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Sl.No. 24514 Dt: 17-03-2011 Rs.100/-

Name: Santosh S/o.Shankar

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STEEL ST

For Whom: M/s.Modi & Modi Constructions, Sec-bad

K.SATISH KUMAR Licenced Stamp Vendor LIC.No.15-18-013/2000 REN.No.15-18-016/2009 H.No.5-2-30, Premavathipet (v)

493205

Rajendranagar Mandal, Ranga Reddy District. Ph.No.9849355156

SALE DEED

This Sale Deed is made and executed on this the 28th day of February 2011 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 \$\mathbb{4}0\$ years, Occupation: Business, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / \$\mathbb{4}\$ pssignees, etc.)

IN FAVOUR OF

MR. L. B. V. PRASAD, SON OF MR. L. S. SARMA, aged about 53 years, Occupation: Service, residing at Flat No. B-7(2, Balaj Angan, Sector-3, Plot I-1, Kharghar, Navi Mumbai - 410 210, 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 MOD! & MOD! CONSTRUCTIONS

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.
12		1	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 Shr. 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 Vendor herein.

For MODI & MODI CONSTRUCTIONS

- 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. 36 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 FOLOWS:

- 1. The Vendor do hereby convey, transfer and sell the Plot No. 36 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 cf 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. 224つ36 , dated 28.03.2011, drawr on State Bank of Hyderabad, Keesara Branch, Ranga Reddy District.

For MODIA MIST CONSTRUCTIONS

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 36 admeasuring about 122 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. 37	
South	30' wide road	
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. 8. 20mg

2. 8000

FOR MOLY & TOU CONSTRUCTIONS

Partner (Soham Modi)

VENDOŔ

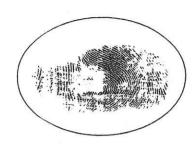
REGISTRATION PLAN SHOWING IN SURVEY NO. 128, 129, 132, 133, 134, 135 & 136 RAMPALLY VILLAGE, KEESARA Mandal, R.R. Dis VENDOR: M/S. MODI & MODI CONSTRUCTIONS, REPRESENTED BY ITS PARTNER MR. SOHAM MODI, SON OF SRI SATISH MODI BUYER: MR. L. B. V. PRASAD, SON OF MR. L. S. SARMA REFERENCE: AREA: 122 SCALE: SQ. YDS. Plot No. 37 Plot No. 37
RAMPALLY VILLAGE, KEESARA Mandal, R.R. Dis VENDOR: M/S. MODI & MODI CONSTRUCTIONS, REPRESENTED BY ITS PARTNER MR. SOHAM MODI, SON OF SRI SATISH MODI BUYER: MR. L. B. V. PRASAD, SON OF MR. L. S. SARMA REFERENCE: AREA: 122 SQ. YDS. INCL: Plot No. 37
WENDOR: M/S. MODI & MODI CONSTRUCTIONS, REPRESENTED BY ITS PARTNER MR. SOHAM MODI, SON OF SRI SATISH MODI BUYER: MR. L. B. V. PRASAD, SON OF MR. L. S. SARMA REFERENCE: AREA: 122 SCALE: SQ. YDS. Plot No. 37
MR. SOHAM MODI, SON OF SRI SATISH MODI BUYER: MR. L. B. V. PRASAD, SON OF MR. L. S. SARMA REFERENCE: SCALE: INCL: EXCL: AREA: 122 SQ. YDS. SQ. MTRS. Plot No. 37
BUYER: MR. L. B. V. PRASAD, SON OF MR. L. S. SARMA REFERENCE: SCALE: INCL: EXCL: AREA: 122 SQ. YDS. SQ. MTRS. Plot No. 37
REFERENCE: SCALE: SQ. MTRS. N Plot No. 37
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Neighbors Land Plot No. 36 24'-0"
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WITNESSES: FOR MUSEL & MODEL CONSTRUCTION Part
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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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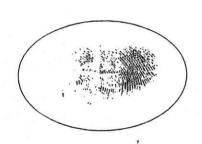




VENDOR:

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





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

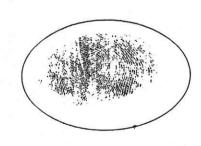
MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD – 500 003.





BUYER:

MR. L. B. V. PRASAD MR. L. S. SARMA R/O.FLAT NO. B - 702 BALAJI ANGAN SECTOR - 3, PLOT I - 1 KHARGHAR NAV! MUMBAI - 410 210





REPRESENTATIVE:

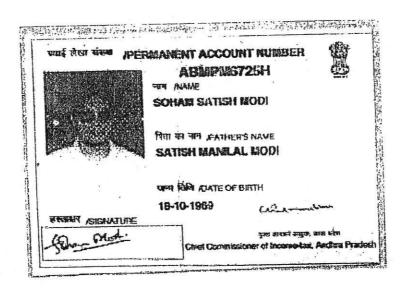
MRS. SUBBA LAXMI MR. MR. L. B. V. PRASAD R/O.FLAT NO. B - 702 BALAJI ANGAN SECTOR - 3, PLOT I - 1 KHARGHAR NAVI MUMBAI - 410 210

SIGNATURE OF WITNESSES:

1. 4. 10.9

2.

Partner
SIGNATURE OF EXECUTANTS



GPA HOLDER:

आयकर विभाग

INCOME TAX DEPARTMENT

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number

AWSPP8104E

Bignature

भारत सरकार GOVT. OF INDIA





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22/04/2006

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KRISHNA A.P.

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इसके दुवारा, भारत रागाउँ या के राष्ट्रपति के राज पर, उन सब से जिनका इस बात से नरीकार हो, यम प्रार्थना एवं अपेका की जाती है कि वे वाहक की बिना रीक-टोळ, आज़ादी से लाने-जाने हैं, और उसे हर तरह की ऐसी सड़ यता और सुरवा प्रदान करें जिसकी उसे आवश्यकता हो ।

These are to request and require in the male of the President of the republic of India all those who it may concern to allow the bearer to farefreely without let or HINDRANCE AND TO AFFORD HIM OR HER, EVERY ATSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND LT NEED.

> भारत राणराज्य के 'राष्ट्रपति के आदेश से दिया गण PY ORDER OF THE PRESIDENT OF THE REPUBLIC OF INDIA



एत. एस. राने SI'S RANE शत पासपोर्ट अधिकारी For Pluseport Officer पासपीई कार्याट्य, अंगे. Passport Office, Thane

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लाहरू ही सकता है। उन्होंई अधिकारी ने इस बालाई के सदर्श में कोई "रर्ग में पूर्व काम करीन है, काल एन स्पूरण चैना

्रा दिनी में उस में राजा के भाव उस्तु, स्व म्यांकें साल पा उसके ए के बका भी तीन कसीन करने दिल्ली भी कहा के जिस्सार मा तेज़्त नहीं र निह- दक्ष रेग म: दक्ष

नपरिंद पुर जाना, मोर्ट ही बाग जा नक हो जाने पर देशकी हिर्मिट हरकात काला में निक्रान राज्येंट प्रदेशकों को (हम पनि पास्त विक्रीत में हो) विन्यतन सामित किया को नीए पर्याप प्रदेश को में बांच कियो की कुछान के महत्व में प्रदेश सकता की किया कुछा

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CAUTION

THIS PASSOURT IS THE PROPERTY OF THE GOVERNMENT OF INDIA, MAY COMMUNICATION PROGRED BY HOLDER FROM THE PASSOURT AUTHORITY REGARDING THIS PASSOUR, INCLUDING DEMAND FOR ITS SUBFENDER, SHOULD BE COMPLIED WITH DA

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वास या पत्नी का मान /Nume of Spouse AKKAVAJJALA BALA

AKKAVAJJALA SUBBA LAXMI

CHS LTD AANGAN BALAJI ura /Address

PLOT

-3 KHAR GHAR SECTOR # B-702 FLAT

चुराने पासनोदे का में. और कुराके जारी होने का स्थान एवं तिये fold Passport No. with date and Place of Issue THANE 11/04/2002 NAVI- MUMBAI MS. 410210

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Representative:

ञ्जायकर विमाग INCOME TAX DEPARTMENT

GOVT. OF INDIA



Permanent Account Number ACFPL0557Q





In case this card is lost / found, kindly inform Income Tax PAN Services Unit, UTF TSL Plot No. 3, Sector 11, CBD Belapur, Navi Mumbai - 400 614 यह कार्ड खो जाने पर कृपया स्थित करें / लीटाए : आयकर पैन सेवा यूनीट, UTLTSL प्लाट मं . ३, सेक्टर १९ भी औं के बेलापूर, नवी मुंबई-४०० ६१४.

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