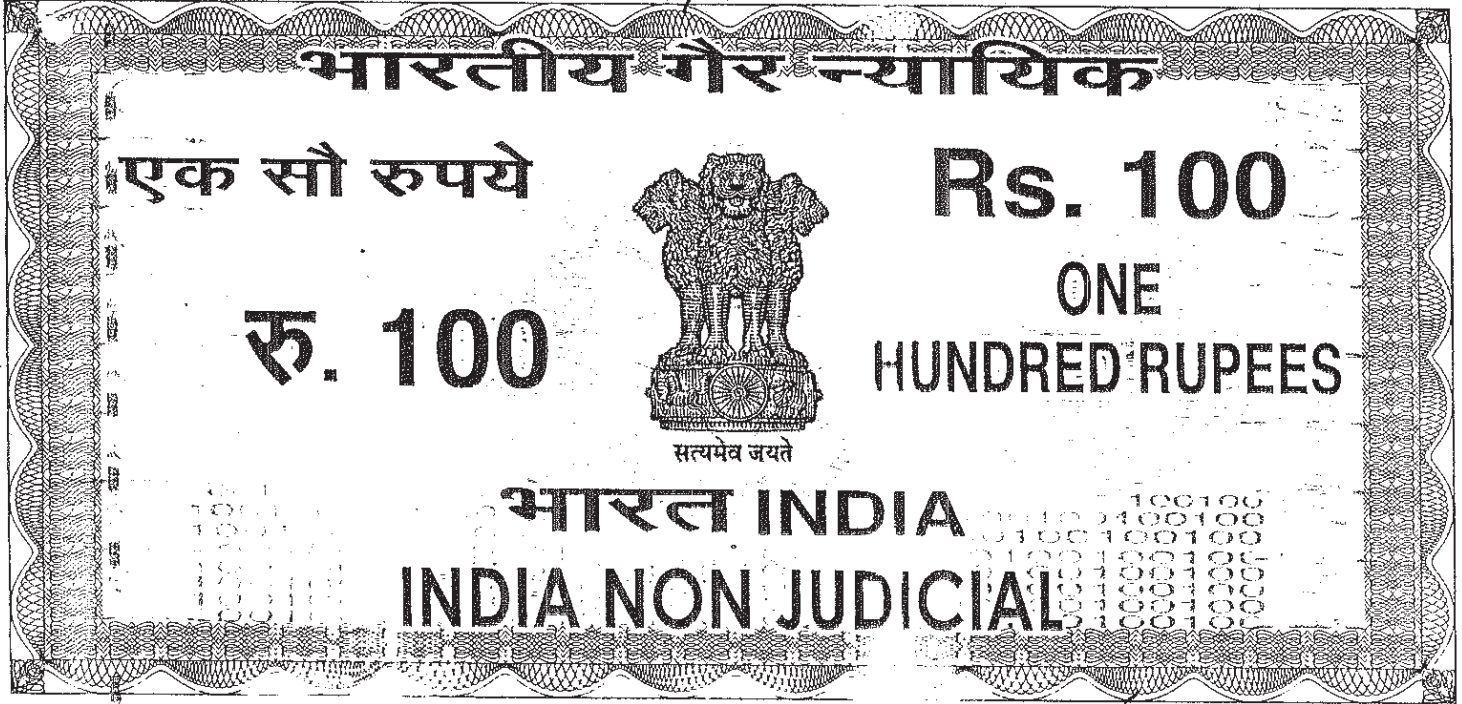


SCANNED

1939/11



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AP 702360

Sold to..... R. P. R. Sathama Reddy
S/o. D. P. R. Sathama Reddy
For Whom provided the India non-judicial stamp, etc.

A. RAGHUNATH
LICENSED STAMP VENDOR
Licence No.16-05-15 of 1988
F.L No.16-07-10 of 2011
Shop No.2-12-86, G. R. Reddy, Sec'bad.
Mobile No:9346354533

SALE DEED

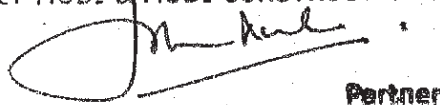
This Sale Deed is made and executed on this the 23 day of May 2011 at SRO, Keesara, Ranga Reddy District by and between:

M/s. MODI & MODI CONSTRUCTIONS a registered partnership firm having its office at 5-4-187/3 & 4, II Floor, Soham Mausion, M. G. Road, Secunderabad - 500 003 represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 41 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

1. MR. S. V. SWAROOP KUMAR, SON OF MR. S. V. RAMAN aged about 31 years, Occupation: Service
2. MRS. JYOTI RAMACHANDRAN, WIFE OF MR. S. V. SWAROOP KUMAR, aged about 26 years, Occupation: Housewife, both are residing at 507, Vijayakrishna Residency, KPHB 4th Phase, Kukatpally, Hyderabad - 500 072, 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

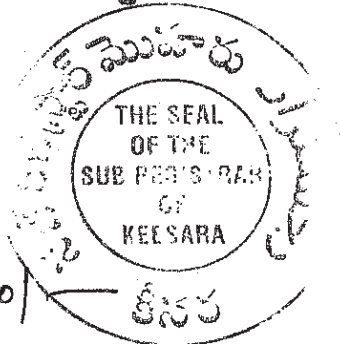

Partner

..... 1939

9

శ్రీ గౌరవము పొందెను. 7

W.D. 100-100-5



INDUCED BY THE FOLLOWING AMOUNTS HAVE
814385 OF THIS DOCUMENTS
23/5/11

shape of stamp paper.
 shape of challan
 1. In the shape of challan
 2. in the shape of customs
 User Charge:
 1. in the shape of challan
 2. in the shape of customs

Rs 100 / —
 Rs 9660 / —
 Rs
 Rs
 Rs
 Rs
 Rs 610 / —
 Rs
 Rs 100 / —
 Rs
 Total
 T. Nagaiya
 10470 / —

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.

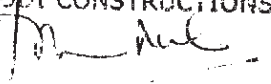
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R.R. District and are executed by the following owners:

- 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

... 1939
 ... 7
 ... 7

2011 ... 23
 1933 ... 2
 ... 3

Wad
 12/03/08



... K. Prabhakar Reddy
 ... 1908 ...
 ... 610/ ...
 ...

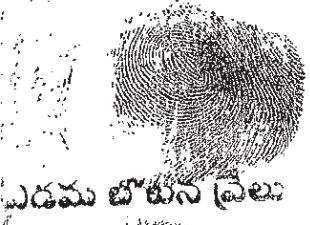
...



...

...

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. 12/03/08
 dated 5.03.08 registerer at SRO, Ranga Reddy District.



...

...

S.V. ... S/o. S.V. Reman
 OCC: Service R/o. 507, Vijayakrishna Residency
 KPHB U15 Phase, Kukatpally, Hyderabad.



...

Tyoti Ramchandran w/o. S.V. ...
 OCC: Housewife R/o. 507, Vijayakrishna Residency
 KPHB U15 Phase, Kukatpally, Hyderabad.

① ...

VENKAT RAGHAVA REDDY S/o Late ANTI REDDY
 OCC: SERVICE R/o. 11-15/2, ROAD NO 2, GREENHILL
 COLONY, SARGUR NAGAR, HYDERABAD

② ...

B. Rajkumar S/o. MURUND RAO, OCC: Business
 R/o. 1-4/1, Alwal. Sec 2.

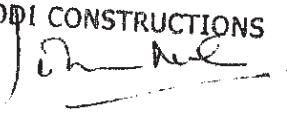
2011 ... 23
 1933 ...
 T. Nagaraj

- D) The Vendee is desirous of purchasing a plot of land bearing no. 24, admeasuring 122 sq. yds., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.1,22,000/- (Rupees One Lakh Twenty Two 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. 24, admeasuring 122 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.1,22,000/- (Rupees One Lakh Twenty Two 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. 10,370/- is paid by way of challan No. 214385, dated 22.5.11, drawn on SBH. Keesara Branch, Ranga Reddy District.

For MODI & MODI CONSTRUCTIONS


Partner

ఎ పుస్తకము 100 (1) * మొదటి... 1939
 దస్తావేజులు 200 * మొదటి... 9
 ఈ గానినము వలన... 3

11500
 100
 100-1000

An amount of Rs. 9660/-
 including...
 towards...
 of Rs. 122000/-
 Party through...
 dated 23/5/11

9660/- towards stamp out.
 610/-
 122000/-
 214385
 T. Nagaraj
 Sub-Registrar
 Keesara

1939...
 1939...
 1939...
 20/1/1901...

T. Nagaraj
 Sub-Registrar



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 24, admeasuring about 122 sq. yds. forming part of Sy. No. 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: In the Project known as "NILGIRI HOMES"

North	Plot No. 25
South	Park
East	30' wide Road
West	Neighbour's land

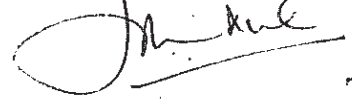
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

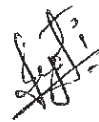
1. V. K. K.

2. B. R. R.

For MODI & MODI CONSTRUCTIONS



(Soham Modi)
VENDOR





VENDEE

~~WSD~~
11-11-8



REGISTRATION PLAN SHOWING

PLOT NO. 24, FORMING A PART

IN SURVEY NO.

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

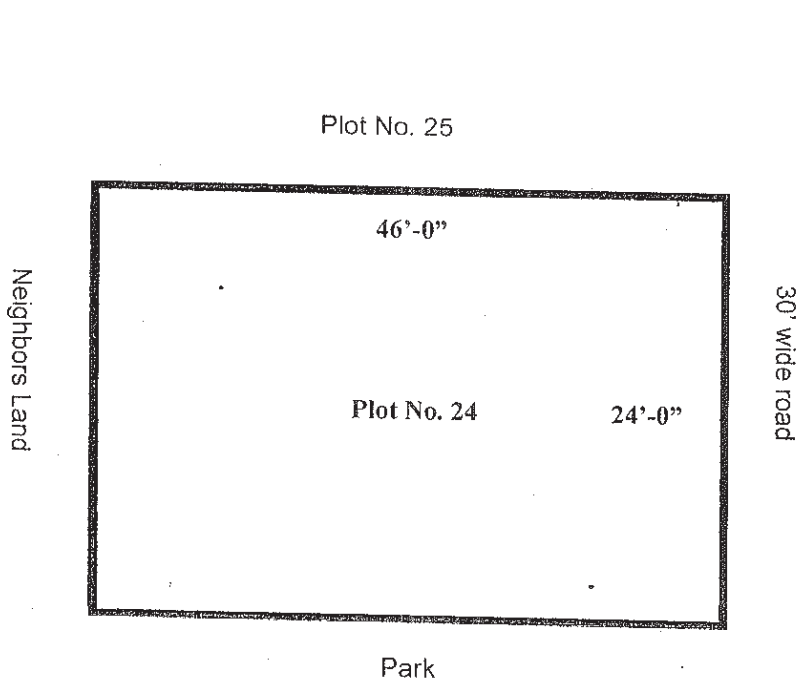
BUYER:

1. MR. S. V. SWAROOP KUMAR, SON OF MR. S. V. RAMAN

2. MRS JYOTI RAMACHANDRAN, WIFE OF MR. S. V. SWAROOP KUMAR

REFERENCE:**AREA:**

122

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

1.

2.

For MODI & MODI CONSTRUCTIONS

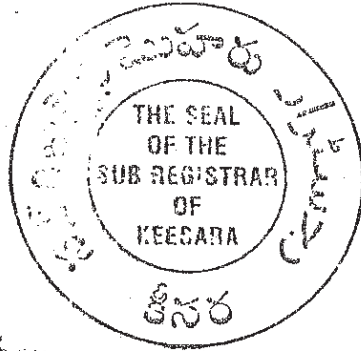
Partner

SIG. OF THE VENDOR

SIG. OF THE BUYER

1939
 9
 5

WSA
 1939
 5-11-39



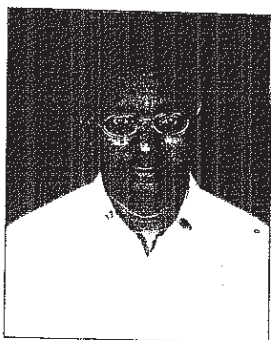
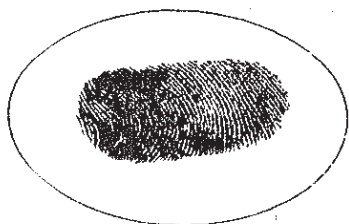
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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



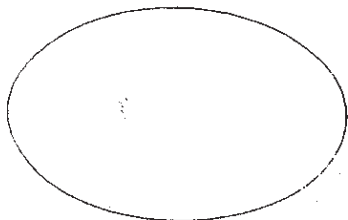
VENDOR:

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



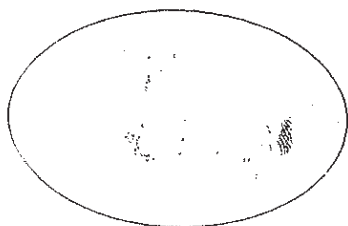
SPA FOR PRESENTING DOCUMENTS: VIDE DOC.NO. 12/BK - IV/2008, Dt: 05.03.2008

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



BUYERS:

1. MR. S. V. SWAROOP KUMAR,
S/O. MR. S. V. RAMAN
R/O. 507, VIJAYAKRISHNA RESIDENCY
KPHB 4TH PHASE
KUKATPALLY
HYDERABAD - 500 072



2. MRS. JYOTI RAMACHANDRAN
W/O. MR. S. V. SWAROOP KUMAR
R/O. 507, VIJAYAKRISHNA RESIDENCY
KPHB 4TH PHASE
KUKATPALLY
HYDERABAD - 500 072

SIGNATURE OF WITNESSES:

1.

2.

For MODI & MODI CONSTRUCTIONS

Partner
SIGNATURE OF THE EXECUTANTS

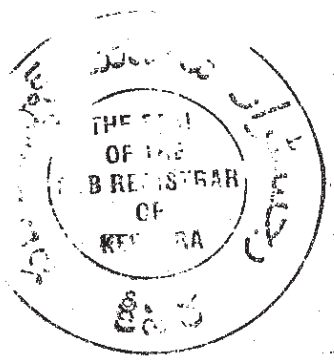
SIGNATURE OF THE BUYER

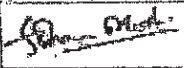
..... 1939

దస్తవీరు 9

శా. గా. ని. కమిషను వసూలు చే. 6

WJW
135
5



स्थायी लेखा संख्या	PERMANENT ACCOUNT NUMBER	
	ADNPN5725H	
नाम / NAME	SONAM SATESH MODI	
पिता का नाम / FATHER'S NAME	SATESH 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



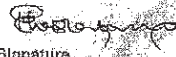
भारत सरकार
GOVT. OF INDIA

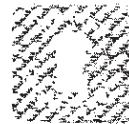
PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number
AWSP8104E


Signature

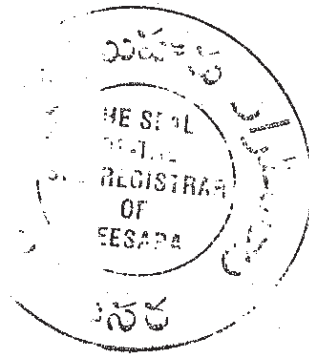


10062038



వి. పు. ... 1939
 దస్తావేజు ... 9
 క. కా. గి. త. ము. వ. గ. ... 2

WJW
 PM
 11-11-39



REGISTRATION
NUMBER
103456



Swaroop Kumar S. V.
24329

Contact No : 04027973515
Blood Group : O+

[Signature]
Authorized Signatory

Manikonda Village, Lingampally, Rangareddy District
Hyderabad 500 032. Tel: 91 40 6642 0000

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

SWAROOP KUMAR S. V.
RAMAN

30/05/1980
Permanent Account Number
ADNPV5234H

[Signature]
Signature

[Handwritten signature]

11

1933...

9

8

W. S. S.
1933



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JYOTI RAMACHANDRAN

R K IYER

09/08/1984
Permanent Account Number
AOUPR4361R


Signature



11 1938
..... 9
..... 9

~~WOK~~
11-11-38

