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1491/98

CS No. 1024/99



S.L.NO: 0000113 DATE: 04/01/99



00DD 490901

PURCHASER: P. SOLOMON  
S/O P. KRUPARATNAM  
SEC' BAD.

*[Handwritten signature]*  
శ్రీ. సత్యనారాయణ్, సీ.కె.పాటాన్  
వెంకటేశ్వర్లు, పాటాన్ రోడ్  
సీ.కె.పాటాన్, సీ.కె.పాటాన్  
హైదరాబాద్.

FOR WHOM : M/S MODI PROPERTIES & INVESTMENTS  
PVT.LTD., M.G.ROAD, SEC' BAD.

**SALE DEED**

176/11  
157500  
116440-100  
100000  
126231

This **SALE DEED** made and executed at Mallapur Village, Uppal Revenue Mandal, Kapra Municipality, Ranga Reddy District on this the 24<sup>th</sup> day of February 1999 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 P. Bala Kistiah aged 55 years residing at 1-1-380/16, Ashok Nagar Extension, Hyderabad.
2. **Shri. P. Mahendra** S/o. P. Manik Rao aged 46 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 49 years residing at 1-1-380/16, Ashok Nagar Extension, Hyderabad
4. **Shri. P. Vinod Kumar** S/o. Shri. P. Manik Rao aged 41 years at 2-2-3/5, Flat No.91, Saket Apartments, Shivam Road, New Nallakunta, Hyderabad.
5. **Smt. P. Yashoda** W/o. Shri. P. Manik Rao aged 56 years residing at 2-2-3/5, Flat No.91, Saket Apartments, Shivam Road, New Nallakunta, Hyderabad.
6. **Shri. P. Sunil Kumar** S/o. Shri. P. Suresh aged 26 years residing at 1-1-380/16, Ashok Nagar Extension, Hyderabad
7. **Shri. P. Bala Kishore** S/o. Shri. Mahendra aged 21 years residing at 2-2-3/5, Flat No.91, Saket Apartments, Shivam Road, New Nallakunta, Hyderabad hereinafter collectively referred to as the "**VENDORS**" which term shall mean and include whenever the context may so require their respective heirs, executors, administrators, successors, nominees and assigns.

*[Handwritten signature]*

2 Ashwika

P. Bharathi

4 D. binu

5 0000 **TRUE COPY**  
*[Handwritten signature]*  
Sub-Registrar



S.L.NO: 0000114    DATE: 04/01/99    RS:25,000

PURCHASER: P.SOLOMON  
S/O P.KRUPARATNAM  
SEC'RAD.

FOR WHOM : M/S MODI PROPERTIES & INVESTMENTS  
PVT.LTD., M.G.ROAD, SEC'RAD.

000D 490902

*Handwritten notes in Telugu script:*  
 సీరియల్ నెం - 000D 490902  
 డిజిటల్ సైన్ - 000D 490902  
 డి.వి. సోమశంకర్, స.స. రిజిస్ట్రార్  
 హైదరాబాద్.

-2-

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, 2<sup>nd</sup> Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003 and represented by its Director Shri. Soham Modi S/o. Shri. Satish Modi residing at Plot No.1025, Road No.45, Jubilee Hills, Hyderabad 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** had purchased the property forming part of Survey No.174, admeasuring 4 acres 32 guntas situated at Mallapur village, Uppal Revenue Mandal, Kapra Municipality, Ranga Reddy District from its former owner under a 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** had 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.

*Handwritten signatures and notes:*  
 1. P. Bharathi  
 2. P. Bharathi  
 3. P. Bharathi  
 4. P. Bharathi  
 5. P. Bharathi  
 6. P. Bharathi  
 7. P. Bharathi  
 "TRUE COPY"  
 Sub-Registrar



S.L.NO: 0000115 DATE: 04/01/99 RS:25,000

00DD 490903

PURCHASER: P.SOLOMON  
S/O P.KRUPARATNAM  
SEC'DAD.

FOR WHOM : M/S MODI PROPERTIES & INVESTMENTS  
PVT.LTD., M.G.ROAD, SEC'DAD.

*Received*  
...  
...  
*Deviyas.*

The **PURCHASER** has already purchased from the **VENDORS** 3 Acre 13 guntas vide sale deed No.25/97 dated 04/01/1997, Sale Deed No. 562/98 dated 08/01/1998 and Sale Deed No. 7989/98 dated 24/09/1998.

The **VENDORS** are the absolute owners of the balance portion of the land admeasuring 1 Acre 19 Guntas with the constructions thereon.

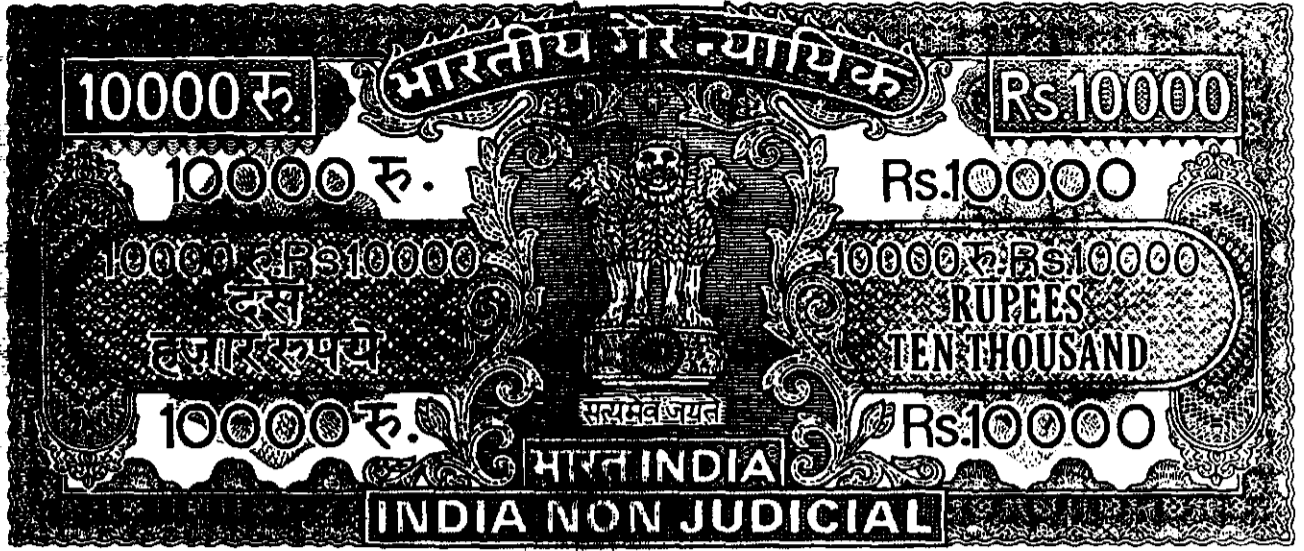
The **VENDORS** have been in possession and enjoyment of the balance portion of the property i.e., 1 acre 19 guntas along with the constructions thereon.

The **VENDORS** have agreed to sell and the **PURCHASER** has agreed to purchase a portion of land admeasuring 1 Acre (or 40 guntas) out of the balance portion of 1 Acre 19 Guntas along with A. C. Sheet shed admeasuring 1,500 Sq. ft 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. 9,66,725/-** (Rupees Nine Lakhs Sixty Six Thousand Seven Hundred and Twenty five only).

**KNOWN ALL MEN BY THESE PRESENTS THAT** in pursuance of the said agreement and in consideration of the said sum of **Rs. 9,66,725/-** (Rupees Nine Lakhs Sixty Six Thousand Seven Hundred and Twenty five only).paid by the **PURCHASER** to the **VENDORS** as follows

1 *[Signature]* 2 *[Signature]* 3 *P. Bhanuathi* 4 *P. Ganesan*

5 *a. a. s. d.* 6 *[Signature]*  
**TRUE COPY**  
*[Signature]*  
Sub-Registrar



S.L.NO: 0000116 DATE: 04/01/99 RS:10,000

00AA 766530

PURCHASER: P. SOLOMON  
S/O P. KRUPARATNAM  
SEC. ROAD.

FOR WHOM : M/S MODI PROPERTIES & INVESTMENTS  
PVT. LTD., M.B. ROAD, SEC. ROAD.

*Received*  
[Handwritten signature and stamp]

-4-

Cheque Number	Date	Amount	Drawn on	Drawn infavour of
576171	10.07.1998	1,00,000	Syndicate Bank, Jeera Branch	Kisan Cement Pipe Co
576178	24.07.1998	1,25,920	Syndicate Bank, Jeera Branch	Kisan Cement Pipe Co
554253	23.10.1998	3,00,000	Syndicate Bank, Jeera Branch	Kisan Cement Pipe Co
187951	06.11.1998	2,33,275	The Vysya Bank Ltd, Abids Branch	Kisan Cement Pipe Co
187954	04.01.1999	2,07,530	The Vysya Bank Ltd, Abids Branch	Kisan Cement Pipe Co
	<b>Total</b>	<b>9,66,725</b>		

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** admeasuring 1 Acre (or 40 guntas) of land out of total land of 1 acre 19 guntas with A. C. Sheet shed admeasuring 1,500 Sq. ft forming part of Survey No. 174, situated at Mallapur, Uppal Revenue Mandal, Kapra Municipality, Ranga Reddy District, shown in detail in the plan annexed hereto.

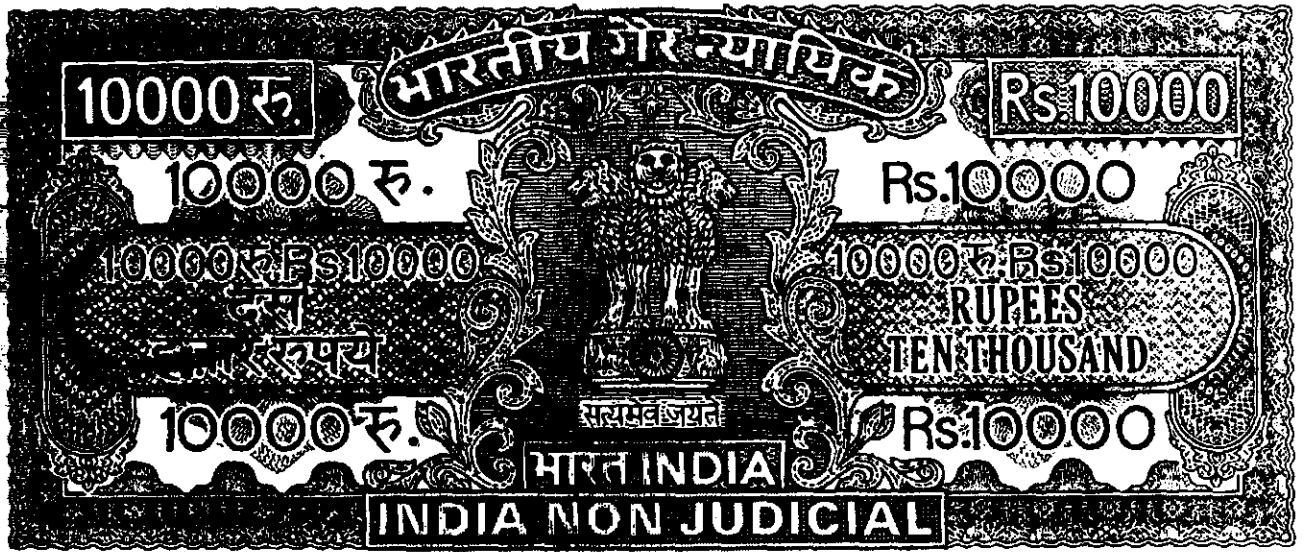
1. [Signature] 2. [Signature] 3. P. Bharathi 4. [Signature]

5. [Signature]

6. [Signature]

"TRUE COPY"

Sub-Registrar



S.L.NO: 0000117 DATE: 04/01/99 RS:10,000

PURCHASER: P.SOLOMON  
BY P.KRUPARATNAM  
SEC' BAD.

FOR WHOM : M/S MODI PROPERTIES & INVESTMENTS  
PVT.LTD., M.G.ROAD, SEC' BAD.

40AA 766531

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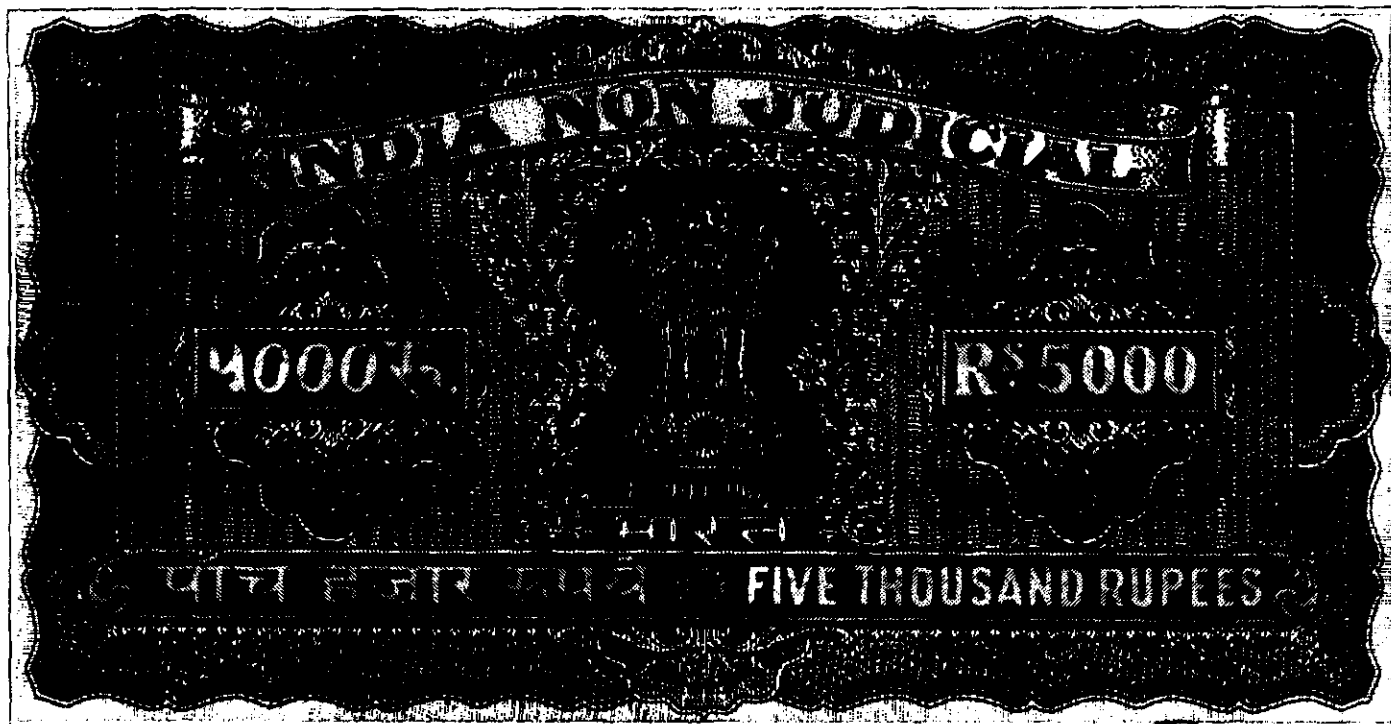
**HENCEFORTH**, the **VENDORS** shall not have any right, title or interest in the **said property** which shall be enjoyed absolutely by the **PURCHASER** without any let or hindrance from the **VENDORS** or anyone claiming through them.

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 agree 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.
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**.

*[Handwritten signature]* 2 *[Handwritten signature]* 3 P. Bharathi 4 P. *[Handwritten signature]*

*[Handwritten signature]* *[Handwritten signature]* *[Handwritten signature]*

"TRUE COPY"  
*[Handwritten signature]*  
 Sub-Registrar



AP-7-IV-A : 44023

S.L.NO: 0000118      DATE: 04/01/97      (RS: 5,000)

PURCHASER: P. SOLOMON  
S/O P. KRUPARATNAM  
SEC'ABAD.

FOR WHOM : M/S MODI PROPERTIES & INVESTMENTS  
PVT. LTD., M.S. ROAD, SEC'ABAD.

*Received*  
*44023, 04/01/97*  
*4000 - 5000*  
*4000 - 5000*  
*4000 - 5000*

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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 4 acres.32 guntas 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 an extent of 3 Acres 13 Guntas to the **PURCHASER** vide Sale Deed No. 25/87 dated 04-01-1997, Sale Deed No. 562/98 dated 08-01-1998 and Sale Deed No. 7989/98 dated 24-09-1998. 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 liable for prosecution besides this transaction being declared 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 belongs to or under mortgage to Government Agencies/Undertakings

*P. Solomon*      *Shankar*

*P. Bharathi*

*S. A. S. S. S.*

*Sub-Registrar*

*[Signature]*

"TRUE COPY"

*[Signature]*  
Sub-Registrar

**DESCRIPTION OF THE PROPERTY HEREBY SOLD**


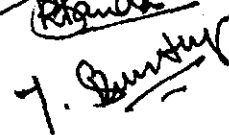
**ALL THAT LAND** admeasuring 1 Acre (or 40 guntas) out of total land area of 1 acre 19 guntas along with A.C. Sheet shed admeasuring 1500 Sq. ft forming part of Survey No. 174, situated at Mallapur Village, Uppal Revenue Mandal, Kapra Municipality, Ranga Reddy District, bounded on the:

<b>NORTH :</b>	Survey No.175/1 and Neighbours Property.
<b>SOUTH :</b>	Property belonging to the Purchaser
<b>EAST :</b>	Road and Property belonging to Vendors
<b>WEST :</b>	Property belonging to the Purchaser



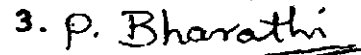
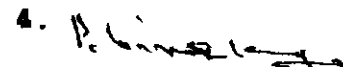
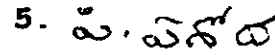

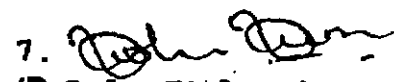
Together with all internal and external rights, roads, roadways, paths and all easements appurtenances belonging to or reputed to belong to the said property.

**IN WITNESS WHEREOF**, the **VENDORS** have signed these presents on the date and at the place mentioned above in the presence of the following Witnesses.

**WITNESSES :**

1. 
2. 

**VENDORS**  
for **KISAN CEMENT PIPE CO**  
(Partners)

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


**"TRUE COPY"**

  
Sub-Registrar

**ANNEXURE - 1 - A**

- 1) Description of the Building: Shed in Survey No.174, at Mallapur Village, Uppal Mandal, Ranga Reddy District.
- (a) Nature of the roof : A.C.C.  
(b) Type of Structure :
- 2) Age of the Building : 18 Years.
- 3) Total extent of site : Ac.1-00 Gts., Out of Ac.1-19 Gts.
- 4) Built up area particulars (with break up floor-wise) :  
a) Cellar, Parking area :  
b) In the Ground Floor : 1500 Sft.,  
c) In the 1st Floor :  
d) In the 2nd Floor :  
e) In the 3rd Floor :  
f) In the 4th Floor :
- 5) Annual Rental Value : Rs. 9000 L
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs. 9,66,725/-

Date: 24.02.99

  
signature of the Executant

**C E R T I F I C A T E**

I do hereby declare that what is stated above is true to the best of my knowledge and belief.

  
Signature of the Executant

Date: 24.02.99

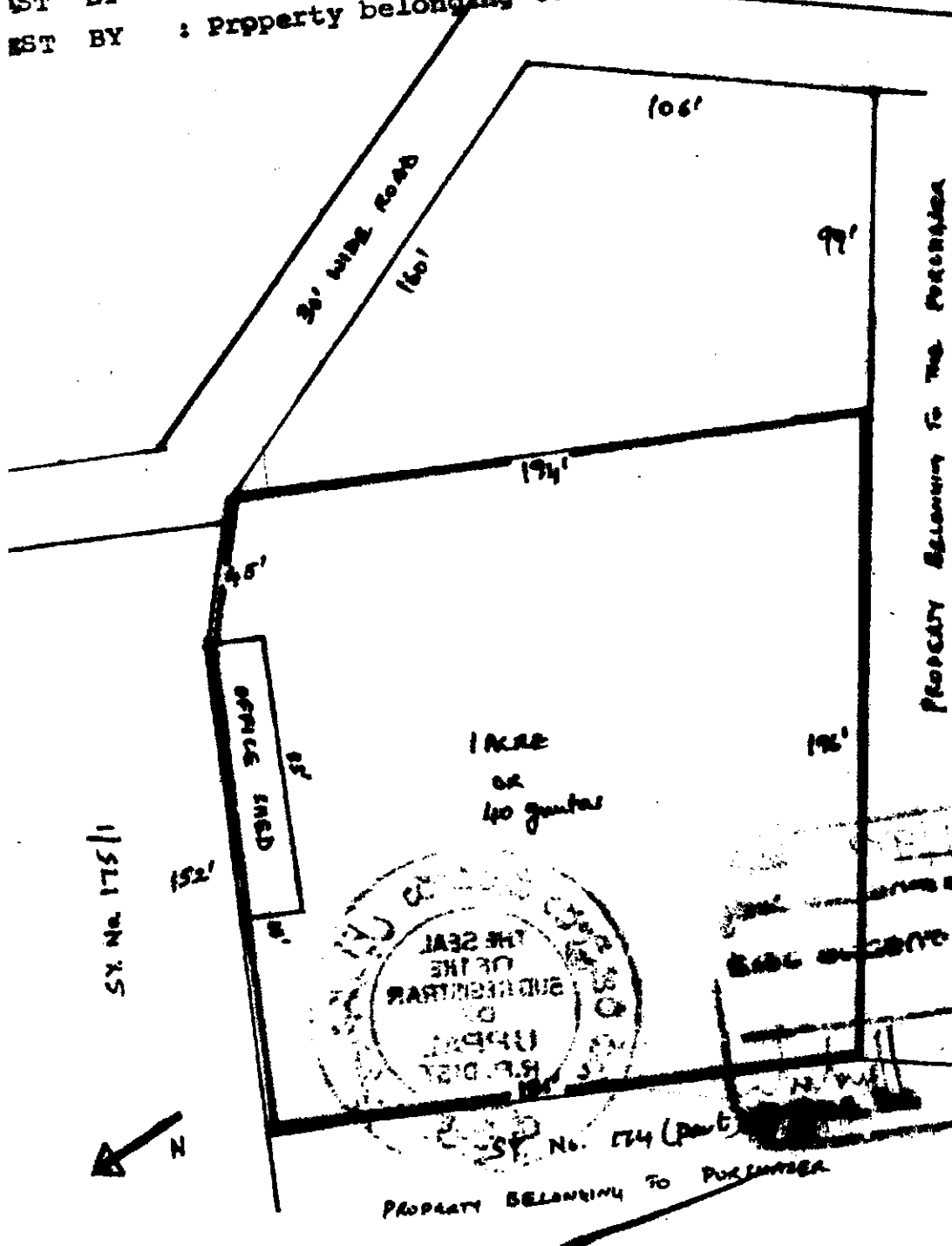
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Sub-Registrar



P. Yashoda  
 7. P. Balakrishna  
 H/s. MOD  
 TRANSFERABLE Land Area (As per Sale Deed)  
 1000 S.Ft OR A.C. SHANT SHAN.

BY : Survey No. 174/1 and Neighbours Property  
 WITH BY : Property belonging to the Purchaser.  
 WITH BY : Property belonging to the VENDOR and Road  
 WITH BY : Property belonging to the PURCHASER.

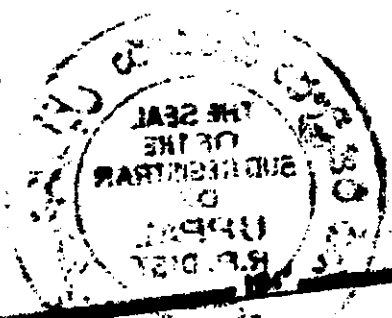


Signature of Vendors:

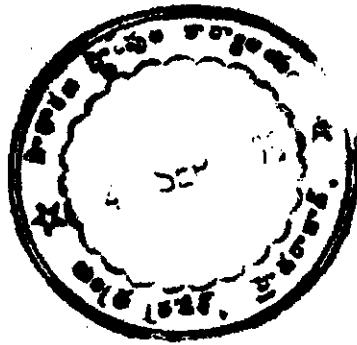
1. *[Signature]*
2. *[Signature]*
3. P. Bharathi
4. *[Signature]*
5. *[Signature]*
6. *[Signature]*
7. *[Signature]*

WITNESSES:

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

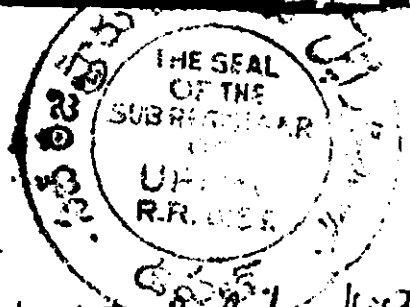


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*[Signature]*  
 25/7/2000  
 Sub-Registrar



149/99  
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[Signature]

1999 వ సం. సెప్టెంబర్ 24  
తం వారి 2-3 గదిల వద్ద  
అవకాశం వల్ల  
అనుకుంటూ వారికి  
అ. 10091-00 వద్ద



నాని యిచ్చినట్లు అవుతుంది

S/o. Late P. Bala (Deceased)  
Occ: Business No. 1-1-380/16,  
Ashok Nagar betw Hyderabad.

అమ్మ తండ్రి



అమ్మ తండ్రి పేరు P. Sreedha

S/o. P. Manik Rao, occ: Business,  
No. 2-2-3/5, Flat No. 91, Sallet Apts  
Shivam Road, New Nallakunta, Hyd.



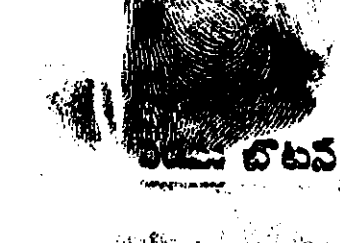
అమ్మ తండ్రి పేరు P. Bhavathi

w/o. P. Suresh, occ: House wife  
do. 1-1-380/16, Ashok Nagar bet  
Hyderabad.



అమ్మ తండ్రి పేరు P. Bindu

S/o. P. Manik Rao, occ: Business  
No. 2-2-3/5, Flat No. 91, Sallet  
Apts. Shivam Road, New Nallakunta  
Hyd.



అమ్మ తండ్రి పేరు అనుకుంటూ

w/o. P. Manik Rao, occ: House wife  
No. 2-2-3/5, Flat No. 91,  
Sallet Apts. Shivam Road,  
New Nallakunta, Hyderabad.



"TRUE COPY"  
[Signature]  
Sub-Registrar

(P. Sreedha)

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సంకేతం: 665/30

*[Signature]*

s/o. P. Suresh oee: student,  
No. 1-1-387/16, Ashok Nagar Etn. Hyd.

సంకేతం: 665/30

*[Signature]*

s/o. Mahendra oee: student,  
No. 2-2-3/5, Flat No. 51,  
Saket Apts. Shivam Road, New Kallakunta,  
Hyd.

సంకేతం: 665/30

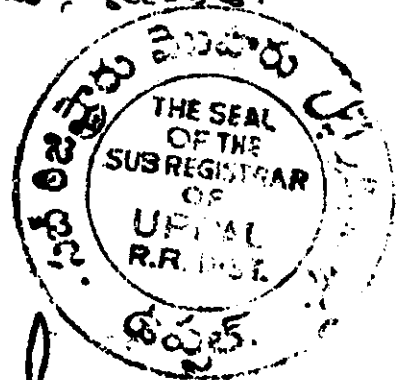
1) *[Signature]*

P. Solomon s/o. P. Kuparatnam, oee: Private Service  
No. 5-6-187/3 & 4, MG Road, Sec. 2.

2)

*[Signature]*

Y.S. R. MURTHY S/O Y. CHANDRA SEKHAR oee: Private Service  
No. 5-4-187/3 & 4, Musound, Sec. 2.



*[Signature]*

1999 జనవరి 24 5801  
1920 వ. 19 వ. జనవరి 5 580

58 801  
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*[Signature]*  
Sub-registrar

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**Assessment Under Section 42 of Act II of 189**

1491 of 1999 Dated 26/2/99

I hereby certify that the proper stamp duty of Rs. 1,16,000/- (Rupees 1,16,000 *One Lakh Sixteen thousand* and *four hundred only*) has been levied in respect of this instrument from Sri. P. Swetha on the basis of the agreed Market value/consideration of Rs. 1,7,64,000/- being higher than the consideration/agreed Market value.

S.D.O., Uppal

Sub-Registrar,

Dated 26/2/99

and Collector U/S 41 & 42  
INDIAN STAMP

“1వ పుస్తకము 1999 సం (క.శ. 1920)

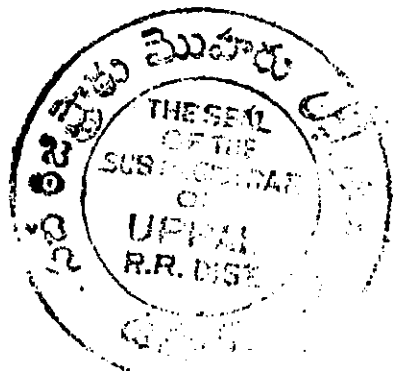
పు 1491... నెంబరుగా రిజిస్టరు చేయబడి  
సాక్షి నెంబరు 1507-1

1999 సం

పుస్తకము 1999 సం నెంబరు 24వది రిజిస్టరు చేయబడి

“TRUE COPY”

Sub-Registrar

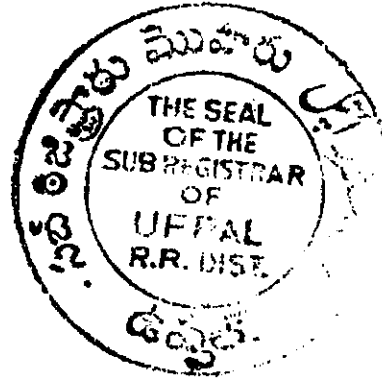


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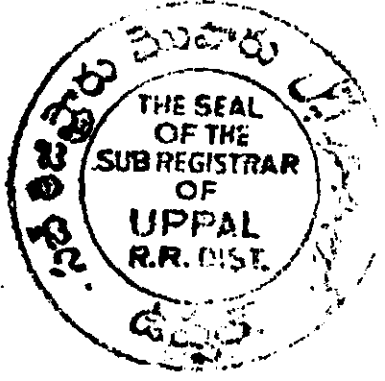
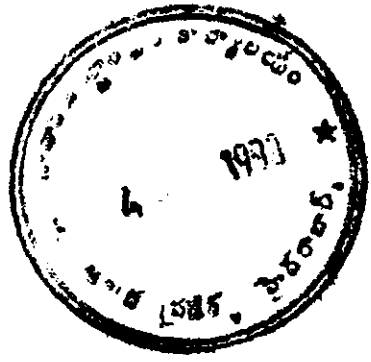
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*[Handwritten Signature]*  
Sub-Registrar

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149/99  
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*[Handwritten signature]*



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*[Handwritten signature]*  
Sub-Registrar

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*[Faint, illegible text]*

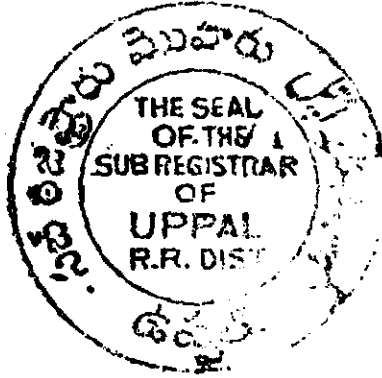
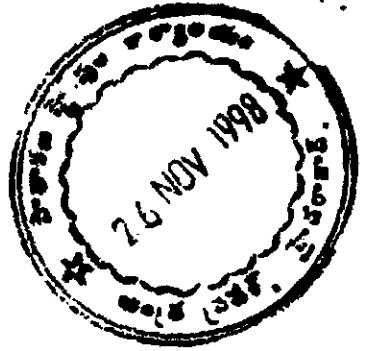
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1491/99

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Sub-Registrar

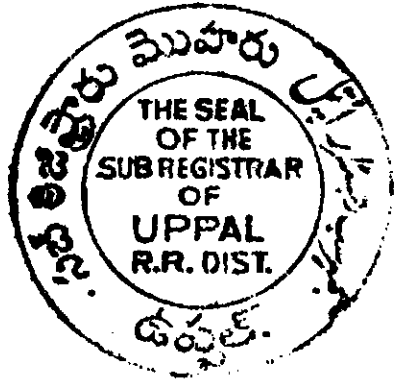
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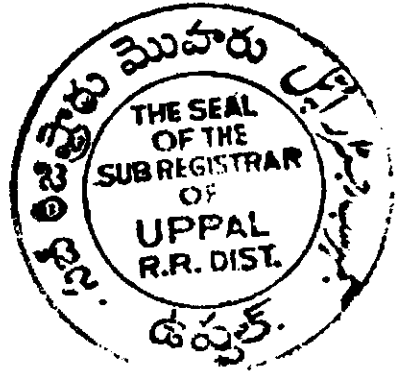
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 25/2/2000  
 Sub-Registrar

VILLAGE, UPPAL REVENUE MANDAL, KARUR MUNICIPALITY, RAJAH REDDY DISTRICT.   
 ALIAS FOR SALE DEED OF LAND BEARING SURVEY NO. 1751, SITUATED AT MALLAPUR

VENDORS: M/s. KESAV CEMENT PIPE COMPANY, represented by its partners:   
 1. P. Suresh 2. P. Mahendra 3. Smt. Bharati Devi 4. P. Vinod   
 K. P. Yashoda 5. P. Smita Kumar 6. P. P. Balu   
 Karur   
 Kishore

PURCHASER: M/s. MODI PROPERTIES & INVESTMENTS PVT. LTD.,

Total Land Area: 1 acre 19 guntas, Transferable Land Area: 1 acre (40 guntas)   
 Constructed Area: 1,200 S.F. of A.C. Sheet Shada.   
 (As per Sale Deed)

**BOUNDARIES:**   
 NORTH BY: Survey No. 1751 and neighbour's property   
 SOUTH BY: Property belonging to the Purchaser.   
 EAST BY: Property belonging to the Vendor and Road   
 WEST BY: Property belonging to the Purchaser.

Signature of   
 Vendors:

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

4. \_\_\_\_\_

5. \_\_\_\_\_

6. \_\_\_\_\_

7. \_\_\_\_\_

WITNESSES:

1. \_\_\_\_\_

21.10.1971 (Date)  
 21.10.1971 (Date)  
 21.10.1971 (Date)

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PROPERTY BELONGING TO PURCHASER