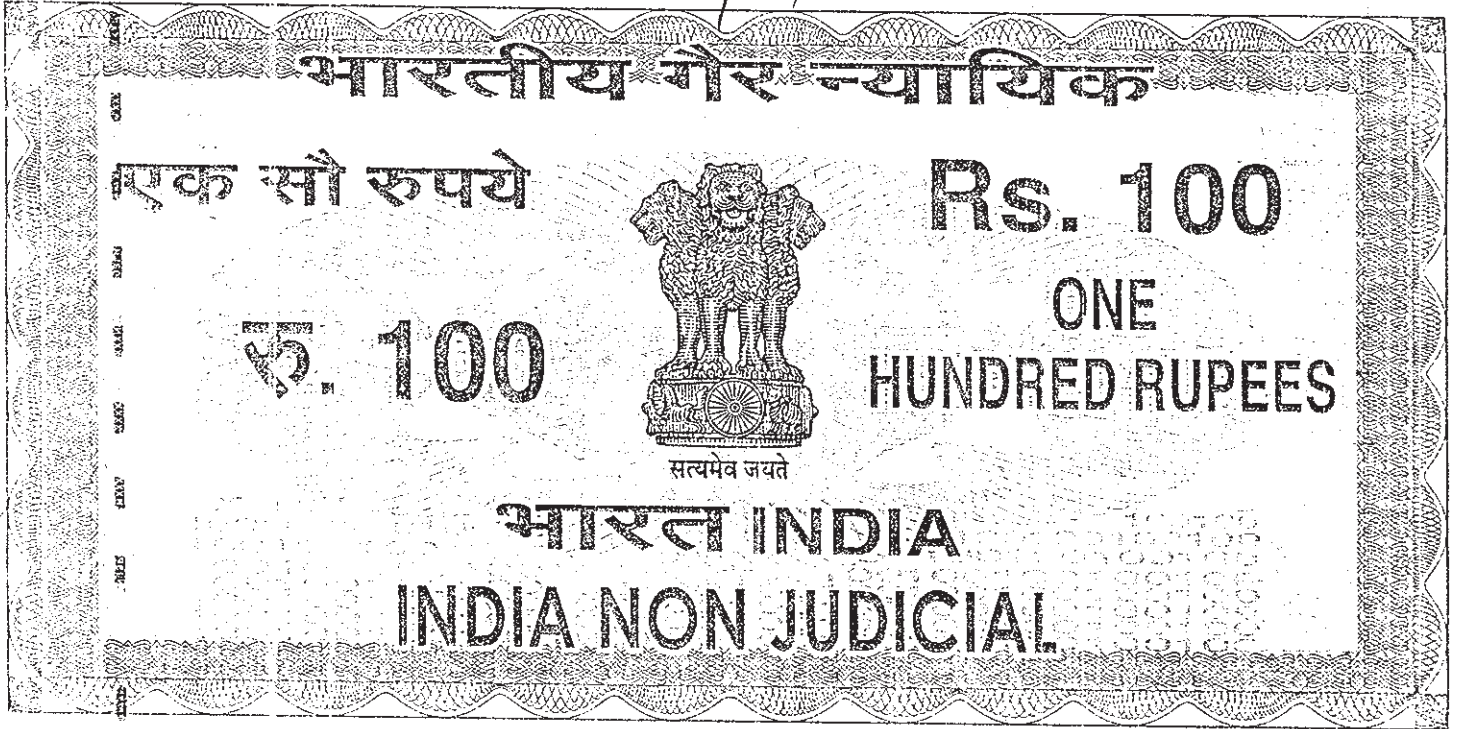


868/09

SCANNED



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 360583

Date : 09-07-2008

Serial No : 27,637

Denomination : 100

Purchased By :

M. KANESH
S/O D. SENGARAM
SECURAD

For Whom :

MODI & MODI CONSTRUCTION'S
SECURAD

Sub Registrar
Ex. Officio Stamp Vendor
G.S.O., CSIG Office, Hyd

SALE DEED

This Sale Deed is made and executed on this the 05th day of Feb. 2009 at Secunderabad by and between:

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 38 years, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

IN FAVOUR OF

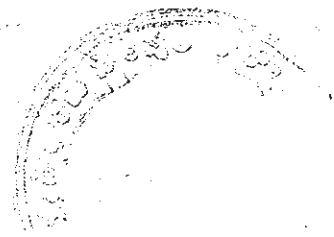
MR. SAMIR MODY, SON OF MR. GAJENDRA MODY aged about 45 years, residing at Flat No. 402, Mangal Kunj, 4th Floor, A-wing, 2, Mount Pleasant Road, Mumbai-06, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc.).

For MODI & MODI CONSTRUCTIONS

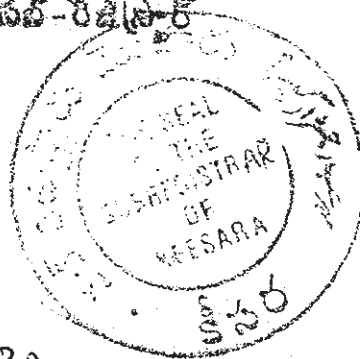

Partner



1 వ పుస్తకము కి 90 పం. (పు)..... 868
 గెస్టు నోటు వివరముల కి గతముల సంఖ్య..... 8
 గెస్టు గతము వరుస సంఖ్య..... 1



పట్-రెజిస్ట్రార్



ENDORSEMENT

Certified that the following amounts have been paid in respect of this document

By Sub Registrar, Keesara, Dt: 06/12/99

I. Stamp Duty:

1. In the shape of stamp papers Rs 100
2. in the shape of the stamp (u/s. 41 of I.S. Act, 1899) Rs 10430
3. in the shape of cash (u/s. 41 of I.S. Act, 1899) Rs
4. adjustment of stamp duty u/s. 16 of I.S. Act 1899, if any Rs

II. Transfer Duty:

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

III. Registration fees:

1. In the shape of challan Rs. 585
2. in the shape of cash Rs.

IV. User Charges

1. in the shape of challan Rs. 100
2. in the shape of cash Rs

Total Rs

11215

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, 132-136 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.

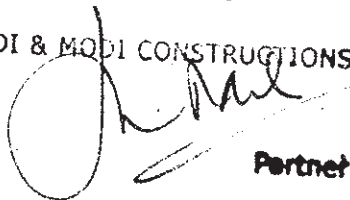
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R.R. District and are executed by the following owners:

- 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.

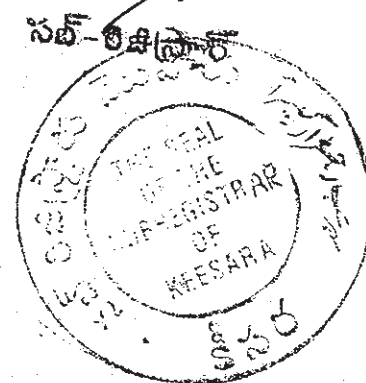
For MODI & MODI CONSTRUCTIONS


Partner


Page 2

1 వ పుస్తకము 2008 వ సం॥... 8/8
 రస్తావేజు మొత్తం ఈ గిరీతముల సంఖ్య... 8
 ఈ గిరీతము వరుస సంఖ్య... 2

2008 సం॥ డిసెంబర్ నెల 6 వ తేది
 1930 వ.శా.శ. ముఖ్య మాసము 17 వ తేది
 పేరులు 1. పద్మిని 2. గంగుల మధ్య
 సేవలో ఉన్న - రిజిస్ట్రారు ఆఫీసులో
 కి. ప్రభాకర్ రెడ్డి
 పేరు 1908లోని సెక్షన్ 32.ఎ ను
 ఆధారించి సమర్పించవలసిన పోలీస్ గ్రాపులు
 ముద్రాపత్రాలతో సహా దాఖలు చేసి రుసుము
 పా... S&F... లు చెల్లించినారు
 ప్రామాణికపట్టు ఒప్పుకొన్నది
 ఎవరు బాటస నేలు



ప్రతిభాకర్

ప్రతిభాకర్



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. 12/12/2008
 dated 29.3.08 registerer at SRO, Keesara
 Ranga Reddy District.

నిరూపించినది

① Venkateswara Reddy S/o. Arjun Reddy Occ- Service
 R/o. 11-187/2, Green Hills Colony, of Aravindam
 Hyderabad.

② B. RAS LUMAR S/o. MUKUND RAO
 OCC. BUSINESS R/o. D/WAL, Secbad.

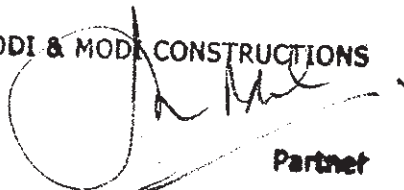
2008 సం॥ డిసెంబర్ నెల 6 వ తేది
 1930 వ.శా.శ. సం. ముఖ్య మాసము 17 వ తేది
 నబ్-రిజిస్ట్రారు
 కీసర

- D) The Vendee is desirous of purchasing a plot of land bearing no. 93 admeasuring 117sq. 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. 93 admeasuring 117 sq. yds. forming part of Sy. No. 128, 129, 132-136 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. 11,155/- is paid by way of challan No. 916277, dated 6.2.09, drawn on SBH, Keesara Branch, R. R. District.

For MODI & MODI CONSTRUCTIONS


Partner



1 వ పుస్తకము 9 868

రస్తాదేజా వెలువడిన తరువాత సంఖ్య 8

ఈ కొరితము వరుస సంఖ్య 3

సబ్-రిజిస్ట్రార్

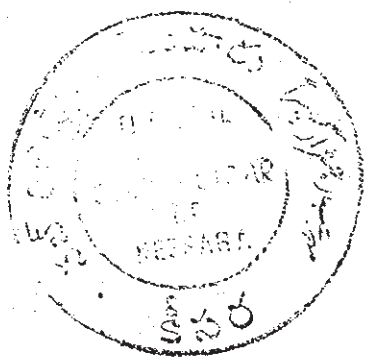
10630 towards stamp duty
including transfer duty and Registration 585
towards registration fee on the Market Value
of Rs. 112000 was paid by me
Party through challan Receipt No. 916279
dated 6/1/89 at SBRR Keesara Br Keesara

Sub-Registrar
Keesara

2 వ పుస్తకము 9 సం (సంఖ్య 11530) సంఖ్య
868 మొదటగా రిజిస్ట్రేషన్ చేయబడినది. స్కాన్
సమీక్షించి సంఖ్య నెంబరు 11530-1 868 /2008
జరపబడినది.

2008 సం. డిసెంబర్ 6 వ తేదీ

సబ్-రిజిస్ట్రార్ అధికారి



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 93 admeasuring about 117sq. yds. forming part of Sy. No. 128, 129, 132-136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Plot No. 94
South	30' wide road
East	30' wide road
West	Plot No. 88

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:

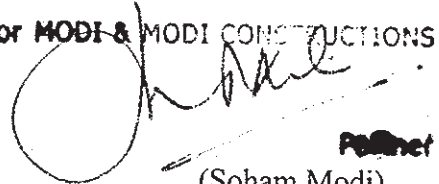
1.



2.



For MODI & MODI CONSTRUCTIONS


(Soham Modi)
VENDOR

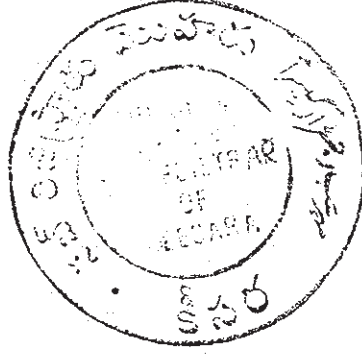
VENDEE

1 వ పుస్తకము 2007 వ సంవత్సరం..... 868

దస్తావేజు వెలుక్తం కాగితముల సంఖ్య..... 8.

2 వ పుస్తకము వరుస సంఖ్య..... 9.

సబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO. 93, 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 MANAGING PARTNER

MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER:

MR. SAMIR MODY SON OF MR. GAJENDRA MODY

REFERENCE:**AREA:**

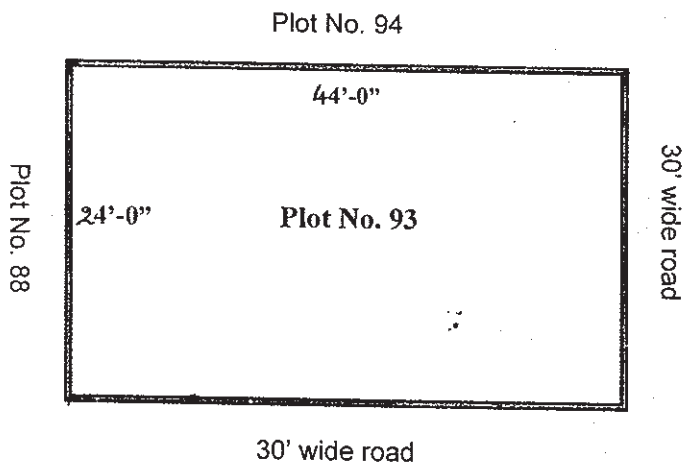
117

SCALE:

SQ. YDS.

INCL:

SQ. MTRS.

**EXCL:****WITNESSES:**

1.

2.

For MODI & MODI CONSTRUCTIONS

Partner

SIG. OF THE VENDOR

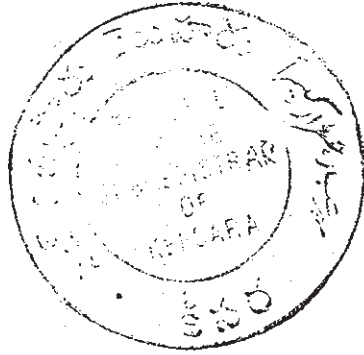
SIG. OF THE BUYER

1 వ పుస్తకము నిలికెను..... ౪౪౮.....

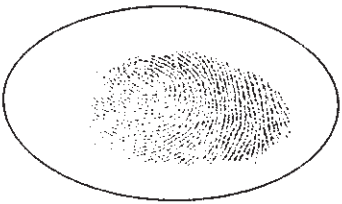
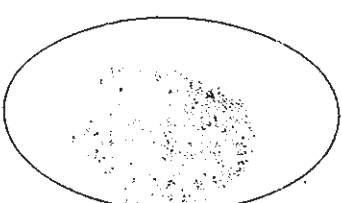
దస్తావేజు నిలికెను..... ౪౪౯.....

2 వ పుస్తకము పూర్తియైనది..... ౪౫౦.....

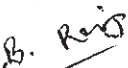
సబ్-రెజిస్ట్రార్



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

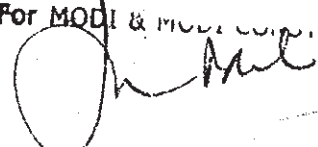
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDOR:</u> M/S. MODI & MODI CONSTRUCTIONS, HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD REP. BY ITS MANAGING PARTNER MR. SOHAM MODI S/O. MR. SATISH MODI
			<u>SPA FOR PRESENTING DOCUMENTS:</u> 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.
			<u>BUYER:</u> MR. SAMIR MODY S/O MR. GAJENDRA MODY R/O. FLAT NO. 402, MANGAL KUNJ, 4 TH FLOOR, A-WING, 2, MOUNT PLESENT ROAD, MUMBAI-06
			<u>REPRESENTATIVE:</u> MR. LAXMI KANTH R/O. 5-4-187/3 & 4 M. G. ROAD SEC. Bad.

SIGNATURE OF WITNESSES:

1. 
2. 

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative,
Mr. Laxmi Kanth, as I / We 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(S) OF BUYER(S)

1 వ పుస్తకము 2007 వ సం॥ సంఖ్య..... 868.....

దస్తావేజు మొత్తం కొరతముల సంఖ్య..... 8.....

ఈ కొరతము వరుస సంఖ్య..... 8.....

సబ్-రజిస్ట్రార్

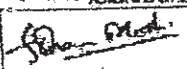


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPN6725H

नाम / NAME
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANLAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1989

हस्ताक्षर / SIGNATURE


मुख्य आयकर अधिकारी, अरुणाचल प्रदेश
 Chief Commissioner of Income-tax, Arunachal 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


18062008

1 వ పుస్తకము జరిగిన సంఖ్య..... 868

దస్తావేజు ముక్కల కాగితముల సంఖ్య..... 8

... కాగితము వరుస సంఖ్య..... 7

సబ్-రెజిస్ట్రార్



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AADPM7306G



नाम /NAME

SAMIR GAJENDRA MODY

पिता का नाम /FATHER'S NAME

GAJENDRA MODY

जन्म तिथि /DATE OF BIRTH

19-09-1962

हस्ताक्षर /SIGNATURE

R. Singh



आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)

J. M. 2

1 వ పుస్తకము 2009 సం/పు..... 88.....

2 వ పుస్తకము 2009 సం/పు..... 8.....

3 వ పుస్తకము 2009 సం/పు..... 8.....

సర్కిలర్



इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले
प्राधिकारी को सूचित / वापस कर दें
आपका निदेशक (पद्धति)
ए.आर.ए. सेन्टर, भूतल
ई-2, जहंदवालान एक्सटेंशन
नई दिल्ली - 110 055

In case this card is lost/found, kindly inform/return to
the Issuing authority :
Director of Income Tax (Systems)
ARA Centre, Ground Floor
E-2, Jhandewalan Extn.
New Delhi - 110 055