

SCANNED

1995/89



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

R 147762

Date : 02-04-2009

Serial No : 8,198

Denomination : 100

Purchased By :

G. VENKATESH
S/O G.A. RAO
SECBAD

Sub Registrar
Ex.Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

For Whom :

MODI & MODI CONSTRUCTIONS
SECBAD

SALE DEED

th

This Sale Deed is made and executed on this the 30 day of April 2009 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 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

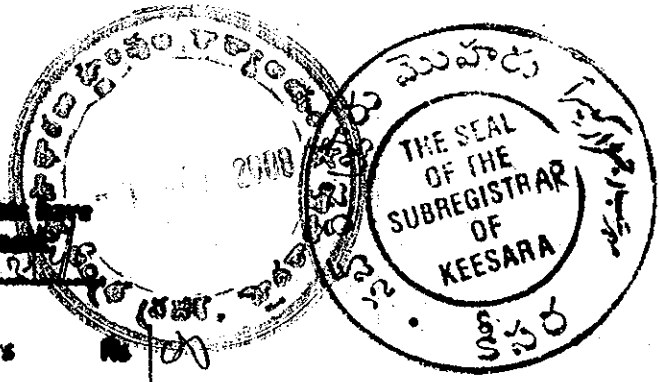
MR. P. V. S. CHANDRA SEKHARAM, SON OF LATE SHRI. P. SURYANARAYANA aged about 48 years, Occupation: Service, residing at D -1/502, Karishma Apartments, Vidhansabha Road, Shankarnagar, Raipur - 492001, Chattisgarh, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For MODI & MODI CONSTRUCTIONS

Partner

1995
 పన్నుకరము 2000 నంబరు వై.....
 దస్తావేజు మొత్తము కేసు నంబరు సంఖ్య..... 9
 ఈ ఛార్జీలములను కేసు నంబరు.....

వమ్మలజిస్ట్రారు



It is certified that the following amount has been paid in respect of the above mentioned by challan No. 220751

- Stamp Duty:**
- 1. In the shape of stamp papers Rs. 100
 - 2. In the shape of challan (s/s. 43 of S.S. Act 1899) Rs. 21500
 - 3. In the shape of cash (s/s. 43 of S.S. Act 1899) Rs.
 - 4. Adjustment of stamp duty (s/s. 36 of S.S. Act 1899, if any) Rs.
- D. 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. 1200
 - 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. 22700

SUB REGISTRAR
 KEESARA

RECEIVED
 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. 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.

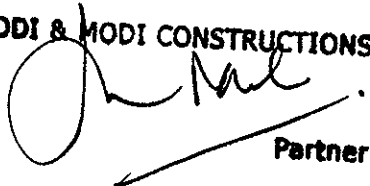
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R.R. District and are executed by the following owners:

- 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.

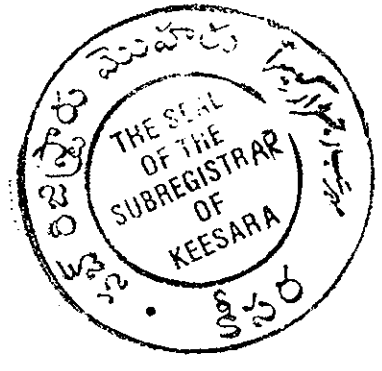
- B) The Former Owners are the sons and grand sons of Late Shri M. China Rama Chary the original pattedar of the land. By way of partition deed dated 05.09.2002 duly registered with S.R.O. Shamirpet, Ranga Reddy District vide document no. 4838/2002, the Former Owner at serial no. 'a to e' above became 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

వ పుస్తకము 2009 సం॥ను..... 1991
 దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 9
 ఈ కాగితము వరుస సంఖ్య..... 2

సబ్-రిజిస్ట్రార్


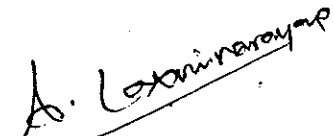


సం॥ విభిన్ నెం. 30 వ తేది
 పతాకం 10 వ తేది
 పరియం గంటల మధ్య
 అధిష్టారు ఆఫీసులో
 K. Prabhakar Reddy
 పుస్తకము 1908లోని సెక్షన్ 22వ ను
 అనుసరించి పనుర్పించవలసిన ఫోటోగ్రాఫులు
 మరియు పరిమూల్రలతో పహా దాఖలు చేసి రుసుము
 రూ॥ 1200 లు చెల్లించివారు.
 వ్రాసియిచ్చినట్లు ఒప్పుకొన్నది.
 ఎడమ బొకన ప్రేలు

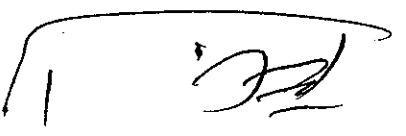
Sub-Registrar
 Keesara



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (O). 5-4-167/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
 Secunderabad-03, through attested-GPA/SPA for presentation
 of documents, Vide GPA/SPA No. 12/BEV/08
 dated 29.3.08 Registerer at SRO, Keesara
 Ranga Reddy District.

- ①  Venkateswara Reddy S/o. Anji Reddy occ: Service
 R/o. 11-187/2, Rd No.2, Green Hills colony
 Saroornagar, Hyderabad.
- ②  A. LAXMINARAYANA S/o. SADHARMA
 occ: SERVICE R/o. LALAPET, SECABAD

సం॥ విభిన్ నెం. 30 వ తేది
 పతాకం 10 వ తేది
 పరియం గంటల మధ్య

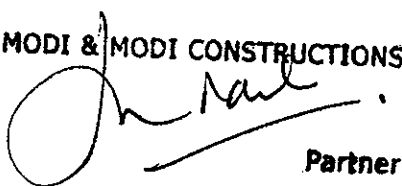


D) The Vendee is desirous of purchasing a plot of land bearing no. 59 admeasuring 240 sq. yds., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.2,40,000/- (Rupees Two Lakhs Forty Thousand Only) and the Vendor is desirous of selling the same on 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. 59 admeasuring 240 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. 2,40,000/- (Rupees Two Lakhs Forty 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. 22,800/- is paid by way of challan No. 200757, dated 29.04.09 drawn on SBH, Keesara Branch, Ranga Reddy District.

For MODI & MODI CONSTRUCTIONS


Partner

వుద్దకము 2008 సం॥ వు 1995
 ఉస్తావేజు చొక్కెడు 1 కమల సంఖ్య 9
 4 కొగితముల వివరణ సంఖ్య

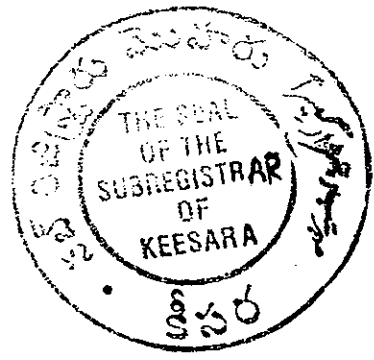
సబ్-రిజిస్ట్రారు

An amount of Rs. 21500 towards stamp duty
 including transfer tax of Rs. 1200
 towards registration fee on the Market Value
 of Rs. 240000/- paid by me
 Party through challan Receipt No. 2008/1
 dated 20/4/11 at SBH Keesara Br. Keesara

Sub-Registrar
 Keesara

10 వుద్దకము 2008 సం॥ (2008-11-30) వం॥ వు
 1995 మొత్తం రిజిస్ట్రారు లేదు జరిగినది. స్టాంపు
 ఎమిత్తుం గుర్తింపు సంఖ్య 11530-1 1995/2008
 జవ్వడమైనది.

2008 సం॥ 20/4/11 నెల 30 వ తేది
 సబ్-రిజిస్ట్రారు అధికారి



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 59 admeasuring about 240 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	Plot No. 60
South	Plot No. 58
East	30' wide road
West	Plot No. 52

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:

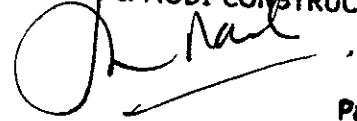
1.



2.

A. Lakshminarayana

For MODI & MODI CONSTRUCTIONS



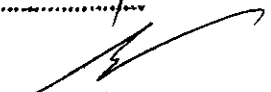
Partner

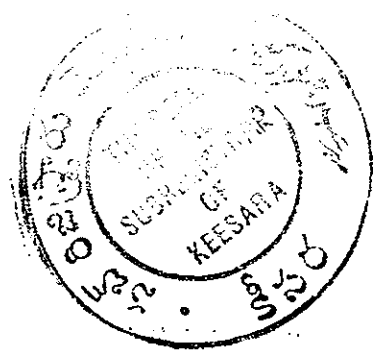
(Soham Modi)
VENDOR



VENDEE

అనుకము 2005 పంపు 1995
ఎస్సావేజు మొత్తము కలిగియుండు సంఖ్య..... 9
* కాగితముల వలన సంఖ్య 9


పబ్లికేషన్స్



REGISTRATION PLAN SHOWING

PLOT NO.59, 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. P. V. S. CHANDRA SEKHARAM, SON OF LATE SHRI. P. SURYANARAYANA

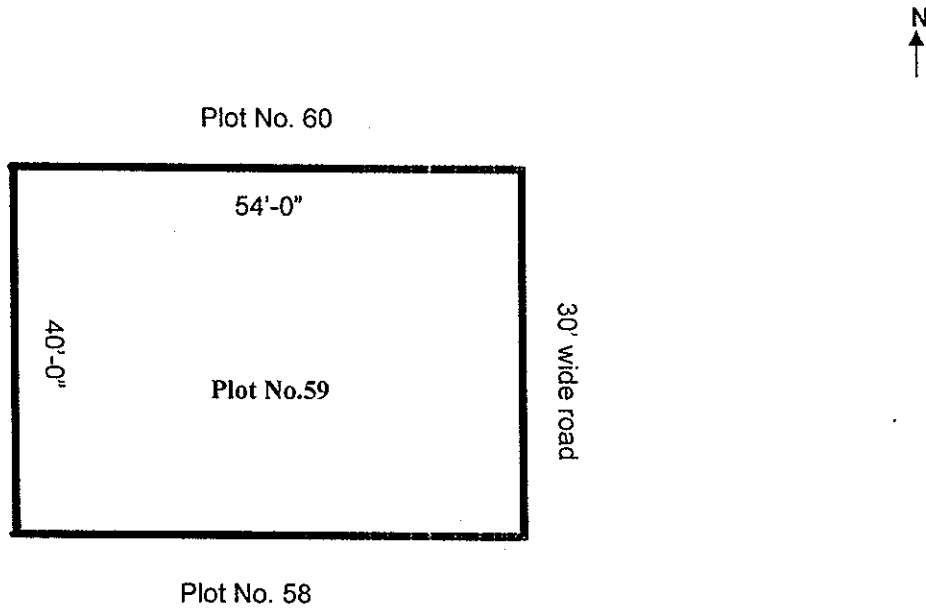
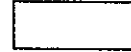
REFERENCE:
AREA: 240

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



WITNESSES:

- 1.
- 2.

For MODI & MODI CONSTRUCTIONS

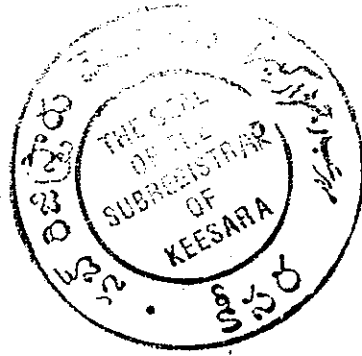
Partner

SIG. OF THE VENDOR

SIGN. OF THE BUYER

అనంతము 2008 వంకా పు 1995
దస్తావేజు మొత్తము కొగితముల సంఖ్య 7
కొగితముల వదిల సంఖ్య 3

నజీ-రిజిస్ట్రారు



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

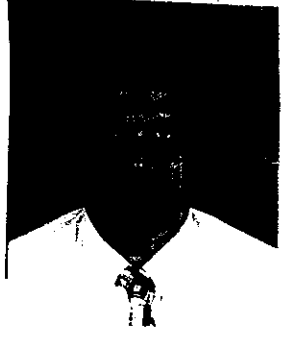
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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VENDOR:
M/S. MODI & MODI CONSTRUCTIONS
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD
REP. BY ITS PARTNER
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.



BUYER:
MR. P. V. S. CHANDRA SEKHARAM,
S/O LATE SHRI. P. SURYANARAYANA
R/O.D-1/502, KARISHMA APARTMENTS,
VIDHANSABHA ROAD,
SHANKARNAGAR,
RAIPUR - 492001,
CHATTISGARH

SIGNATURE OF WITNESSES:


- 1.
2. A. Logminarayana

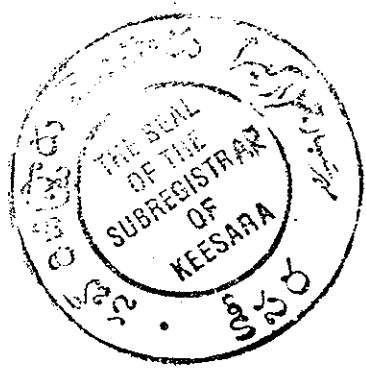
For MODI & MODI CONSTRUCTIONS

Partner
SIGNATURE OF EXECUTANTS

SIGNATURE(S) OF BUYER(S)

అస్తకము 2008 సం॥ పు 1995
దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 9
* కాగితముల వరుస సంఖ్య 8


సబ్ రిజిస్ట్రారు

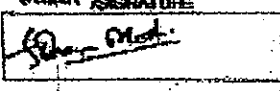


PERMANENT ACCOUNT NUMBER
ABMPM6725H

NAME
SONAM SATESH MODI

FATHER'S NAME
SATESH MANILAL MODI

DATE OF BIRTH
18-10-1989


SIGNATURE



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
AWSPR8104E

Signature




అన్వయము 2000 నంబరు 1995
విస్తరణ వా. అ. నంబరు 9
ఈ కారితముల 2

[Handwritten signature]
.....



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PVS CHANDRA SEKHARAM

PAPPU SURYANARAYANA

01/06/1960

Permanent Account Number
ARJPS9282Q



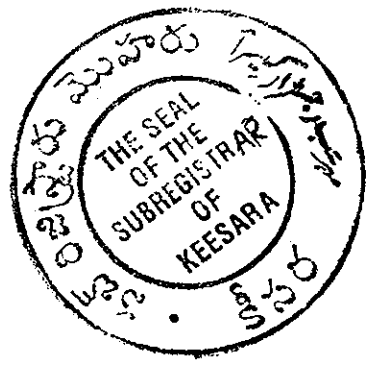
Signature

In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTIISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन/सेवा यूनिट, UTIISL
प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर,
नवी मुंबई-400 614

1998
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.....



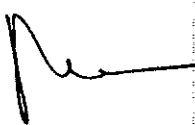
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Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 2017/2009 of SRO: 1530(KEESARA)

30/04/2009 14:36:16

S.No.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) P.V.S. CHANDRA SEKHARAM R/O. D- 1/502, KARISHMA APTMTS, VIDHANSABHA ROAD, SHANKARNAGAR, RAIPUR.	
2	Manual Enclosure	Manual Enclosure	(EX) M/S.MODI & MODI CONSTRUCTIONS 5-4- 187/3 & 4 II FLOOR SOHAM MANSIONM.G.RAOA SEC-BAD	

Witness
Signatures

Operator
Signature

Subregistrars
Signature

D. G. Vignesh

1795
పుస్తకము 2008 సం॥ పు
దస్తావేజు మొత్తము కాగితముల సంఖ్య.....
కాగితముల వరుస సంఖ్య

సబ్-రిజిస్ట్రారు

