

20 Rs.



S. No. 12008 Date 21.7.2000 Rs. 20/-

Sold To Soham Modi Sr. Satish Modi Co. Sec'ab

For Whom self

C. MAHESH  
S.V.L. No. 23 of 1989  
Boduppal, R. R. Dist.

COPY OF DOCT. NO.25/97

S A L E D E E D

THIS SALE DEED executed at Uppal Revenue Mandal, Kapra Municipality, Ranga Reddy District, on this the 3rd day of December, 1997 by:

M/s. Kisan Cement Pipe Company a Partnership firm having its office at Premises bearing Survey No.174, Mallapur Village, Uppal Revenue Mandal, Kapra Municipality, Ranga Reddy District, A.P. represented by its partners.

1. Shri. P. Suresh, S/o. Late Bala Kistiah, aged about 53 years, Residing at 1-1-380/16, Ashok Nagar Extension, Hyderabad.
2. Shri. P. Mahendra S/o. Shri P. Manik Rao, aged 44 years, residing at 2-2-3/5, Flat No.91, Saket Apartments, Shivam Road, New Nallakunta, Hyderabad.
3. Smt. P. Bharati Devi, W/o. Shri. P. Suresh, aged 47 years, residing at 1-1-380/16/A, Ashok Nagar Extension, Hyderabad.
4. Shri. P. Vinod Kumar, S/o. Shri. Manik Rao, aged about 40 years, at 2-2-3/5, Flat No.91, Saket Apartments, Shivam Road, New Nallakunta, Hyderabad.
5. Smt. P. Yashoda W/o. Sri. P. Manik Rao, aged 54 years, residing at 2-2-3/5, Flat No.91, Saket Apartment, Shivam Road, New Nallakunta, Hyderabad.
6. Shri. P. Sunil Kumar, S/o. Shri. P. Suresh, aged about 24 years, residing at 1-1-380/16, Ashok Nagar Extension, Hyderabad.
7. Shri. P. Bala Kishore, S/o. Sri. Mahendra, aged 19 years, residing at 2-2-3/5, Flat No.91, Saket Apartments, Shivam Road, New Nallakunta, Hyderabad.

P. Suresh

Contd..2.

1st page of copy no of Correlation

hereinafter collectively referred to as the "VENDORS" which term shall mean and include whenever the context may so require their respective heirs, executors, administrators and assigns.

**IN FAVOUR OF**

**M/s. Modi Properties & Investments Pvt. Ltd.** a company registered under the companies Act, having its registered Office at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003, and represented by its Director Shri. Soham Modi, S/o. Shri. Satish Modi residing at 1-8-165 to 179/3, S.D. Road, Secunderabad - 500 003.

hereinafter referred to as the "PURCHASER" which term shall mean and include whenever the context may so require its successors-in-interest; Witnesseth as follows:

The VENDORS are the owners of land forming part of Survey No.174, admeasuring 4 acres 32 guntas situated at Mallapur Village, Uppal Revenue Mandal, Kapra Municipality, Ranga Reddy District, The Vendors purchased the property from it registered sale deed, dated 29/12/1972, registered as document No.1883, in Book I, Volume No.304, page 188 to 190, in the office of the Sub-Registrar, Hyderabad-East. The Vendors have been in possession and enjoyment of the said property. The Vendors have also constructed a factory shed, servant's and office buildings on the said land. As per the proceedings of Special Officer, Competent Authority bearing No.G/10441/76, dated 27/09/1993 the Vendors have been entitled to sell the land the constructions thereon, as being not hit by the Urban Land (Ceiling & Regulation) Act, 1976.

The VENDORS have agreed to sell and the PURCHASER has agreed to purchase a portion admeasuring 1 acre and 10 guntas, hereinafter referred to as the 'SAID PROPERTY' more particulars described at the foot of this document and shown in the plan annexed hereto for a sum of Rs.12,00,000/- (Rupees Twelve Lakhs Only).

Contd..3.

*P. Sarath*

*Out page is to pay roof Correlation of*

KNOW ALL MEN BY THESE PRESENTS THAT in pursuance of the said agreement and in consideration of the said sum of Rs.12,00,000/- (Rupees Twelve Lakhs Only) paid by the Purchaser to the Vendor, by Ch.No.088511, dated 04/10/1996, for Rs.12,00,000/- (Rupees Twelve Lakhs Only) drawn on Bank of Baroda, M.G. Road, Secunderabad - 500 003, in favour of M/s. Kisan Cement Pipe Company, the receipt of which sum is hereby acknowledged and full and final discharge wherefore is hereby given by the VENDORS to the PURCHASER, the VENDORS do hereby sell, transfer and convey absolutely to the PURCHASER, the said property, namely land admeasuring 1 acre 10 guntas, forming part of Survey No.174, Situated at Mallapur, Nacharam, Ranga Reddy District, as shown in detail in the plan annexed hereto.

HENCEFORWARD, the VENDORS shall not have any right, title or interest in the said property which shall be enjoyed absolutely by the PURCHASER without any let or hindrance from the VENDORS or any one claiming through them.

1. The VENDORS do hereby declare, assure and covenant with the PURCHASER that the recitals contained herein are all true and correct, that no one else has any right title or interest in the said property, that all rates, taxes etc., payable in respect of the said property has not been alienated or encumbered in any manner whatsoever that the said property is not the subject matter of any legal or acquisition proceeding.
2. The VENDORS hereby gree to indemnify and keep indemnified the PURCHASER at all times in respect of all losses, expenses and costs including, court costs to which the PURCHASER may be put on account of the breach of all or any of the covenants contained herein or on account of any of all of the recitals contained herein being false or incorrect, or on account of anyone else claiming any right, title or interest in the said property, or on account of any let or hindrance to the PURCHASER in the enjoyment of the said property by the VENDORS or anyone claiming through them.

Contd..4.

*P. Suresh* —

*Salagey copy not of Chikam. D*

3. The VENDORS hereby further agree to sign all documents and do all acts as may be necessary to complete or defend the title of the PURCHASER to the said property.
4. The VENDORS have this day delivered vacant and peaceful possession of the said property to the PURCHASER.
5. The VENDORS have delivered certified copies of documents of title pertaining to the said property to the PURCHASER, as only a portion of Survey No.174, is being sold under the sale deed. The VENDORS agree to produce the original documents of title as and when required by the PURCHASER.
6. The VENDORS hereby declare that they were owing a vacant land admeasuring \_\_\_\_\_ in the peripheral area of Hyderabad Urban Agglomeration; that after issue of the G.O.M.S. No.733 Rev. (UCI) Dept., dated 31/10/1988 and availing of the exemption granted therein, they are so far transferred Nil Sq.Yards., If the transfer of the land is subsequently found to be in violation in any of the Urban land Act (C & R) Act 1976, or of the G.O. referred to above they will be laible for prosecution besides this transaction being declares as null and void.
7. The land is not assigned land within the meaning of A.P. Assigned Lands (Prohibition of Transfers) Act.9 of 1977 and it does not belong to or under mortgage to Government agencies/Undertakings. And there is no house or any constructions in the said site. If any structure is there I/we may be prosecuted under section 27 & 64 Indian Stamp Act.

**DESCRIPTION OF THE PROPERTY HEREBY SOLD**

ALL THAT LAND admeasuring 1 Acre 10 Guntas forming part of Survey No.174, Situated at Mallapur Village, Uppal Revenue Mandal, Khapra Municipality, Ranga Reddy District bounded on the:

NORTH :: Remaining Part of Sy.No.174.

SOUTH :: Survey Nos. 171, 172, 161 & 168.

EAST :: Remaining Part of S.No.174,

WEST :: Public Road.

*P. Suresh*

Contd..4.

*All page of copy no of [unclear]*

Together with all internal and external rights, roads, roadways, paths and all easements appurtenances belonging to or reputed to belong to the said property.

IN WITNESSES WHEREOF, the VENDORS has signed these presents on the date and at the place mentioned above in the presence of the following witnesses:

WITNESSES:

1. *S. K. Chay*
2. *S. Kumar*

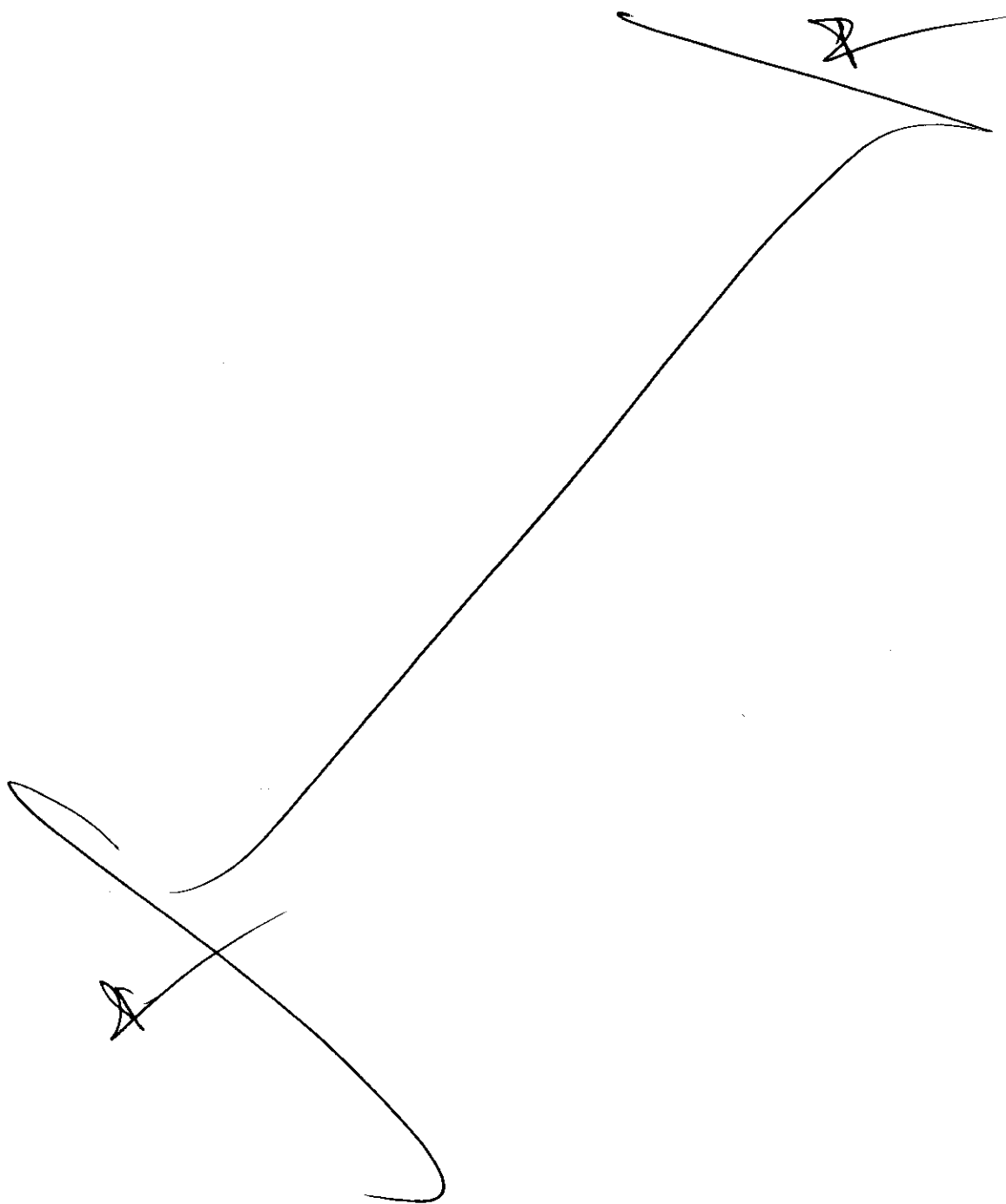
VENDORS  
for KISAN CEMENT PIPE CO.  
(Partners)

- 1) *P. Suresh*  
(P. Suresh)
- 2) *P. Mahendra*  
(P. Mahendra)
- 3) *P. Bharati Devi*  
(P. Bharati Devi)
- 4) *P. Vinod Kumar*  
(P. Vinod Kumari)
- 5) *P. Yashoda*  
(P. Yashoda)
- 6) *P. Sunil Kumar*  
(P. Sunil Kumar)
- 7) *P. Bala Kishore*  
(P. Bala Kishore)

*S. K. Chay* (Witness)











Handwritten signature or scribble consisting of several overlapping lines and loops, located in the lower right quadrant of the page.

Right Stamp papers. are lease title, two copy and  
judgment. Tubehi mudi chavit presy d. 21/3,  
Census. Bimaly A. Jayabani & son  
& (Mudra) A. Jayabani (Eccision) S.  
Date 4/1/95. Sub. Register



Cert. fiati chiti to certify that the difference in the  
amount of Stamp duty of Rs 34,375.00. fixed by  
the collector under sub-rule 1, of rule 7, of the  
Andhra Pradesh Stamp provision of under valuation  
of Durbachy Kulu 1976 of bank paid in Solanmudi  
on 2.1.97 and it is held that Durbachy in proper  
Stamped S. No. 1000/2000 2.1.97. S. Agbolu  
Sub. Register.

N.H. Defiat bit 4 1585/- has been allowed on  
no. 15.12.500 = on 3.1.97. S. Agbolu Sub-  
Register

lots copy happens as of Corcheruith  
Total of no of Subent 11 copy  
copy prepared by M. Nandan Rao  
any copy? (Andra)  
us) (Eccision)

"TRUE COPY"  
Sub-Registrar

Date. 25/7/2000.  
OFFICE OF THE  
SUB-REGISTRAR  
EPAL R.R. DISTRICT

