

3775/09



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ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Z 259577

14407 Date 29/05/2009

K. SRINIVAS
S.V.L.No.26/98, R.No.11/2007
CITY CIVIL COURT
SECUNDERABAD

Sold to Ramesh

S/o. D/o. S/o. C. M. Rao

For Whom M. S. Modi & Modi Constructions

SALE DEED

This Sale Deed is made and executed on this the 27th day of July 2009 at SRO, Keesara, Range 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 38 years, 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. GAURANG MODY, SON OF MR. JAYANTILAL MODY aged about 41 years, Occupation: Business, residing at Flat No. 105, Sapphire Apartments, Chikoti Gardens, Begunpet, Hyderabad, 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

[Signature]
Partner

చేపట్టణము 2009 నాి ను
 దస్తావేజులము కాగితముల సంఖ్య 7
 ఈ కాగితముల పరుస సంఖ్య
 1-4 MAY 2009
 పేరిట పేరు వ్రాయండి.

3775

7

సబ్-రజిస్ట్రారు



ENDORSEMENT

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

By challan No. 271216 Dt. 29/7/09

- | | |
|--|-----------|
| I. Stamp Duty: | |
| 1. in the shape of stamp papers | Rs 100 |
| 2. in the shape of challan (s. 41 of I.S. Act. 1899) | Rs. 10430 |
| 3. in the shape of cash (s. 41 of I.S. Act. 1899) | Rs. |
| 4. adjustment of stamp duty w/s. 16 of I.S. Act 1899, if any | Rs. |
| II. 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. 585 |
| 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 11215
 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. 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 patteddar 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/P1g/HUDA/07 dated 16/11/2007.

For MODI & MODI CONSTRUCTIONS


Partner

అస్తకము 200 ప సంగ్రహము..... 3775

స్తావేజు మొత్తం కారితముల సంఖ్య..... 7

ఈ కారితము వరుస సంఖ్య..... 2

2009 సం॥ 27 నెల 27 తది
1931 వ.శ.క. సం॥ 5 వ తది
పగలు 11 మరియు 12 గంటల మధ్య
కీసర్ సబ్ - రిజిస్ట్రారు ఆఫీసులో
శ్రీ/శ్రీమతి K. Prabhakar Reddy
రిజిస్ట్రేషన్ చట్టము 1908లోని సెక్షన్ 32.ఎ ను
అనుసరించి నమోదుచేయబడిన ఫోటోగ్రాఫ్లు
మరియు కేలిమ్యులతో సహా దాఖలు చేసి రుసుము
రూ॥ 58/- లు చెల్లించినారు.
వ్రాసియున్నట్లు నిరూపించారు.
పత్రము చాటున ఫోటో



నిరూపించినదీ

Prabhakar

K. Prabhakar Reddy S/o. K.P. Reddy
వారి: Seavie P.O. S-4 187/3 & 4, M.S.
Road, Sec' Bad, through GRA for presentation
of documents, vide GRA No. 12/BR/08
(Dt: 5.3.08 at SRO, Keesara, R.R.Dist

1

Venkateswara Reddy S/o. K.P. Reddy
వారి: Seavie P.O. 11-18/2, Rd No. 2
Green Hills Colony, Paroorragar, H.R.

2

B. RAJ KUMAR S/o. MURUND Rao
వారి: BUSINESS. P.O. ANVAL. SEC'D

2009 సం॥ 27 నెల 27 తది సబ్-రిజిస్ట్రారు
1931 వ శ.శ. సం॥ 5 వ తది కీసర్

- D) The Vendee is desirous of purchasing a plot of land bearing no. 81 admeasuring 117 sq. yds., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.1,17,000/- (Rupees One Lakh Seventeen Thousand Only).
- E) 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. 81 admeasuring 117 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.1,17,000/- (Rupees One Lakh Seventeen 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. 11,115/- is paid by way of challan No. 271316, dated 27.07.2009, drawn on SBH, Keesara Branch, R. R. District.

For MODI & MODI CONSTRUCTIONS


Partner

1st పేజీలకు 2009 నంబర్ 3775
 దస్తావీజు మొత్తము కాగితముల సంఖ్య 7
 ఈ కాగితముల వరుస సంఖ్య 3

సబ్-రిజిస్ట్రారు

An amount of Rs. 10490 towards stamp duty
 including transfer duty and Rs. 585
 towards registration fee on the Market Value
 of Rs. 117000 was paid by me
 Party through Challan Receipt No. 271316
 dated 27/1/09 at S.H. Keesara Br. Keesara

Sub-Registrar
 Keesara

1st పేజీలకు 2009 నంబర్ (కా.న. 1931) నంబర్
 3775 మంబరుగా రిజిస్టరు చేయబడినది. స్టాంపు
 నిమిత్తం గుర్తింపు నంబరు 1530-3775/2009
 ఇవ్వడమైనది.
 2009 నంబర్ 02వ తేదీ నెల 27వ తేదీ

సబ్-రిజిస్ట్రారు అధికారి



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 81 admeasuring about 117 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	Tot-lot area & land scaped garden
South	Plot No. 80
East	Tot-lot area & land scaped garden
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:

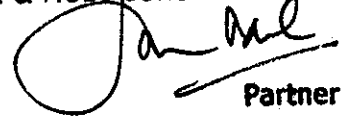
1.



2.



For MODI & MODI CONSTRUCTIONS


Partner

(Soham Modi)
VENDOR


VENDEE

1వ పుస్తకము 2009 నంబరు 3775
దస్తావేజు మొత్తము కాగితముల సంఖ్య 7
ఈ కాగితముల వరుస సంఖ్య 4

పశ్చిమ-రజిస్ట్రారు



REGISTRATION PLAN SHOWING

PLOT NO. 81, 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: MR. GAURANG MODY, SON OF MR. JAYANTILAL MODY

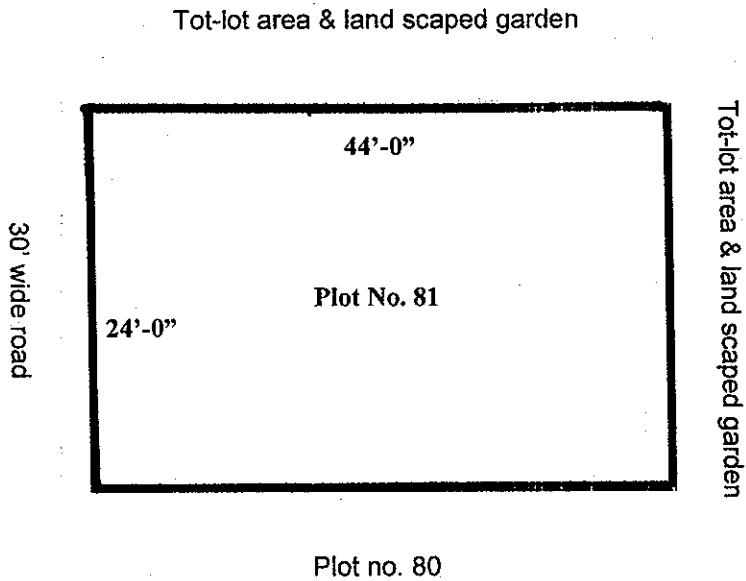
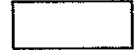
REFERENCE:
AREA: 117

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



WITNESSES:

- 1.
- 2.

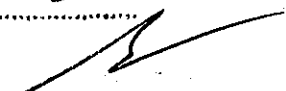
For MODI & MODI CONSTRUCTIONS

Partner

SIG. OF THE VENDOR

SIGN. OF THE BUYER

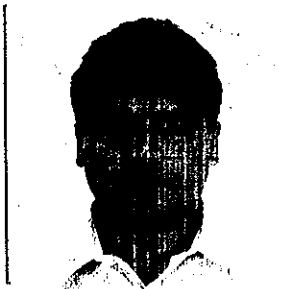
1వ పుస్తకము 2009 నం. పు 3775
దస్తావేజు యొక్క ము కాగితముల సంఖ్య 7
ఈ కాగితముల వరుస సంఖ్య


నట-రిజిస్ట్రారు



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

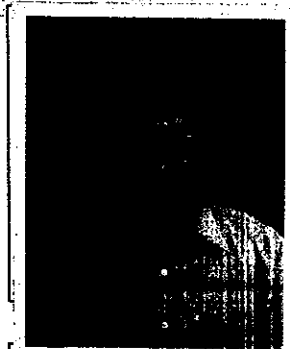
<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
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BUILDER:

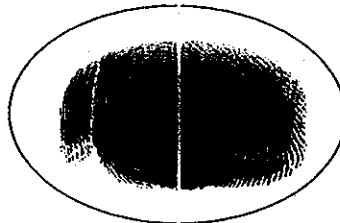
M/S. MODI & MODI CONSTRUCTIONS,
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD
REP. BY ITS MANAGING PARTNER

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. GAURANG MODY
S/O. MR. JAYANTILAL MODY
R/O. FLAT NO. 105
SAPPHIRE APARTMENTS
CHIKOTI GARDENS
BEGUMPET
HYDERABAD

SIGNATURE OF WITNESSES:

- 1.
- 2.

For MODI & MODI CONSTRUCTIONS

Partner

SIGNATURE OF EXECUTANTS

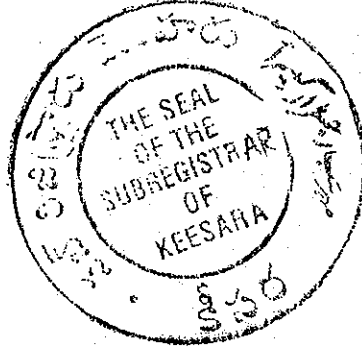
I stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Keesara, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE OF BUYER

న వున్నకము 2009 నం.వు 3775
తస్తావేజా మొత్తము కాగితముల సంఖ్య 7
ఈ కాగితముల వరుస సంఖ్య 6

పబ్లికేషన్లు

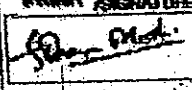


PERMANENT ACCOUNT NUMBER
ADMP16725H

NAME
SOHAN SATESH MODI

FATHER'S NAME
SATESH MANLAL MODI

DATE OF BIRTH
18-10-1969

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
AWSP0104E

Signature



1వ వుస్తకము 2009 నం.పు 3775
దస్తావేజు మొత్తము కాగితముల సంఖ్య 7
ఈ కాగితముల వరుస సంఖ్య 7

సబ్-రిజిస్ట్రారు

