

RED RUPEES

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SVL No.26/98, R.No.11/2007 City Civil Court SECUNDERABAD

SALE DEED

This Sale Deed is made and executed on this the 29 day of march 2008 at Secunderabad by and between:

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 38 years, hereinafter referred to as the Vendor (which term shall mean and include its sugcessors in office, administrators, executors / nominees / assignees, etc.)

IN FAVOUR OF

MR. PRAMOD GAJBE, SON OF MR. KRISHNA GAJBE aged about 33 years, residing at Flat No. 02. Krupa Deep Apartments, Kamala Nagar, ECIL Post, Hyderabad, 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 Partner

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A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-28 Gts. forming part of Sy. No. 128, 129, 132-136 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	21.69.2004	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.

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

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	వబ్-రిజిగ్యారు

ENDTHIS & NT cortified that the following amounts have been ozid in respect of this document:
By chalsan No. 36 177 DES. B.K.)

I. Stamp Duty: S. B. H. Keew

1, in the shape of clamp papers

Rs. (O)

2, in the shape of challen

(u/s.4) of L3.Act.1899)

Rs. 2. 1500

3, in the shape of each

(u/s.41 of i.S.Act.1899)

Rs.

4. adjustment 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. 1200

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.

SUB REGISTRAR KEESARA

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ా.ా.గా.జ...నెంబరుగా రిజీస్టరు చేయబడికది. స్కానింగ్

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- C) The Vendor is desirous of developing the Scheduled Land by constructing row / independent house 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. 56 admeasuring 240 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.2,40,000/- (Rupees Two Lakhs Forty Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:

- 1. The Vendor do hereby convey, transfer and sell the Plot No. 56 admeasuring 240 sq. yds. forming part of Sy. No. 128, 129, 132-136 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.2,40,000/- (Rupees Two Lakhs Forty Thousand Only) issued by LIC Housing Finance Ltd and 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.

For MODI & MODI CONSTRUCTIONS

Partner

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స్ట్ కి రిజిస్త్వారు



7. Stamp duty and Registration amount of Rs. 22.800% is paid by way of challan No. 706977, dated 29.03.8 drawn on SBH, Keesava & Hyderabad. R. 2.384.

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 56 admeasuring about 240 sq. yds. forming part of Sy. No. 128, 129, 132-136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Plot No. 57
South	Plot No. 55
East	30' wide road
West	Plot No. 49

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.

Plasagre

FOR MODE & MODI CONSTRUCTIONS

(Soham Modi)Partner VENDOR

2.

REGISTRATIO	N PLAN SHO	WING	PLOT NO. 56, FO	RMING A	PART		
IN JURVEY NO	. 128, 12	9, 132, 133	, 134, 135 &136			,	Situated at
	RAMPALLY	/ VILLAGE,	KEESARA	·		Man	dal, R.R. Dist.
VENDOR:	M/S	. MODI & M	ODI CONSTRUCTIO	NS, REP	RESENTED E	BY ITS PARTNE	R
	MR.	SOHAM M	ODI, SON OF SRI SA	ATISH MC	DI		
BUYER:	MR	. PRAMOD	GAJBE, SON OF ME	R. KRISHN	IA GAJBE		
REFERENCE: AREA:		CALE: Q. YDS.	INCL: SQ. MTRS.			EXCL:	
	Plot No. 49	54'-0"	Plot No. 57 40'-0" Plot No. 56		30' wide road		N
			Plot No. 55			. :	
WITNESSES: 1. Prof. 2. &2	80-PVL				For M	SIG. O	Partner F THE VENDOR

13) He will an acid to the substitute of the sub

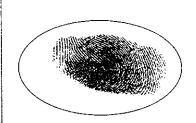
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF **REGISTRATION ACT, 1908.**

SL.NO.

FINGER PRINT IN BLACK (LEFT THUMB)

PASSPORT SIZE PHOTOGRAPH **BLACK & WHITE**

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER

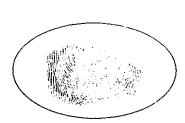




VENDOR:

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

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





BUYER:

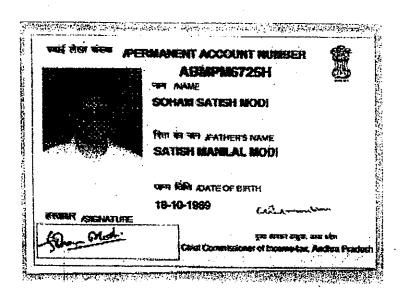
MR. PRAMOD GAJBE S/O. MR, KRISHNA GAJBE R/O. FLAT NO. 02 KRUPA DEEP APARTMENTS KAMALA NAGAR **ECIL POST** HYDERABAD.

SIGNATURE OF WITNESSES:

Refuella gore

For MODI & MODI CONSTRUCTIONS

Partner SIGNATURE OF THE EXECUTANTS



For MODI & MOST CONSTRUCTIONS

Partner



भारी करने की क्षेत्रक /Date of Issue

राज्यादिन यदी निर्मित्र /Date of Expir

6/10/2017

7/10/2003

HYDERABAD

Married 4.

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REPUBLIC

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		PRAMOD
-		दियं कार्य जाना /Given Names
	•	GAJBE
,	₩. - Δ	JUNEAU /Surname
05746909	.	GNI
- granda M. /Passport No.	राद्रीय कार /Country Code	टाईप / Туре राष्ट्रीय कार



१२% द्वारा, भरत गणराज्य के राष्ट्रभति के नाम पर, उन सब से जिनका इस अत में भरोकर ही, यह प्रार्थना एवं अपेक्ष की जाती हैं कि वे बाहक की बिना रोक-टोक, आज़ार्ट में आने जाने दें, और उसे दर करह की ऐसी सहायता और सुरक्षा प्रदान करें न्यिकी गओ अपक्षकता हो।

These are to request and require in the name of the fresident of the republic of india all those whom it may concean to allow the bearer to pass treely without let or hindrance, and to afford him or hisr, every a sistance and protection of which he or she may stand in need,

धारत गणराज्य के राष्ट्रपति के आदेश से दिया गया BY ORDER OF THE PRESIDENT OF THE REPUBLIC OF INDIA



. पंजीकरण

रिदेशों में छाने बाले प्यारतीय नागरिकों को सलाइ दी बाली है कि वे अपने का निकटतम पारतीय विभन / क्षेत्रों पर रंत्रीकृत करना से 1

चेंसायनी

यह पासपोर्ट भारत सरकार की सम्पत्ति है। पासपोर्ट आविकारी के इस पासपोर्ट के संदर्भ में कोई धूबना पितने पर विगर्टे हमें सुपूर्व करण शामिल है, उसका तुप्ता अनुपासन किया बाए।

यह पामनोर्ट हरूर प्रेरा किसी की देश से बाहर म भेजा काए। यह पामनोर्ट फारक या जसके उत्तर पर्योग्ध्य भंजा के रूपने में ही होना चाहिए। इसमें फिसी की फारत है फेरवरन जा दिशून नहीं किसा भारत पर्यार्थ

धारतेर्थ भुन जला, भौति हो जाना या नाय हो आने पा उसकी विभोद हत्काल भारत में निकटनम् पारार्थेट अनेप्रमान अन् (तथा चदि धाराउ विदेश में हो) निकटनम् भारतीय विशेष को और राजनेष्य चुनेता कर दी आनी चारिन्। निभोधिन पुष्ताछ के प्रयान ही इतिपृक्ष मास्पोर्ट सार्वेट

REGISTRATION

HIDAN CHIMENS RESIDENT ABROAD ARE ADVISED TO REGISTED THE MEARIET INDIAN MISSION / POST.

CAUTION

THIS PASSECRET IS THE PROPERTY OF THE GOVERNMENT OF INDIA, ANY COMMUNICATION RECEIVED BY HOLDER FROM THE PASSIGNET SURFIGHTLY RECARDING THIS PASSPORT, INCLUDING DEMAND FOR ITS SUPPENDER, CHOULD BE COMPLIED WITH IMMEDIATELY

DEMAINS FOR ITS SUBMENDER, SHOULD BE COMPLIED WITH IM-MEDIATELY.

PASSI JOT SHOULD NOT HE SENT OUT OF ANY COUNTRY BY POST, IT SHOULD BE IN THE CUSTODY LITHER OF THE HOLDER OR OF A PENSOR AUTHORISED BY THE HOLDER. IT MUST NOT BE ALTE-HED OUT MUTILIZED IN ANY WAY.

LOSS, SLEET OR DESTRUCTION OF PASSPORTS SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY IN INCLUSION OR (15 THE ROLLDER IS ABROAD) TO THE MEAREST INDIAN MERCON TO TO THE LOCAL POLICE, ONLY AFTER EXHAUSTIVE PROCESSION OF A COMPUNICATION PROSPERED BY ASSPORT.

anen ast and Mame of Mother	
GAJBE SUMAN	
पति या दस्की या मान Name of Spouse	
SULBHA GAJBE	
ara Address	
FLAT NO Z	
KRUPADEEP APTS	
KAMALA NAGAR HYDERABAD 500062	
पुराम पासामाहे का में. जीर इस्तेष्ठ जारी होने का स्थान एवं तिथ /Old Passport No. with date and Place of issu	with date and Place of is
B2422944 08/08/2000	HYDERAB/
CIDER W. File No. HYD F 01911607	e-8/8

1వుస్తుకడు 250 డై సం11 పు...... దస్వేవేజు మొత్తము కాగితముల సంఖ్య......... ఈ కాగితము వరున సంఖ్య............ న్యూర్హ్ చిట్టిస్మారు

SUBMOF RA WESARA WESARA