

SCANNED

1920/11

MMN-03

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु 100



ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

JCK
10/12
956

ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

Sl.No. 2002 Dt: 17-03-2011 Rs.100/-
Name : Santosh
S/o.Shankar
For Whom : M s.Modi & Modi Constructions, Sec-bad

U 493227

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

SALE DEED

This Sale Deed is made and executed on this the 7th day of May 2011 at S.R.O, 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 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.)

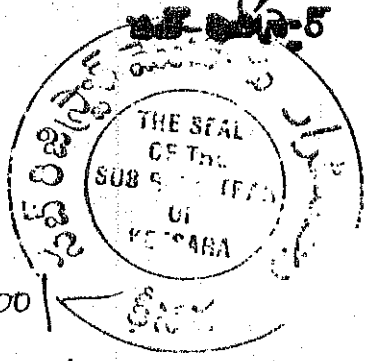
IN FAVOUR OF

MR. UTSAV AGRAWAL, SON OF MR. OMPRAKASH AGRAWAL aged about 29 years, Occupation: Service, residing at Sri Ramakrishna Nilayam, 8-4-376/4, Plot No. 4, New Sastry Nagar, Erragadda, Hyderabad - 500 018. 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

1920
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1



ENDORSEMENT

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

By challan No. 814225 Dt. 13/5/11

I. Stamp Duty:

1. In the shape of stamp duty
2. In the shape of ...
(u/s. 41 of L.S. Act)
3. In the shape of ...
(u/s. 41 of L.S. Act)
4. Adjusted ...
u/s. 16 of L.S. Act

Rs 100 / -
9900 / -

II. Transfer Duty:

1. In shape of ...
2. In the shape of ...

III. Registration:

1. In the ... of challan
2. In the ... of cash

625 / -

IV. User Charge:

1. In the shape of ...
2. In the shape of cash

100 / -

Total Rs 10725 / -

[Signature]
SUB-REGISTRAR
KOLAR

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 Gts.
2.	7972/2004	10.08.2004	128, 129, 132, 133, 136	Ac. 2-10 Gts.
3.	8657/2004	21.09.2004	128, 129, 133, 136	Ac. 2-10 Gts.
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 Vendor herein.

For MODI & MODI CONSTRUCTIONS


Partner

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 11-187/2

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మే 21 వ తేదీ
 శ్రీకాంత్ మామి 31 వ తేదీ
 3 వ తేదీ



K. Prabhakar Reddy

6.25 / ...
 వాసియర్స్ ...
 ఎడమ బొటన నోటు

Handwritten signatures



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/BK/2008
 dated 05.03.08 registered at SRO, Keesara
 Ranga Reddy Dist. Vide Doc. No 12/BK/08

రూపిందినది

① *Handwritten signature*

CH. NIEEKAS RAMANA REDDY / Late ANSI REDDY
 OCC: SERVICE. R/A 11-187/2. Flat no 2, GREENHILLS
 COLONY, SAROORNAGAR, HYDERABAD.

② *Handwritten signature*

K. KRISHNA PRASAD S/o Late K. ...
 Service. R/A. 1-21-Sul/11, Venkateswara ...

2011 నవంబరు 21 వ తేదీ
 1933 వ తేదీ
 శ్రీకాంత్ మామి 31 వ తేదీ

- 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. 0092/MP2/Plg/HUDA/07 dated 16/11/2007.
- D) The Vendee is desirous of purchasing a plot of land bearing no. 3, admeasuring 125 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.1,25,000/- (Rupees One Lakh Twenty Five 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. 3, admeasuring 125 sq. yds. forming part of Sy. No. 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.1,25,000/- (Rupees One Lakh Twenty Five 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. 10,625/- is paid by way of challan No. 814225, dated 13.05.11, drawn on SBH, Keesara Branch, Ranga Reddy District

For MODI CONSTRUCTIONS

Partner

వస్తువల్యము విలువ (తగినట్లయితే) 1920
 వస్త్రముల విలువ 8
 మరల గానితము వల్యము విలువ 3

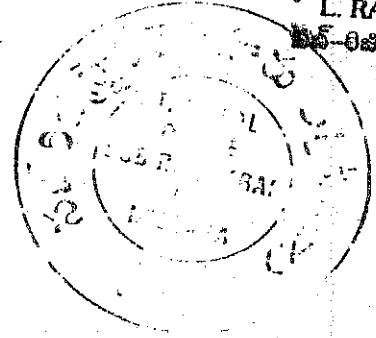
~~125000~~ 5

an amount of Rs. 9900/- towards stamp duty
 including 625/-
 towards registration Net Value
 of Rs. 125000/- paid by me
 Party through 814225
 dated 13/5/11 Koesar

Sub-Registrar
 Kaesara

1920-వ సంవత్సరము 2011 :
 విలువ Rs. 1920/-
 వస్తువల్యము
 20/5/11

L. RAVINDER
 1933) సంవత్సరము
 1920/2011



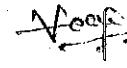
SCHEDULED PLOT


ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 3, admeasuring about 125 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 and bounded on: In the Project known as "NILGIRI HOMES,"

North	Plot No.4
South	Plot No.2
East	Neighbour's land
West	30' wide road

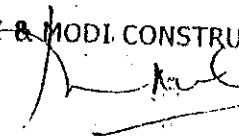
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 
(C. VENKATESH KUMAR REDDY)

2. 
K. KRISHNA PRASAD

For MODI & MODI CONSTRUCTIONS


Partner

(Soham Modi)
VENDOR


VENDEE

1. వస్తువేరు 1/2

1920

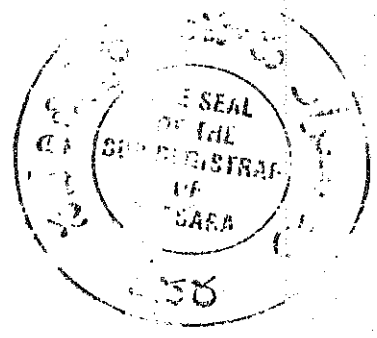
వస్తువేరు

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ఈ కార్యము వలన

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REGISTRATION PLAN SHOWING

PLOT NO. 3, 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: MR UTSAV AGRAWAL, SON OF MR. ÔMPRAKASH AGRAWAL

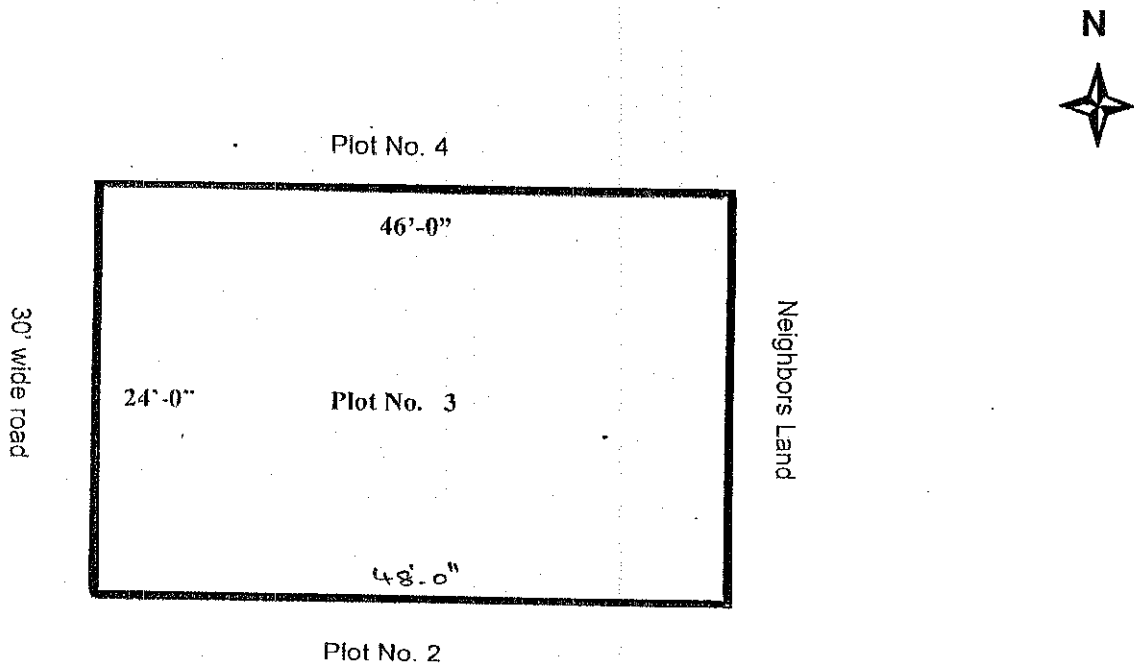
REFERENCE:
AREA: 125

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



WITNESSES:

- 1.
- 2.

For MODI & MODI CONSTRUCTIONS

Partner

SIG. OF THE VENDOR

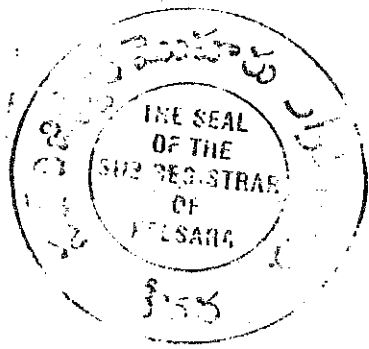
SIG. OF THE BUYER

వస్తువుల విలువ / వస్తువుల సంఖ్య 1920

పన్నుల విలువ / పన్నుల సంఖ్య 8

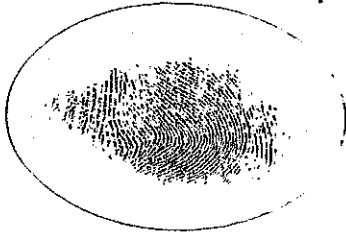
మొత్తం విలువ / మొత్తం సంఖ్య 5

చంద - రు. 50/-



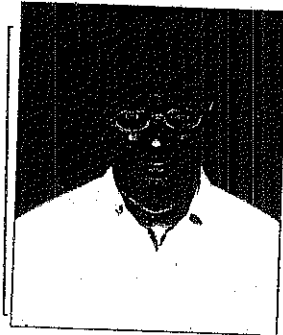
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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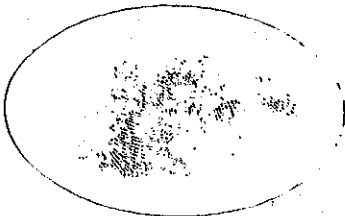
VENDOR:

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/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:

MR. UTSAV AGRAWAL
S/O. MR. OMPRAKASH AGRAWAL
R/O. SRI RAMAKRISHNA NILAYAM
8-4-376/4, PLOT NO. 4
NEW SASTRY NAGAR
ERRAGADDA
HYDERABAD - 500 018

SIGNATURE OF WITNESSES

1.

2.

For MODI & MODI CONSTRUCTIONS

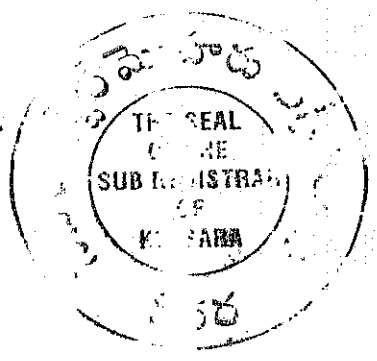
Partner



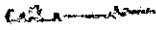
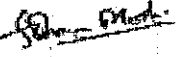
SIGNATURE OF EXECUTANTS

SIGNATURE OF BUYER

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स्थायी लेखा संख्या	PERMANENT ACCOUNT NUMBER	
	ADIMP6725H	
नाम	NAME	
	SONAM SATISH MODI	
पिता का नाम	FATHER'S NAME	
	SATISH MANLAL MODI	
जन्म तिथि	DATE OF BIRTH	
	18-10-1969	
हस्ताक्षर	SIGNATURE	
		
		मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

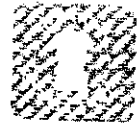
PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number
AWSPB104E

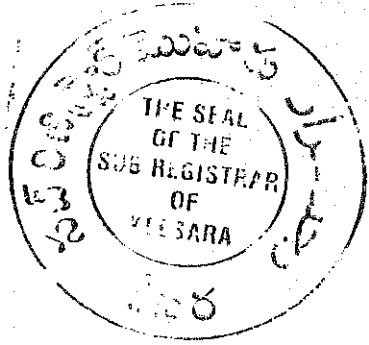

Signature

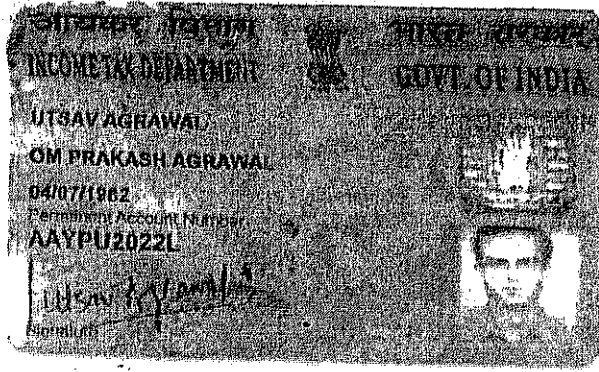


10062008

వస్తువులు విడి ప్రకారము 1920
 వస్త్రములు మొత్తము ప్రకారము 8
 మ. క. గిరము వస్త్రము ప్రకారము 7

జి. కె. లక్ష్మణ్
 8





Utsav Agrawal

- వ పుస్తకము 20/1/20 1920

దస్తావీజు గుర్తింపు లా సీతముల సంఖ్య 8

హా కొదితము వలన సంఖ్య 8

8
సబ్-రెజిస్ట్రార్

