

SCANNED

Doc. No. 2819/08



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L 219416

Sl No. 6121 Date 19/12/2007 Rs 100/-
 Sold to A. Venkatesh
 S/o. D/o. W/o A.A. Rao
 For Whom M/S. Modi & Modi Constructions

K. Prinevas
 SVL No.26/98, R.No.11/2007
 City Civil Court
 SECUNDERABAD

SALE DEED

This Sale Deed is made and executed on this the 19th day of April 2008 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, 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

MRS. R. USHA, WIFE OF MR. R. KAUSHIK aged about 41 years, residing at Flat No.104, 1st Floor, G.B.S. Enclave, Tirumalagiri Main Road, Secunderabad - 500015, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

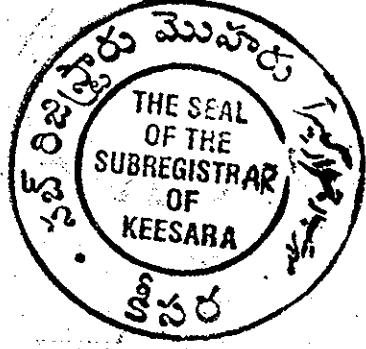
For MODI & MODI CONSTRUCTIONS

Soham Modi
 Partner

పుస్తకము 2008వ సం॥ గ్రా... 2008...
 వస్తావేజు మొత్తం కాగితముల సంఖ్య...
 కాగితము వరుస సంఖ్య...

10 DEC 2008
 SUBREGISTRAR
 KEESARA

సబ్-రెజిస్ట్రార్



2008 సం॥ ఏప్రిల్ నెం. 21... 326
 1930 ఏ.కా.శ. డివైజన్ మానం... 1... 326
 పనిలు... 11... మరియు... 12... గుంటుల మధ్య
 తీవర్ పవ - రిజిస్ట్రారు ఆఫీసులో
 శ్రీ/శ్రీమతి... K. Pradeep Reddy
 రిజిస్ట్రేషన్ చట్టము 1908లోని సెక్షన్ 32.ఎ ను
 అనుసరించి నమోదించవలసిన ఫోటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసే రుసుము
 రూ॥ 200/- లు చెల్లించినారు.
 ప్రాసెయిచ్చినట్లు ఒప్పుకొన్నది
 ఎడమ బొటన వ్రేలు

Pradeep Reddy

Pradeep Reddy s/o. K.P. Reddy O/c. Service
 and floor, Soham mansion

(1) S-4-187/3 & 4,
 M.G. Road, Sec 2nd, through attested GPA
 for presentation of documents, vide GPA
 Power no. 12/2008 dt 12.01.2008, Keesara, C.R.D.



విరూపించినది

① *Pradeep Reddy*
 RAJU VADLAMANI s/o. Suryanarayana
 s/o. flat no. 405, Vijaya Swargatha APTS,
 Medhi Jung colony, Moulali, Hyderabad.

② *[Signature]*
 KIRAN s/o RAMA RANGARAO
 O/c. BUSINESS No. 101, Sri Sai APTS
 HSA colony, KUSAGUDA, HYDERABAD

[Signature]

2008 సం॥ ఏప్రిల్ నెం. 21... 326 సబ్-రెజిస్ట్రార్
 1930 ఏ.కా.శ. సం. డివైజన్ మానం... 1... 326 కేసర

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:

- 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

1 వుత్తరము 2008 సం|| పు 2819

ఉపాధి: మొత్తము కొగితముల సంఖ్య: 7

ఉ కొగితముల వయస్ సంఖ్య: 2

సబ్-రిజిస్ట్రారు

STATEMENT

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

1. Stamp duty on the basis of the m.v. Rs. 26521

2. ... of stamp papers Rs. 100

3. ... of 1959) Rs. 15200

4. ... of 1959

5. ... of 1959

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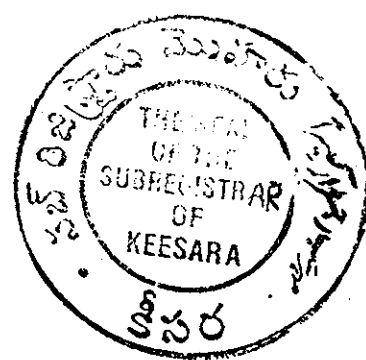
Total 76250

Handwritten signature

1వ వుత్తరము 2008 సం|| (శా.శ 1950) సం||పు 2819 మొత్తముగా రిజిస్టరు చేయబడినది. స్వామింగ్ నిమిత్తం కుర్చిలపు వెంకట 11530-1 2819/2008 ఇవ్వబడినది.

2008 సం|| ఏప్రిల్ నెం 21 వ తేది

Handwritten signature and text

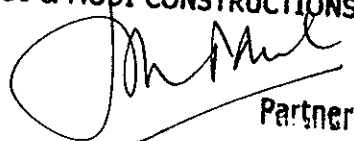


- C) The Vendor is desirous of developing the Scheduled Land by constructing row / independent house thereon and have obtained a tentative layout from HUDA vide Permit No. 6092/MP2/Plg/HUDA/07 dated 16/11/2007.
- D) The Vendee is desirous of purchasing a plot of land bearing no. 61 admeasuring 170 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.1,70,000/- (Rupees One Lakh Seventy 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:

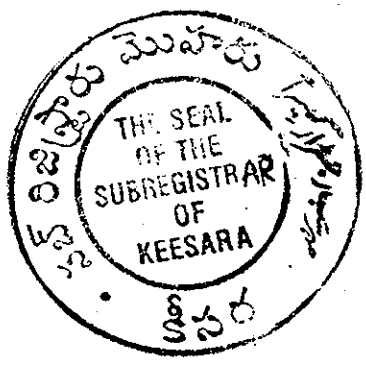
1. The Vendor do hereby convey, transfer and sell the Plot No. 61 admeasuring 170 sq. yds. forming part of Sy. No. 128, 129, 132-136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, which is herein after referred to as the Scheduled Plot and more particularly described in the schedule and the plan annexed to this Sale Deed in favour of the Vendee for a consideration of Rs.1,70,000/- (Rupees One Lakh Seventy Thousand Only) and 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. 16,150/- is paid by way of challan No. 706521, dated 21. 4. 08, drawn on SBH, Keesara Branch, R. R. District.

For MODI & MODI CONSTRUCTIONS


Partner

1. వుద్దకము 2008 నెంబు ఫె 281.9
2. వుద్దకము మొత్తము కౌగితముల నంఖ్య 9
3. కౌగితముల వరుస నంఖ్య 3

శబ్-రిజిస్ట్రారు





SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 61 admeasuring about 170 sq. yds. forming part of Sy. No. 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:

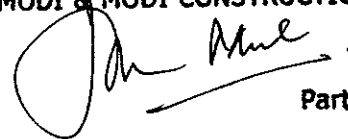
North	Plot No. 62
South	30' wide road
East	Plot No. 68
West	30' wide road

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. 
2. 

For MODI & MODI CONSTRUCTIONS


Partner

(Soham Modi)
VENDOR

X 

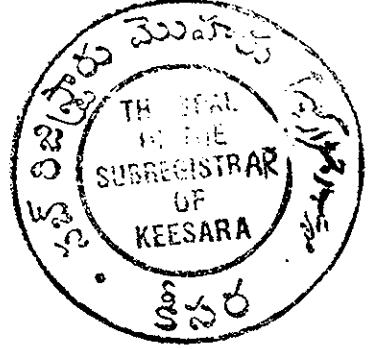
VENDEE

1 ప్రస్తుతము 21.12.2019 2019

దస్తవేజు సంఖ్య 7

ఈ కార్యముల వివరములు సంఖ్య 4

సబ్-రిజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO. 61, 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 PARTNER

MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER: MRS. R. USHA, WIFE OF MR. R. KAUSHIK

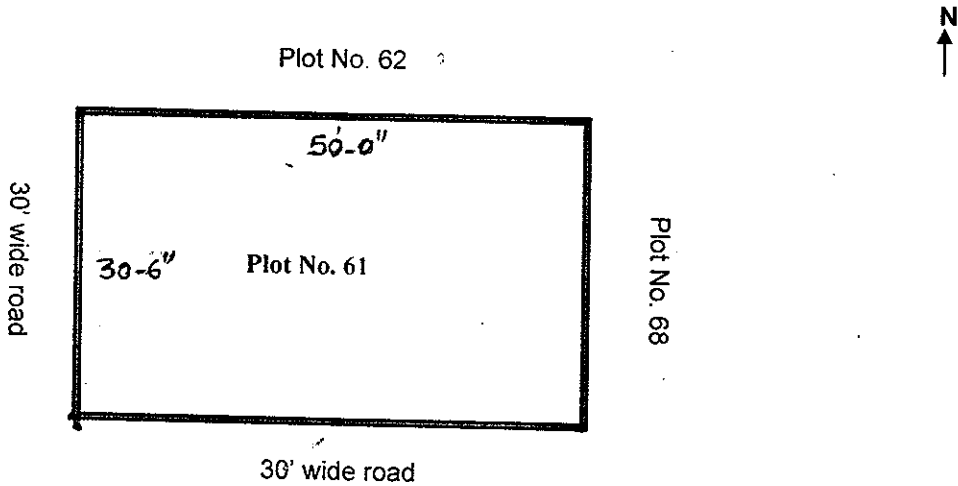
REFERENCE:
AREA: 170

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



WITNESSES:

1. *[Signature]*

2. *[Signature]*

For MODI & MODI CONSTRUCTIONS

[Signature]

Partner

SIG. OF THE VENDOR

[Signature]



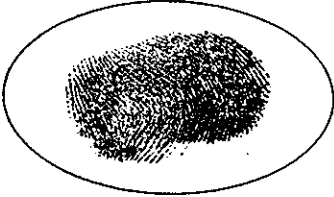

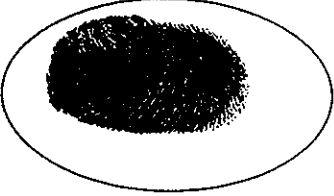

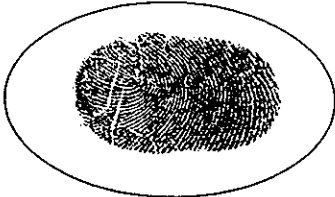
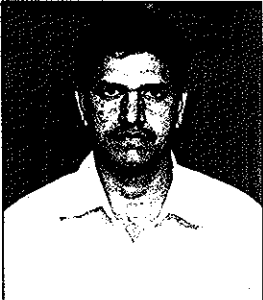
SIG. OF THE BUYER

1 వృత్తము 2008 సం॥ ప్పు 2819
దస్తవేజు యొక్క గణితముల సంఖ్య 7
* గణితముల కరుణ సంఖ్య

నల్-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
			<p>VENDOR:</p> <p>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</p> <p>MR. SOHAM MODI S/O. MR. SATISH MODI</p>
			<p>GPA FOR PRESENTING DOCUMENTS VIDE DOC. NO. 12/ BKIV/ 2008:</p> <p>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.</p>
			<p>BUYER:</p> <p>MRS. R. USHA W/O. MR. R. KAUSHIK R/O. FLAT NO.104, 1ST FLOOR G.B.S. ENCLAVE TIRUMALAGIRI MAIN ROAD SECUNDERABAD - 500015.</p>
			<p>REPRESENTATIVE:</p> <p>RAMESH RAJU ALLURI S/O APPALARAJU R/O PLOT NO. 22 DEVENDER COLONY KOMPALLY SECUNDERABAD</p>


SIGNATURE OF WITNESSES:

- 
- 

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. A. RAMESH RAJU, 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

SIGNATURE OF EXECUTANTS


SIGNATURE(S) OF BUYER(S)

1 ವೃತ್ತಕರ್ಮ 2008 ರಂಗೆ ಥಿ 2819

ಅಧ್ಯಕ್ಷರು ವ್ಯಾಜ್ಯ ಕೂಲಿ ಕೂಲಿ ಸಂಖ್ಯೆ 9

ಈ ಕೂಲಿ ಕೂಲಿ ಸಂಖ್ಯೆ 6

ನಂ-6666

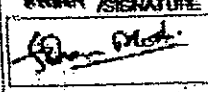


PERMANENT ACCOUNT NUMBER
ABMPN6725H

NAME
SOHAN SATISH MODI

FATHER'S NAME
SATISH MANLAL MODI

DATE OF BIRTH
18-10-1989

SIGNATURE


Chief Commissioner of Income-tax, Andhra Pradesh


ANDHRA PRADESH
 DRIVING LICENCE
DLDAP011193022002

PRASHANT REDDY K
 K PRASHANT REDDY
 2-3-84/10224
 JATSON GARDEN
 ANBER
 HYDERABAD

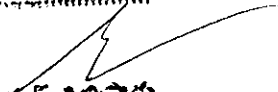
30-07-2002 **DUPLICATE**

LICencing Authority
 RTA-HYDERABAD-EE

For MODI & MODI CONSTRUCTIONS


 Partner

1 పుస్తకం 28/9
వస్తావేదిక 9
ఈ కారితీసుకు వచ్చిన సందర్భం 2


నవ-రిజిస్ట్రారు



1 ప్రస్తుతము 2008 నంబర్ పు 2019
బహువేజు మొత్తము కాగితముల సంఖ్య..... 9
ఈ కాగితముల వరుస సంఖ్య 100
నం-0219/08



1 ఫిబ్రవరి 2008 నం|| డి 9219
పల్లెపా మొత్తము కొగితముల నంబు 9
ఈ కొగితముల తరున నంబు 9

నా-చిహ్నము

