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Coll. No. 96802 3333

SALEDEED

This Sale Deed is made and executed on this the 6th day of September 2012 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 Mansion, M. G. Road, Secunderabad – 500 003 represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 42 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

Mr. PANKAJ KANT, SON OF Shri. SHASHI KANT aged about 35 years, Occupation:
Service, residing at # WZ - 236, 1st Floor, Inderpuri Main Market, New Delhi - 110 012., 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 & MNOT CONSTRUCTIONS

వహ్మికేతా మొక్కం కాగితనుుల సంఖ్య... 2012 50 Nogo 20 3 30 7 5 30 193425 4 20 20 25 30 16 330 క్సర్ నట్ - రిజిస్టాను ఆఫీసులో 1/138 K. praishotal Recidy රසල්ල්ස්ථ අනුජා කෘෂණේව විසිටි 32කි ක అనుడేన్లన ప్రచుర్పెంచకలన్న సౌ<mark>యోదానులు</mark> THE SEAL OF THE SUBHEBISTRAR మందిలకు సిలిమల్లకలతో సహ్ దాణ్తలు <mark>చేసి రునంము</mark>. බව | 1600 / - පා අවුරධාර ్రాటీ ఉంది. ప్రవేశ్య ఒక్కుళాన్నడి. هدأت الدائم وكالموافقة t. Preshager Reday Storocc. Service of 15-6. (3)/3/67 Jud Cloor seesed, through Sta for Presentation of dawnards, pade StA No. 12/EKENJOS, Dr. OS 03.08 at Sto, Keesons, Se hom marsing, Mr Gr flood, Range Reddy Bistill. నికూ సించినది CALL Vankor Rowano Reddy Slo, late Mi exactly Occ. Berevier, app. 11.187/2, Road no. 3, Greensits. Colony, Saroprojer. Huderat ad. Caphian M. Soinivas sportate M. Cingaias Nort 18-77, Yadar Bosh, Nevednet, Huderalsas 193 45 m.s. 70, 34 (25) 3 373333.16 ... 3 do \$36

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:

- a. Shri M. Hanumath Rao, S/o. Late Shri Chinna Rama Chary
- b. Shri M. Kashinatham, S/o. Late Shri Chinna Rama Chary
- c. Shri M. Venunadham, S/o. Late Shri Chinna Rama Chary
- d. Shri M. Srinivasa Chary, S/o. Late Shri Chinna Rama Chary
- e. Shri M. Narayana, S/o. Late Shri Chinna Rama Chary
- f. Shri M. Pranavanadham, S/o. Hanumath Rao
- g. 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 Vendot herein.



Rs. 159cb Towards stamp duty including T under section, 41 of the 1.5. Act 1899. and 9s. 1600 Towards Registration fise on the chargeable value of 8s. 200000 were paid by the party through Bonk. 851976 vide challan/DD/BC/Pay order No. 7 9 12 date

Sub-Registrar Collector U/S 41 of I.S. Act

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- 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.
- D) The Vendee is desirous of purchasing a plot of land bearing no. 01 admeasuring 140 sq. yds., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.2,00,000/-(Rupees Two Lakhs Only) and the Vendor is desirous of selling the same on the following terms and conditions:

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:

- 1. The Vendor do hereby convey, transfer and sell the Plot No. 01 admeasuring 140 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.2,00,000/-(Rupees Two Lakhs Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.
- 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.
- 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. 17,000/- is paid by way of challan no. 851273, dated 07.09.2012, drawn on SBH, Keesara Branch, Ranga Reddy District.

For MODI & MONI CONSTRUCTIONS

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ENDORSEMENT

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

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SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 01, admeasuring about 140sq. yds., in the project known as "NILGIRI HOMES" 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 and bounded on:

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	North	Plot No. 02	:					
ļ	South	30' wide road						
-	East	Neighbour's land	l ·	:			:	
	West	30' wide road						

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. Hours

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FOR MODE & MODE CONSTRUCTIONS

Pariner

(Soham Modi) VENDOR

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		RAMPALLY VILLA	GE,	KEESAF	A N	landal, R.R.	Dist.
VENDOR:		M/S. MODI & MOD	CONSTRUCTIONS,	REPRESE	NTED BY	ITS PARTNE	₹ .
		MR. SOHAM MOD	I, SON OF SRI SATIS	H MODI			
BUYER:		MR. PANKAJ KAN	T SON OF SHRI. SH	ASHI KANT			
REFERENCE: AREA:	140	SCALE: SQ. YDS.	INCL: SQ. MTRS.			EXCL:	
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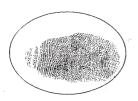




PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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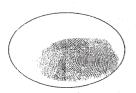
FINGER PRINT IN BLACK (LEFT THUMB) PASSPORT SIZE PHOTOGRAPH BLACK & WHITE NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





VENDOR:

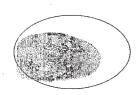
M/S MODI & MODI CONSTRUCTIONS, HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD REP. BY ITS MANAGING PARTNER MR. SOHAM MODI S/O. MR. SATISH MODI





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.





BUYER:

MR. PANKAJ KANT S/O. SHRI SHASHI KANT R/O. WZ - 236 1ST FLOOR INDERPURI MAIN MARKET NEW DELHI - 110 012.

SIGNATURE OF WITNESSES:

1. Vocep.

FOR MODE MODE CONSTRUCTIONS

Partner SIGNATURE OF THE EXECUTANTS

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

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SIGNATURE OF THE REPRESENTATIVE

SIGNATURE OF THE BUYER

46-0818-F



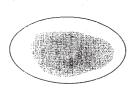
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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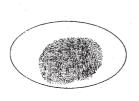
NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





WITNESSESS:

1. MR. CH. VENKATA RAMANA REDDY S/O. LATE ANJI REDDY R/O. H. NO: - 11-187/2 ROAD NO. 2, GREENHILLS COLONY SAROORNAGAR HYDERABAD.





2 MR. M. SRINIVAS S/O. LATE M. LINGGIAW R/O. H. NO; -28-77 YADAV BASTI NEREDMET HYDERABAD.

SIGNATURE OF WITNESSES:

1. Vary

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FOR MODI & MODI CONSTRUCTIONS

Partner

SIGNATURE OF THE EXECUTANT

SIGNATURE OF THE BUYER

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VENDOR.

For MODE & MORT CONSTRUCTIONS
Partner

कार्ड लेखा गंचवा /PERMANENT ACCOUNT NUMBER

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आयकर विभाग INCOME TAX DEPARTMENT

PRABHAKAR REDDY K

15/01/1974

Permanent Account Number AWSPP8104E

Signature

भारत सरकार GOVT OF INDIA





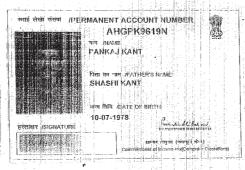
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आयकर विभाग INCOMETAX DEPARTMENT

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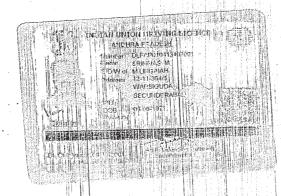
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