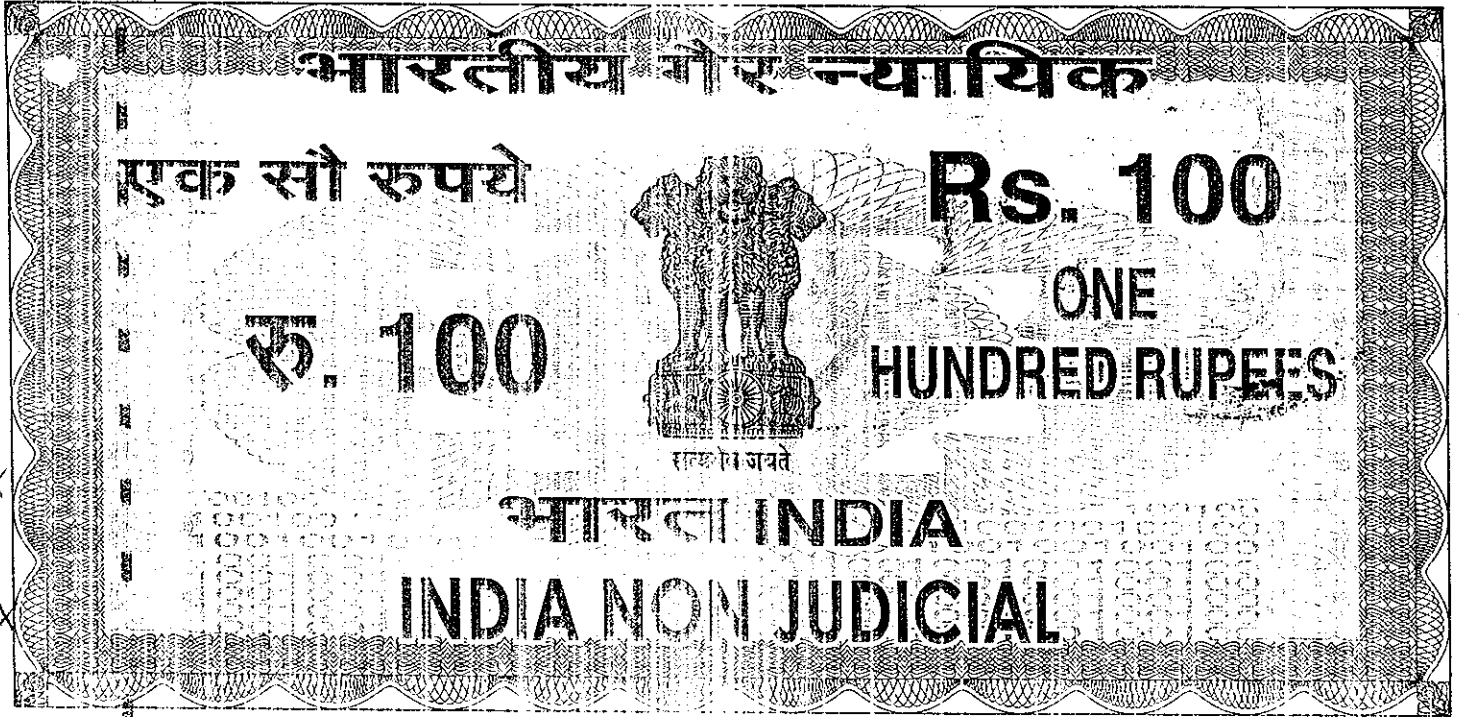


S254/09



507
5447

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

A. Dinesh U 501718

S.No... 507
 Sold To... Anil Kumar
 W/o. D/o... Nag Simha
 for Whom... Modi & Modi Constructions

A. DINESH
 STAMP VENDOR
 S.V.L.No. 41/2007,
 Shankar Nagar, Hoshiyaduguda,
 GHATKACHER, R. R. Dist

SALE DEED

This Sale Deed is made and executed on this the 15th day of October 2009 at SRO, Keesara, Ranga Reddy District by:

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 Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 39 years, Occupation: Business, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

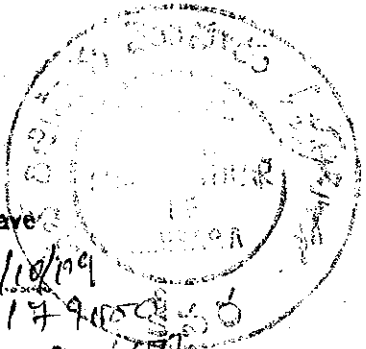
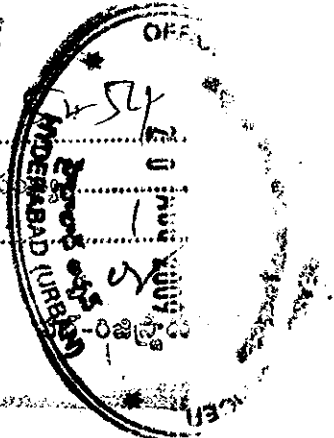
IN FAVOUR OF

MR. ADITYA JAISWAL, SON OF MR. ASHOK KUMAR JAISWAL aged about 28 years, Occupation: Service, residing at H. No. 3-5-1037, 1st Floor, Narayanguda, Hyderabad - 500 029, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

FOR MODI & MODI CONSTRUCTIONS

[Signature]

Partner



ENDORSEMENT

Certified that the following amounts have been paid in respect of this document:
By challan No. 1744474 dt. 16/10/09

I. Stamp Duty:

- 1. in the shape of stamp papers Rs 100
- 2. in the shape of stamp paper (u/s. 10 of S.A. Act 1999) Rs 16010
- 3. in the shape of cash (u/s. 11 of S.A. Act 1999) Rs
- 4. adjustment of stamp duty u/s. 14 of S.A. Act 1999 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 895
- 2. in the shape of cash Rs

IV. User Charges

- 1. in the shape of challan Rs
- 2. in the shape of cash Rs 100

Total Rs 17105

**SUB REGISTRAR
KEESARA**

WHEREAS:

- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-28 Gts. forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District by virtue of various registered sale deeds as given hereunder and hereinafter referred to as the Schedule Land.

Sl. No.	Sale Deed Doc. No.	Dated	Sy. No.	Extent of Land (in Acres)
1.	6095/2005	20.09.2005	134, 135 & 136	Ac. 2-08 Gt.
2.	7972/2004	10.08.2004	128, 129, 132, 133, 136	Ac. 2-10 Gt.
3.	8657/2004	21.09.2004	128, 129, 133, 136	Ac. 2-10 Gt.
Total Extent of Land				Ac. 6-28 Gts.

All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R. R. District and are executed by the following owners:

- a. Shri M. Hanumath Rao, S/o. Late Shri Chinna Rama Chary
- b. Shri M. Kashinatham, S/o. Late Shri Chinna Rama Chary
- c. Shri M. Venunadham, S/o. Late Shri Chinna Rama Chary
- d. Shri M. Srinivasa Chary, S/o. Late Shri Chinna Rama Chary
- e. Shri M. Narayana, S/o. Late Shri Chinna Rama Chary
- f. Shri M. Pranavanadham, S/o. Hanumath Rao
- g. Shri M. Pravarakya, S/o. Shri Kashinatham

The above executants of the Sale Deeds are hereinafter collectively referred to as Former Owners.

- B) The Former Owners are the sons and grand sons of Late Shri M. China Rama Chary the original pattedar of the land. By way of partition deed dated 05.09.2002 duly registered with S.R.O. Shamirpet, Ranga Reddy District vide document no. 4838/2002, the Former Owner at serial no. 'a to e' above became the owners of the Schedule Land. Former Owner at serial no. 'f' is the son of Former Owner at serial no. 'a'. Former Owner at serial no. 'g' is the son of Former Owner at serial no. 'b'. Vide proceeding of the Mandal Revenue Officer bearing no. B/1321/2004 dated 15.06.2004 the names of the former Owners at serial nos. a to e were mutated in the revenue records and patta passbooks / title books were issued to them. All the Former Owners have joined together for the execution of above referred sale deeds so as to assure and ensure a perfect legal marketable title free from any claims whatsoever in favour of the Vendor herein.

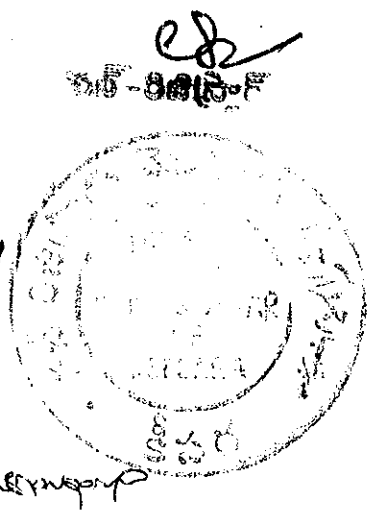
For MODI & MODI CONSTRUCTIONS



Partner

అస్తకము 2009 వ సం॥పు..... 5-2-04
 దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 1
 ఈ కాగితము వరుస సంఖ్య..... 2

అంకితం... ఆర్డర్ నెం. 22 వ తేదీ
 1930 వ.శా.శ. అంకితం... 30 వ తేదీ
 పదవి..... కమరియం..... గంటల మధ్య
 కేస్ నం - రిజిస్ట్రారు ఆఫీసులో
 క్రింది వారు K. Prabhakar Reddy
 పంపిణీ చేసిన చట్టము 1908లోని సెక్షన్ 32.ఎ ను
 అనుసరించి నమోదించవలసిన ఫోటోగ్రాఫులు
 మరియు కేసుముద్రలతో సహా దాఖలు చేసి రుసుము
 తు॥..... రూ॥..... లు చెల్లించినారు
 ప్రాసెసింగ్ నట్టు ఒప్పుకొన్నది
 సాక్షుల బాటస వేలు



Prabhakar Reddy



విరూపిణి నడి

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Clerk
 (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA / SPA No. 12/35/2/2008
 dated 23.03.09 registerer at SRO, Secunderabad
 Ranga Reddy District.

1 Raj s/o Koteswar Rao age 32 occ: Business R/o Nagar
 Bastan (W) RR Dist

2 Venkat Ramang Reddy s/o. Anji Reddy occ: Service
 R/o. 11-15/1, Saradnagar, Green Hills Colony,
 Hyderabad.

2009 సం॥పు..... ఆర్డర్ నెం. 22 వ తేదీ సబ్-రిజిస్ట్రారు
 1931 వ శా.శ. సం. అంకితం... 30 వ తేదీ కేసు.

- C) The Vendor is desirous of developing the Scheduled Land by constructing row / independent houses thereon and have obtained a tentative layout from HUDA vide Permit No. 6092/MP2/Plg/HUDA/07 dated 16/11/2007.
- D) The Vendee is desirous of purchasing a plot of land bearing no. 12 admeasuring 179 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.1,79,000/- (Rupees One Lakh Seventy Nine Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 12 admeasuring 179 sq. yds., forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, which is herein after referred to as the Scheduled Plot and more particularly described in the schedule and the plan annexed to this Sale Deed in favour of the Vendee for a consideration of Rs.1,79,000/- (Rupees One Lakh Seventy Nine Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.
2. The Vendor hereby covenant that Scheduled Plot is the absolute property belonging to it by virtue of various registered sale deeds referred to herein in the preamble of this Sale Deed and has absolute right, title or interest in respect of the Scheduled Plot.
3. The Vendor further covenant that the Schedule Plot is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby give warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Plot it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Vendee being put to any loss on account of any claims on the Scheduled Plot, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot to the Vendee.
5. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Plot unto and in favour of the Vendee in the concerned departments.
6. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Plot payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.
7. Stamp duty and Registration amount of Rs. 17,005/- is paid by way of challan No. 174474, dated 16.10.2009, drawn on SBH, Keesara Branch, Ranga Reddy District.

For MODI & MODI CONSTRUCTIONS

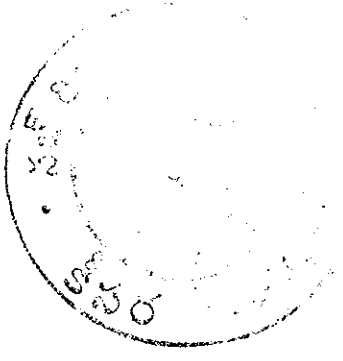


Partner

1వ వుత్తరము 2009 నంబు 254
 దస్తావేజు మొత్తము కారితముల సంఖ్య 4
 ఈ కారితముల వరుస సంఖ్య 3
 సబ్-రిజిస్ట్రారు

An amount of Rs. 16010 towards stamp duty
 including transfer tax and Re. 895
 towards registration fee on the Market Value
 of Rs. 1,79,000 was paid by me
 Party through cash No. 174474
 Dated 16/10/09 at SRI Keesara Br Keesara
 Sub-Registrar
 Keesara

1వ వుత్తరము 2009 నంబు (కా.క. 1931) నంబు
 254 మెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్
 నిర్దిష్ట నెంబరు 1530- 254/2009
 కింద జరిగింది.
 2009 నంబు 254 వ తేదీ
 సబ్-రిజిస్ట్రారు అధికారి





SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 12 admeasuring about 179 sq. yds. in Nilgiri Homes forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Plot no. 13
South	Plot no. 11
East	30' wide Road
West	Plot no. 18

IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 
2. 

For MODI & MODI CONSTRUCTIONS




Partner
(Soham Modi)
VENDOR

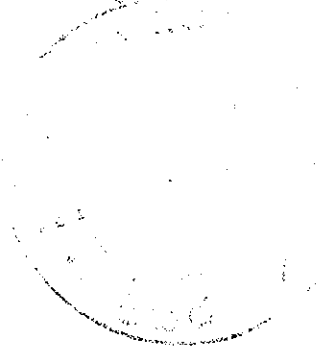
Ranjana
VENDEE
(SRA HOLDER)

1వ పుస్తకము 2000 గుంపు 5254

దస్తావేజు మొత్తము కాగితముల సంఖ్య 11

ఈ కాగితముల వరుస సంఖ్య 4


సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO.12, FORMING A PART

IN SURVEY NOS. 128, 129, 132, 133, 134, 135 & 136

Situated at

RAMPALLY VILLAGE,

KEESARA

Mandal, R.R. Dist.

BUILDER: M/S. MODI & MODI CONSTRUCTIONS. REPRESENTED BY ITS PARTNER

MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER: MR. ADITYA JAISWAL, SON OF ASHOK KUMAR JAISWAL

REFERENCE:
AREA: 179

SCALE:
SQ. YDS.

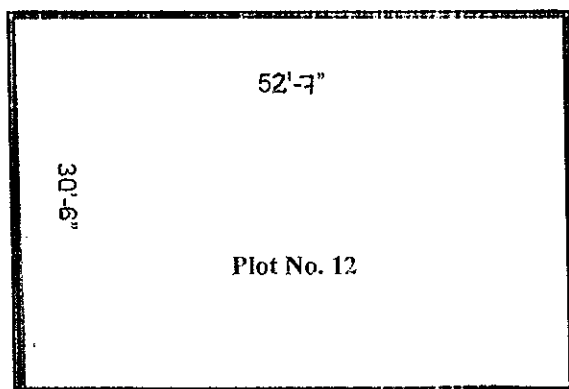
INCL:
SQ. MTRS.



EXCL:



Plot No. 13



WITNESSES:

- 1.
- 2.

For MODI & MODI CONSTRUCTIONS

Partner

SIG. OF THE BUILDER

Ranjana
(GPA HOLDER)
SIGN. OF THE BUYER

1వ పుస్తకము 2009 ను వ్రాసినది 5254

దస్తావేజు మొత్తము లాగినందుల సంఖ్య 4

ఈ కాగితముల వయస్ సంఖ్య 5

[Handwritten signature]

సబ్-రిజిస్ట్రారు



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

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



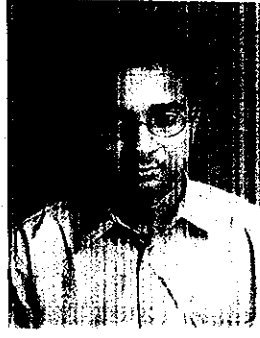
VENDOR:

M/S. MODI & MODI CONSTRUCTIONS,
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. RAOD, SECUNDERABAD
REP. BY ITS PARTNERS.

MR. SOHAM MODI
S/O. MR. SATISH MODI

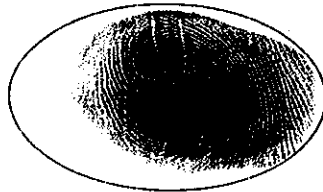
GPA FOR PRESENTING DOCUMENTS
VIDE DOC NO. 12/BK/IV/2008 DT. 29.03.2008

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD – 500 003.



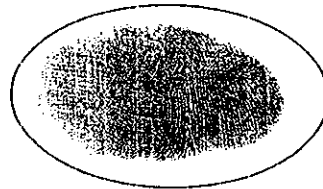
BUYER:

MR. ADITYA JAISWAL
S/O. MR. ASHOK JAISWAL
R/O. H. NO. 3-5-1037, 1ST FLOOR,
NARAYANGUDA,
HYDERABAD – 500 029.



REPRESENTATIVE:

MRS. RANJANA JAISWAL
W/O. MR. ASHOK JAISWAL
R/O. H. NO. 3-5-1037, 1ST FLOOR,
NARAYANGUDA,
HYDERABAD – 500 029.



SIGNATURE OF WITNESSES:

- 1.
- 2.

For MODI & MODI CONSTRUCTIONS

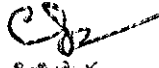
SIGNATURE OF EXECUTANTS

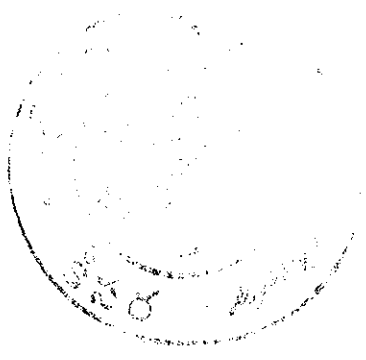
I stand herewith my photograph(s) and finger prints in the form prescribed, through my representative, Mrs. Ranjana Jaiswal as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Keesara, Ranga Reddy District.

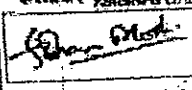
SIGNATURE OF THE REPRESENTATIVE



SIGNATURE OF BUYER

1వ పుస్తకము 2509 నం. పు 5254
దస్తావేజు మొత్తము కొగితముల సంఖ్య 6
ఈ కొగితముల చరుస సంఖ్య


పబ్-రిజిస్ట్రారు



आयकर विभाग / PERMANENT ACCOUNT NUMBER
AJMPN16725H
 नाम / NAME
SONAM SATEEN MODI
 पिता का नाम / FATHER'S NAME
SATISH MAVLAL MODI
 जन्म तिथि / DATE OF BIRTH
19-10-1989
 हस्ताक्षर / SIGNATURE

 आयकर विभाग, अहमदाबाद
 Chief Commissioner of Income-tax, Ahmedabad

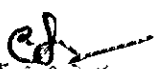
आयकर विभाग / INCOME TAX DEPARTMENT
 भारत सरकार / GOVT OF INDIA
 PRABHAKAR REDDY K
 PADMA REDDY KANDI
 15/01/1974
 Permanent Account Number
AWSP8104E
 हस्ताक्षर / Signature


 10/02/2008

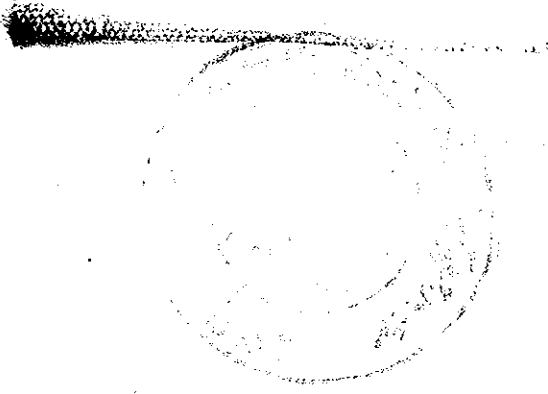
Prabhaakar

1వ పుస్తకము నిరసన ను పు 52-24

దస్తావేజు యొక్కయు కాగితముల సంఖ్య 1

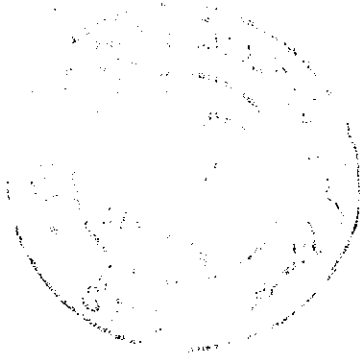
ఈ కాగితముల వరుస సంఖ్య


సబ్-రిజిస్ట్రారు



1వ పుస్తకము 2010 ను తు 5254
రస్తాబాజా మొత్తము కాగితముల సంఖ్య 1
ఈ కాగితముల వరుస సంఖ్య 8


సబ్-రిజిస్ట్రారు



THE STATE OF OHIO
 COMMISSIONER OF REVENUE
 COLUMBUS, OHIO

I, the undersigned, being duly sworn, depose and say that the within and foregoing is a true and correct copy of the original as the same appears on file in my office, and that the same has been compared with the original and found to be a true and correct copy thereof.

WITNESSED my hand and the seal of the Commission at Columbus, Ohio, this 13th day of May 1924.

 Commissioner of Revenue

ASHOK KUMAR JAISWAL
 RANJANA JAISWAL
 3-5-1037 UPSTAIRS
 NARAYANGUDA HYDRABAD M29

HYDERABAD 13/09/1924
 HYDERABAD
 HYDDE02882102

Subscribed and sworn to in my presence by Ashok Kumar Jaiswal


this 13th day of May 1924 in the County of Deccan State of Ohio

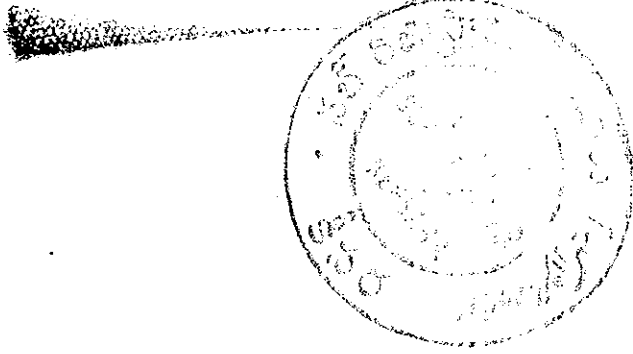
Commission Expires Dec 31/2023
 Marshall Emanuel

5254

1వ వుత్తరము 2000 నా. వు
ఉత్తరము కౌశలముల సంఖ్య 11

ఈ కౌశలముల పేరున సంఖ్య 9


సభ-సీనిస్ట్రారు



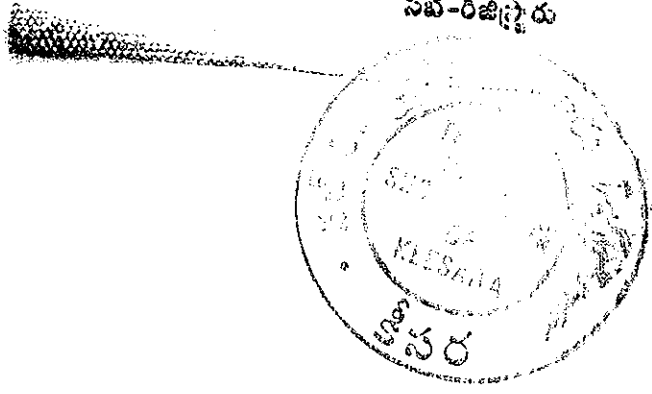
1వ పుస్తకము 2009 నంబరు 5154

దస్తావేజు మొత్తము కాగితముల సంఖ్య 11

ఈ కాగితముల వరుస సంఖ్య 10

అ

సబ్-రిజిస్ట్రారు



पंजीकरण
 निम्नी में जारी वरत भारतीय नागरिकों को भारत में जारी है कि वे वरत को बिना भारतीय
 भित्त / वरत में दर्ज नहीं करवा दें।

चेतावनी

यह वारंट भारत सरकार की संपत्ति है। वारंट अनिच्छित से या वारंट के तर्ज में कोई
 क्षति, चिंता या क्षति से मुक्त करना चाहिए है, उनका पूर्ण अनुपालन किया जाए।
 यह वारंट एक वरत किरीत भी देश से वारत में वरत जाए। यह वारंट वारत या वरत
 वरत भारतीय वरत के वरत में ही हीन वरत / वरत किरीत भी वरत के वरत या वरत में
 किया जाना चाहिए।

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REGISTRATION

INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGIS-
 TER THEIRSelves AT THE NEAREST INDIAN MISSION/POST.

CAUTION

THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF
 INDIA. ANY COMMUNICATION RECEIVED BY HOLDER FROM THE
 PASSPORT AUTHORITY REGARDING THIS PASSPORT, INCLUDING
 DEMAND FOR ITS SURRENDER, SHOULD BE COMPLIED WITH IM-
 MEDIATELY.
 PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST.
 IT SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF
 A PERSON AUTHORIZED BY THE HOLDER. IT MUST NOT BE ALTE-
 RED OR MUTILATED IN ANY WAY.

LOSS, THEFT OR DESTRUCTION OF PASSPORTS SHOULD BE IMMEDIATELY
 REPORTED TO THE NEAREST PASSPORT AUTHORITY IN
 INDIA OR (IF THE HOLDER IS ABROAD) TO THE NEAREST INDIAN
 MISSION AND TO THE LOCAL POLICE. ONLY AFTER EXHAUSTIVE
 ENQUIRIES SHALL A REPLACEMENT PASSPORT BE ISSUED.

पिता का नाम/कानूनी अभिभावक /Name of Father/Legal Guard) n
PADAM PRASAD JAISWAL

माता का नाम /Name of Mother
URMILA JAISWAL

पति या पत्नी का नाम /Name of Spouse
ASHOK KUMAR JAISWAL

पता /Address
H. NO. 3-5-1037 UPSTAIRS

NARAYANGUDA

HYDERABAD AP

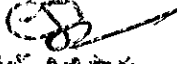
पुराने पासपोर्ट का नं. और इसके जारी होने का स्थान एवं तिथि /Old Passport No. with date and Place of Issue
S753234 13/09/1996 HYDERABAD

फाइल नं. /File No.
HYDE00970404

1వ పుస్తకము 2009 న॥ పు 52-54

దస్తావేజు మొత్తము కాగితముల సంఖ్య 11

ఈ కాగితముల వరుస సంఖ్య 11


సచి-రిజిస్ట్రారు

