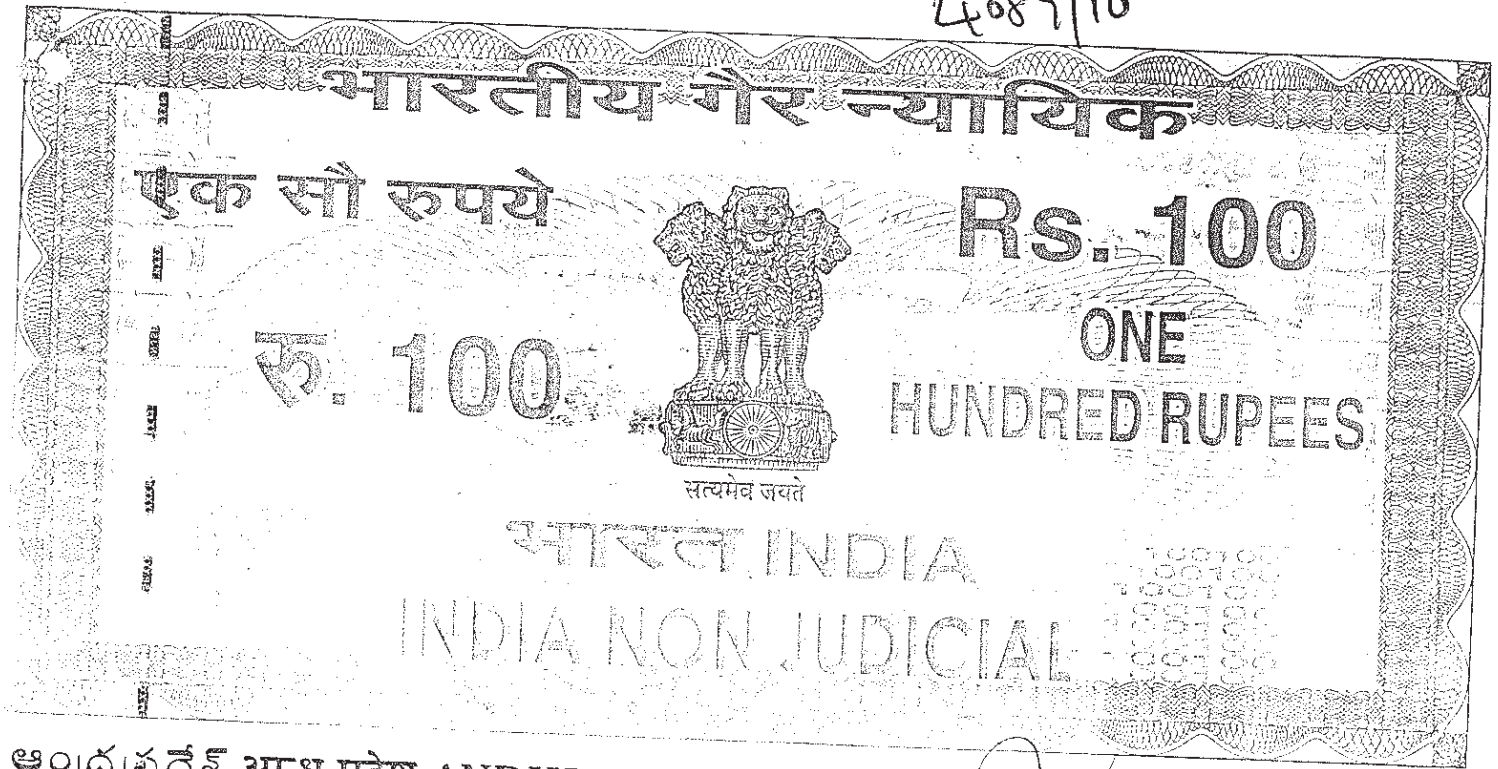


24089/10



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 445504

12/196 23/03/2010 140

Venkatesh

C.A. Rao

for whom M/s. Modi & Modi Constructions

K. SATISH KUMAR
SVL No. 13/2000 R.No. 16/2009
S-2-20 Premavasthipet (V),
R.R. Nagar (M), R.R. Dist.

SALE DEED

This Sale Deed is made and executed on this the 3rd day of NOVEMBER 2010 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 40 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

WG. CDR. KOTAMRAJU RAJASEKHAR, SON OF MR. KOTAMRAJU ANJANEYULU aged about 36 years, Occupation: Service, residing at H. No. 2-2-647/117 & 118, Flat No. 405, Sri Rama Towers, Central Excise Colony, Bagh Amberpet, Hyderabad - 500 013, 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

4089

9



THE SEAL
OF THE
SUBREGISTRAR
OF
KEESARA

By Julian No. 46235401.3 11/10

Rs. 100/-

- 14220 | —

- Re

-

-

- RS.

- Rs. 895

-

1001

- 15315

$$\overline{15315} \div \underline{\hspace{2cm}}$$

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. No. 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:

- Shri M. Hanumath Rao, S/o. Late Shri Chinna Rama Chary
- Shri M. Kashinatham, S/o. Late Shri Chinna Rama Chary
- Shri M. Venunadham, S/o. Late Shri Chinna Rama Chary
- Shri M. Srinivasa Chary, S/o. Late Shri Chinna Rama Chary
- Shri M. Narayana, S/o. Late Shri Chinna Rama Chary
- Shri M. Pranavanadham, S/o. Hanumath Rao
- 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.
- 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.

For MODI & MODI CONSTRUCTIONS

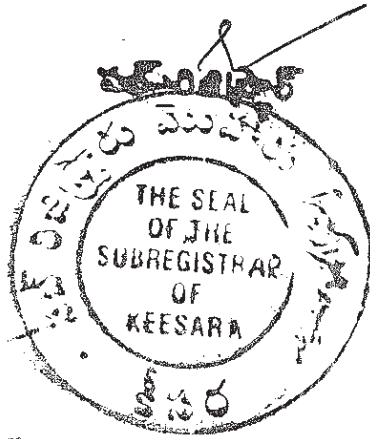


Partner

2010 నంబర్ 2010 వ సం॥ నంబర్ 4089
 దస్తావేజు సేవకుం కాగితముల సంఖ్య 9
 ఈ కాగితము వరుస సంఖ్య 2

2010 నంబర్ 2010 వ సం॥ నంబర్ 4089
 1932 వ సం॥ నంబర్ 12 వ సం॥ నంబర్ 3
 2 వ సం॥ నంబర్ 3

అధికారి - రిజిస్ట్రార్ ఆఫీసులో
 రిజిస్ట్రార్ నంబర్ 12 వ సం॥ నంబర్ 32 వ సం॥ నంబర్ 3
 అనుసరించి నమోదించబడిన పోలిగ్రాఫులు
 మరియు వేరుముద్రలతో సహా దాఖలు చేసి ఉన్నాయి
 రూ॥ 895/- లు చెల్లించినా



వాసుదేవరెడ్డి
 రిజిస్ట్రార్ ఆఫీసులో

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (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/BK/08
 dated 29.3.08 registerer at SRO, Keesara
 Ranga Reddy District.

హామినినది

R. Avinash

R. AVINASH, S/O. R. RAMAKRISHNA
 OCCUPATION: LYRICIST, FLAT NO 405,
 SRI RAMA TOWERS, P.No. 2-2-647/118,
 C.E. COLONY, BAGH AMBERPET, HYD - 500013

B. Raj Kumar

B. RAJ KUMAR S/O. ANJUNO RAO, OCC. BUSINESS
 R/o. 1-5/1, ALWAL, SEC BAD.

2010 నంబర్ 2010 వ సం॥ నంబర్ 4089
 1932 వ సం॥ నంబర్ 12 వ సం॥ నంబర్ 3
 అధికారి - రిజిస్ట్రార్ ఆఫీసులో

- D) The Vendee is desirous of purchasing a plot of land bearing no. 8 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. 8 admeasuring 179 sq. yds. forming part of Sy. No. 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 Scheduled 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. 15,215/- is paid by way of challan no. 46239, dated 03.11.10, drawn on SBH, Keesara Branch, Ranga Reddy District.

FOR MODI & MODI CONSTRUCTIONS


Partner

2వ పుస్తకము 20/0 వ సం॥ను..... 4089.....

వస్తావేజు మొత్తం కాగితముల సంఖ్య..... 9.....

ఈ కాగితము వరుస సంఖ్య..... 3.....

Sub-Registrar

An amount of Rs. 14220/- towards stamp duty
including transfer duty and Rs. 395/-
towards registration fee on the Market Value
of Rs. 17980/- was paid by me
Party through challan Receipt No. 6.2.35.4.
dated 3/11/10 at SDH Keesara Br Keesara

Sub-Registrar
Keesara

పుస్తకము 20/0 సం॥ (శా.శ.1932) సం॥ను
4089. మంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్
నిమిత్తం సురక్షంపు నెంబరు 1530-4089/20/0
ఇవ్వబడినది.
20/11/10 5వంబర్ నెం॥ 3 వ తేది.

L. RAVINDER
సబ్-రిజిస్ట్రారు, కేసరా



SCHEDULED PLOT

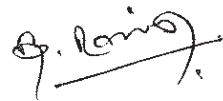
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 8 admeasuring about 179 sq. yds. forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, hereto and bounded on:

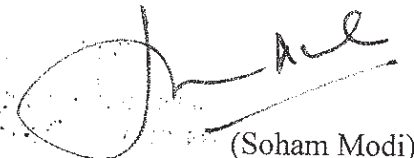
North	Plot No. 9
South	30' wide Road
East	30' wide Road
West	Plot No. 14

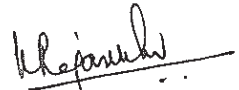
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 
R. AVINASH

2. 


(Soham Modi)
VENDOR


VENDEE

2 వ పుస్తకము 20/0 వ నంబరు..... 4089

రస్తావేజు వెలుక్తం కాగితముల సంఖ్య..... 9

కాగితము వరుస సంఖ్య..... 4

హక్కుదార్థి



REGISTRATION PLAN SHOWING

PLOT NO. 8, FORMING A PART

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

RAMPALLY VILLAGE,

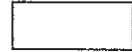
KEESARA

Mandal, R.R. Dist.**VENDOR:** M/S. MODI & MODI CONSTRUCTIONS, REPRESENTED BY ITS PARTNER

MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER: WG. CDR. KOTAMRAJU RAJASEKHAR SON OF MR. KOTAMRAJU ANJANEYULU**REFERENCE:**
AREA:

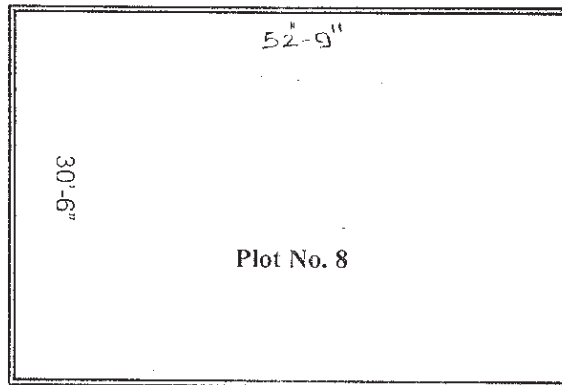
179

SCALE:
SQ. YDS.**INCL:**
SQ. MTRS.**EXCL:**

Plot No. 09



Plot No. 14



Plot No. 8

30' Wide Road

30' Wide Road

WITNESSES:1.
R. AVINASH

2.

Partner**SIG. OF THE VENDOR**
SIGN. OF THE BUYER

2వ పుస్తకము 2010 వ సం॥పు.....4089.....

రస్తావేజు పెట్టతం కాగితముల సంఖ్య.....9.....

.. కాగితము వరుస సంఖ్య.....5.....

పదమూర్తి



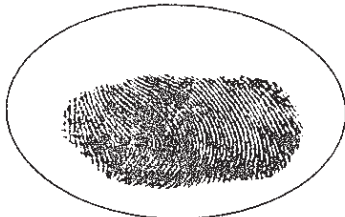
PHOTOGRAPHS AND FINGER-PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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VENDOR:

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



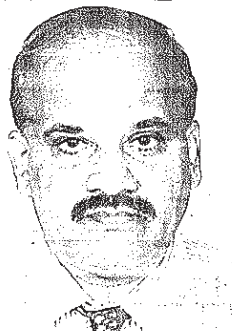
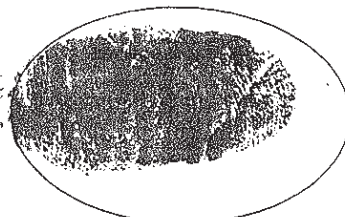
GPA FOR PRESENTING DOCUMENTS VIDE DOC.NO. 12/BK/IV/2008, Dt. 29.03.2008:

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:

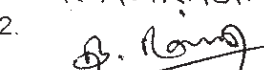
WG. CDR. KOTAMRAJU RAJASEKHAR
S/O. MR. KOTAMRAJU ANJANEYULU
H. NO. 2-2-647/117 & 118,
FLAT NO. 405,
SRI RAMA TOWERS,
CENTRAL EXCISE COLONY,
BAGH AMBERPET,
HYDERABAD - 500 013



REPRESENTATIVE:

MR. R. RAMA KRISHNA
S/O. LATE MR. R.V. KRISHNA RAO,
FLAT NO. 405,
SRI RAMA TOWERS,
C.E. COLONY,
BAGH AMBERPET,
HYDERABAD - 500013.

SIGNATURE OF WITNESSES:

1. 
R. AVINASH
2. 

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

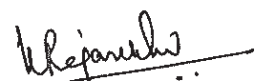


SIGNATURE OF THE REPRESENTATIVE

For MODI & MODI CONSTRUCTIONS



Partner
SIGNATURE OF EXECUTANTS



SIGNATURE OF BUYER

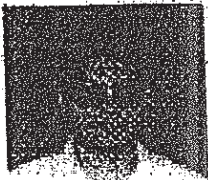
పుస్తకము 20/0 వ పంపు..... 4089
నస్తావేజు వెలుక్షం కాగితముల సంఖ్య..... 9
కాగితము వరుస సంఖ్య..... 6

సహాయక రిజిస్ట్రార్



स्थायी लेखा संख्या / **PERMANENT ACCOUNT NUMBER**

ABMPM6725H

 **नाम / NAME**

SONAM SATERI MODI

पिता का नाम / FATHER'S NAME

SATISH MANLAL MODI

जन्म तिथि / DATE OF BIRTH

18-10-1989

हस्ताक्षर / SIGNATURE



मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

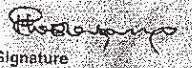
PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number
AWSPPB104E

Signature





10062008

Prabhakkar Reddy K

పై పుస్తకము 20/0 వ సం. గ్రా..... 4089

దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 9

ఈ కాగితము వరుస సంఖ్య..... 7

పరిశీలించు



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KOTAMRAJU RAJASEKHAR

KOTAMRAJU ANJANEYULU

29/01/1974

Permanent Account Number

ATMPS2762G

Kotamraju

Signature



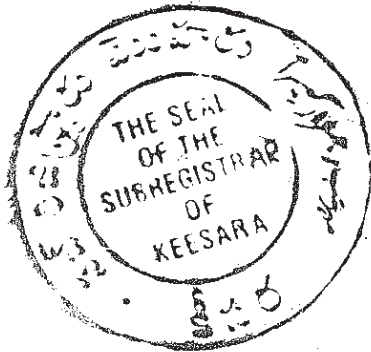
25012010

శ్రీ పుస్తకము 20/0 వ సం: 1989.....

సాక్షి వేజు మొత్తం కాగితముల సంఖ్య.....

కాగితము వరుస సంఖ్య.....

సాక్షి వేజు



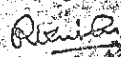
आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAMA KRISHNA R.
V K R RAVINUTHALA

14/05/1953

Permanent Account Number
ALYPR1058A


Signature




In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटारें :
आयकर पैन सेवा यूनिट, यू टी आई सी एल
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

దేవుస్తకము 20/0 వ నంబరు.....4089.....

కస్తావేజు మొత్తం కాగితముల సంఖ్య.....9.....

కాగితము వకుస సంఖ్య.....9.....

సబ్ రిజిస్ట్రార్

