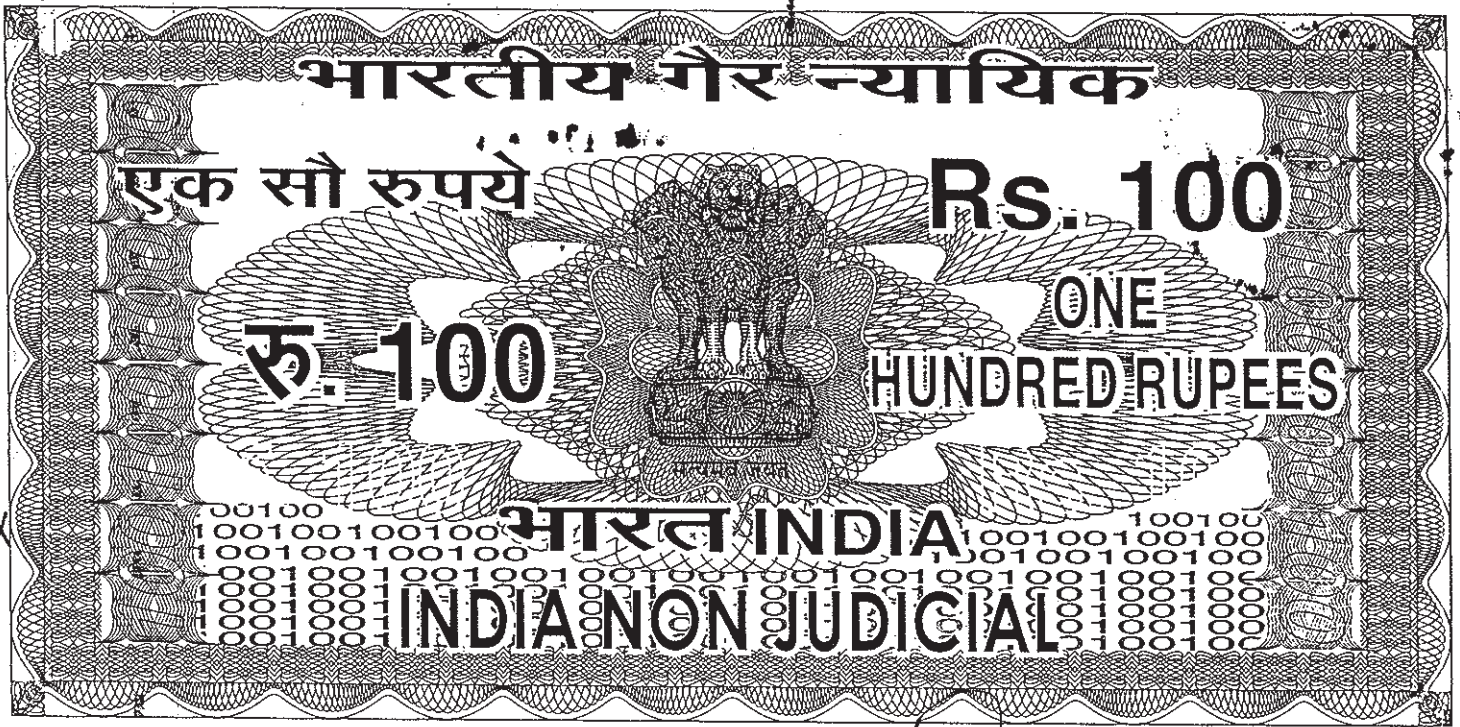




ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

T 009050

2659 Date 23/01/2010
 Sold to Venkatesh
 S/o. Dto. W/o. C. A. Rao
 For Whom M/s. Modi & Modi Construction

K. SATISH KUMAR
 S.V.L. No. 13/2000, R.No. 16/2009
 S-2-30, Premavathipet (VIII),
 Rajendra Nagar (Mdl), R.R. Dist

SALE DEED

This Sale Deed is made and executed on this the 11th day of March 2010 at SRO, Keesara, Ranga Reddy District by:

M/S. MODI & MODI CONSTRUCTIONS a registered partnership firm having its office at 54-187/3 & 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 39 years, Occupation: Business., hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

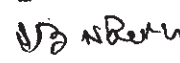
IN FAVOUR OF

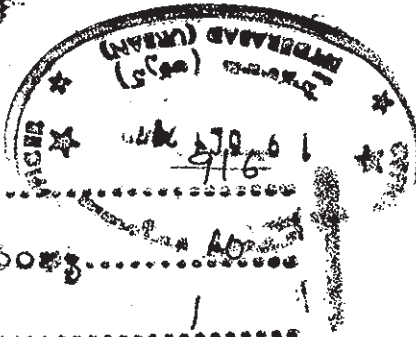
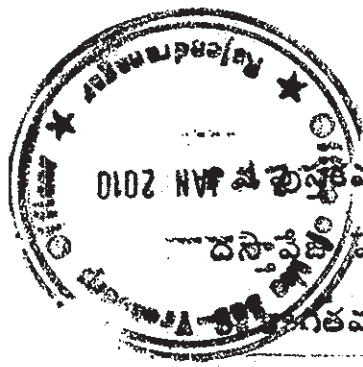
1. MR. B. SHARAD REDDY, SON OF MR. B. NARASIMHA REDDY aged about 30 years, Occupation: Service,
2. MR. B. NARASIMHA REDDY, SON OF. LATE SHRI. B. DATTA REDDY aged about 60 years, Occupation: Service, both are residing at H. No. 1-1-18/110-118, Flat No. G-5, Laxmi Ganapathi Apartments, Jawahar Nagar, RTC 'X' Roads, Hyderabad - 500 020, 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


 B. Sharad Reddy


 B. Narasimha Reddy

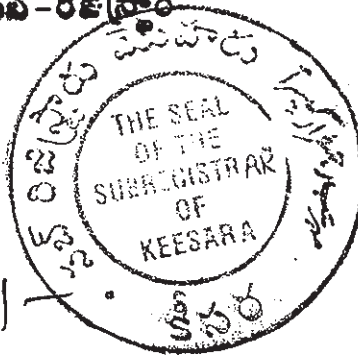


0102 NVP 2010 వ సం. 1996

దస్తావేజు మొత్తం కాగితముల సంఖ్య

కాగితము వరుస సంఖ్య

సబ్-రెజిస్ట్రార్



ENDORSEMENT

Certified that the following amounts have been paid in respect of this document.
By challan No... 5.5.190.3... Dt... 11/3/10

I. Stamp Duty:

1. in the shape of stamp papers
2. in the shape of challan
(u/s.41 of I.S.Act.1899)
3. in the shape of cash
(u/s.41 of I.S.Act.1899)
4. adjustment of stamp duty
u/s.16 of I.S. Act 1899 if any

Rs 100 / -

Rs 10430 / -

Rs

Rs

II. Transfer Duty:

1. in shape of challan
2. in the shape of cash

Rs

Rs

III. Registration fees:

1. in the shape of challan
2. in the shape of cash

Rs 585 / -

Rs

IV. User Charges

1. in the shape of challan
2. in the shape of cash

Rs 100 / -

Rs

Total Rs

SUB REGISTRAR
KEESARA

11215 / -

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:

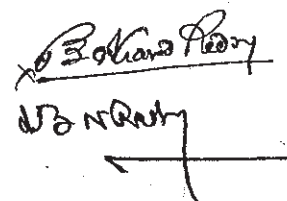
- Shri M. Hanumath Rao, S/o. Late Shri Chinna Rama Chary
- Shri M. Kashinatham, S/o. Late Shri Chinna Rama Chary
- Shri M. Venunadham, S/o. Late Shri Chinna Rama Chary
- Shri M. Srinivasa Chary, S/o. Late Shri Chinna Rama Chary
- Shri M. Narayana, S/o. Late Shri Chinna Rama Chary
- Shri M. Pranavanadham,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

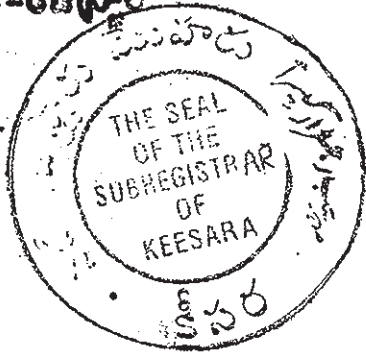
For MODI & MODI CONSTRUCTIONS


Partner


B. S. Narayana

1. అభ్యంతరము 20.10వ పంక్తి..... 9/6
 వస్తావేజా మొత్తం కాగితముల సంఖ్య..... 10
 ఈ కాగితము వరుస సంఖ్య..... 2

చక్-రిజిస్ట్రార్



20/10 సం॥ మూర్తి నెల..... 11 వ తేది
 1931 వ.శ.శ. సం॥ మూర్తి మాసం..... 20 వ తేది
 పగలు..... 2 మరియు..... 3 గంటల వద్ద
 కీసర పట్ - రిజిస్ట్రారు ఆఫీసులో
 కీసర పట్ - K. Prabhakar Reddy
 పట్టణము 1908లోని సెక్షన్ 32.ఎ ను
 అనుసరించి సమన్వయపరచిన ఫోటోగ్రాఫులు
 పట్టణము పరిమితులలో సహా దాఖలు చేసి రుసుము
 రూ॥..... 545/- లు చెల్లించినారు.
 వ్రాసియుచ్చియుట్టు ఒప్పుకొన్నది
 ఎడమ చొటన వేలు

(Signature)
(Signature)



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. 12/352/08
 dated 29.3.08 registerer at SRO, Keesara
 Ranga Reddy District.

నిరుపేదినది

① *(Signature)* D. Venk Reddy S/o Late D. Ram Reddy
 Accd Business 1-8-54 + NIRD Road
 Rajendran Nagar. Hyderabad-30

② *(Signature)* D. Narayan Reddy
 S/o Late. Ram Reddy.
 Business, Ganesh Nagar Con Nagar
 Gundu. Hyderabad. Hyderabad.

20/10 సం॥ మూర్తి నెల..... 11 వ తేది
 1931 వ.శ.శ. సం॥ మూర్తి మాసము..... 20 వ తేది

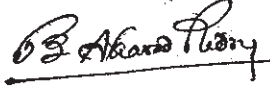
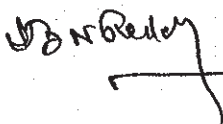
- D) The Vendee is desirous of purchasing a plot of land bearing no. 31 admeasuring 117 sq. yds., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.1,17,000/- (Rupees One Lakh Seventeen Thousand Only) and the Vendor is desirous of selling the same 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. 31 admeasuring 117 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. 1,17,000/- (Rupees One Lakh Seventeen 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. 11,115/- is paid by way of challan No. 551903, dated 11.03.10 drawn on SBH, Keesara Branch, Ranga Reddy District.

For MODI & MODI CONSTRUCTIONS

Partner

1. క పుస్తకము 20/10 వ సం॥ 9/6
 దస్తావేజు మొత్తం కాగితముల సంఖ్య 10
 ఈ కాగితము వరుస సంఖ్య 3

సబ్-రజిస్ట్రార్

An amount of Rs. 10430/- towards stamp duty
 including transfer duty and Rs. 585/-
 towards registration fee on the Market Value
 of Rs. 117000/- was paid by me
 Party through challan receipt No. 551903
 dated 11/3/10 at SDH Keesara Br Keesara

Sub-Registrar
 Keesara

పుస్తకము 20/10 సం॥ (శ.శ. 1937) సం॥
 916 మంబరుగా రిజిస్టరు చేయబడినది. స్టానింగ్
 ఎనిమిత్తం గుర్తింపు నెంబరు 1530- 916/2010
 ఇవ్వడమైనది.
 2010 సం॥ మార్చి 11 వ తేది

సబ్-రజిస్ట్రార్ అధికారి



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 31 admeasuring about 117 sq. yds., forming part of Sy. Nos. 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:

North	30' wide Road
South	30' wide Road
East	Park
West	Plot No. 32

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.

[Signature]

2.

[Signature]

For MODI & MODI CONSTRUCTIONS

[Signature]

Partner

(Soham Modi)
VENDOR

[Signature]

VENDEE

[Signature]

1 వ పుస్తకము 20.10 వ సం॥ 916

దస్తావేజు మొత్తం కాగితముల సంఖ్య 10

ఈ కాగితము వరుస సంఖ్య 4

సబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO.31, 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:

1. MR. B. SHARAD REDDY, SON OF MR. B. NARASIMHA REDDY

2. MR. B. NARASIMHA REDDY, SON OF MR. LATE SHRI. B. DATTA REDDY

REFERENCE:**AREA:**

117

SCALE:

SQ. YDS.

INCL:

SQ. MTRS.

EXCL:

30' wide road

24'-0"

Plot No. 31

Plot No. 32

44'-0"

Park

30' wide road

N
↑**WITNESSES:**1. *S. Reddy.*2. *D. Reddy.*

For MODI & MODI CONSTRUCTIONS

[Signature]
Partner

SIG. OF THE VENDOR

B. Sharad Reddy
x *B. Narasimha Reddy*

SIGN. OF THE BUYER

1 వ పుస్తకము 20/0 వ సం॥ గ్రం..... 9+6
దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 10
ఈ కాగితము వరుస సంఖ్య..... 5

పబ్-రిజిస్ట్రార్

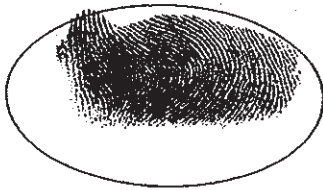


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



VENDOR:

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

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

GPA FOR PRESENTING DOCUMENTS
VIDE DOC NO. 12/BK/IV/2008 DT. 29.03.2008

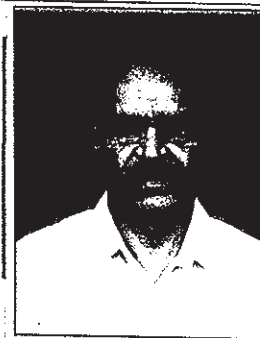
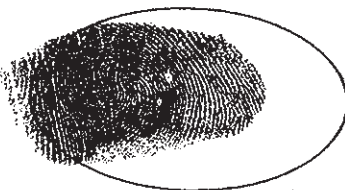
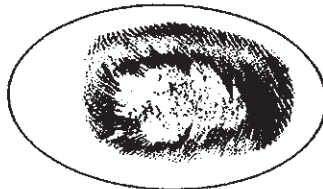
MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD - 500 003.

BUYERS:

1. MR. B. SHARAD REDDY
S/O. MR. B. NARASIMHA REDDY
R/O. H. NO. 1-1-18/110-118,
FLAT NO. G-5,
LAXMI GANAPATHI APARTMENTS,
JAWAHAR NAGAR,
RTC'X' ROADS,
HYDERABAD - 500 020.

BUYER CUM REPRESENTATIVE:

2. MR. B. NARASIMHA REDDY
S/O. LATE SHRI DATTA REDDY
R/O. H. NO. 1-1-18/110-118,
FLAT NO. G-5,
LAXMI GANAPATHI APARTMENTS,
JAWAHAR NAGAR,
RTC'X' ROADS,
HYDERABAD - 500 020.



SIGNATURE OF WITNESSES:

1.

2.

For MODI & MODI CONSTRUCTIONS

SIGNATURE OF EXECUTANTS

I stand herewith my photograph(s) and finger prints in the form prescribed, through my representative Mr. B. Narasimha Reddy 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

SIGNATURE OF BUYER

1 వ పుస్తకము 20.10వ పంపు.....916
దస్తావేజు మొత్తం కాగితముల సంఖ్య.....10
ఈ కాగితము వరుస సంఖ్య.....6

పబ్-రెజిస్ట్రార్

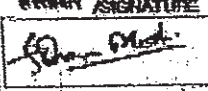


स्थायी लेखा संख्या PERMANENT ACCOUNT NUMBER
ABMP16725H

 नाम / NAME
SONAM SATESH 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
AWSP8104E


 Signature



1. ప రుస్తుకము 200.0 వ సుంపు.....91-6
దస్తావేజు మొత్తం కాగితముల సంఖ్య.....10
ఈ కాగితము వరుస సంఖ్య.....7

పబ్-రిజిస్ట్రార్



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

B SHARAD REDDY

BAIMEDI NARASIMHA REDDY

23/06/1979

Permanent Account Number

AJFPR1933F

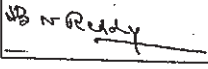

Signature

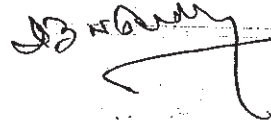


1. ప పుస్తకము 20.10వ సంచిక..... 916
 దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 10
 ఈ కాగితము వరుస సంఖ్య..... 2

సబ్-రిజిస్ట్రార్



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	AEDPB7395A	
	नाम /NAME NARASIMHA REDDY BAIMEDI	
	पिता का नाम /FATHER'S NAME DATTA REDDY BAIMEDI	
	जन्म तिथि /DATE OF BIRTH 20-12-1950	
हस्ताक्षर /SIGNATURE		मुख्य आयकर आयुक्त, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh



इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
मुख्य आयकर आयुक्त,
आयकर भवन,
बशीर बाग,
हैदराबाद - 500 004.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Chief Commissioner of Income-tax,
Aayakar Bhavan,
Basheerbagh,
Hyderabad - 500 004.

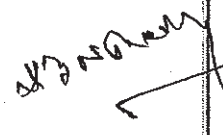
1 వ పుస్తకము 20.10 వ సం॥ 916
దస్తావేజు మొత్తం కాగితముల సంఖ్య 10
ఈ కాగితము వరుస సంఖ్య 9

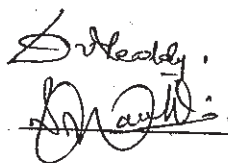


Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 929/2010 of SRO: 1530(KEESARA)

11/03/2010 12:23:51

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1	Manual Enclosure	Manual Enclosure	(CL) B. SHARAD REDDY R/O. H.NO 1-1-18/110-118, F.NO G-5, LAXMI GANAPATHI APTMTS, RTC X ROADS, HYD	
2			(CL) B. NARASIMHA REDDY R/O. H.NO 1-1-18/110-118, F.NO G-5, LAXMI GANAPATHI APTMTS, RTC X ROADS, HYD	
3	Manual Enclosure	Manual Enclosure	(EX) M/S MODI & MODI CONSTRUCTIONS REP BY SOHAM MODI O/O. 5-4-187/3 & 4, II FLOOR, SOHAMMANSION, M.G. ROAD, SEC-BAD.	



Witness
Signatures



Operator
Signature



Subregistrar
Signature

1 వ పుస్తకము 20-10 వ పంక్తి.....916.....
వస్తావేజు మొత్తం కాగితముల సంఖ్య.....10.....
ఈ కాగితము వరుస సంఖ్య.....10.....

సబ్-రెజిస్ట్రార్

