

865/09

SCANNED



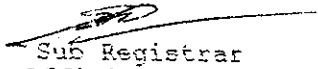
ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 360587

Date : 09-07-2008 Serial No : 27,641 Denomination : 100

Purchased By :

D. RANESH
S/O D. SENAPARAM
SECURAD


Sub Registrar
Ex.Officio Stamp Vendor
G.S.O., CAIG Office, Hyd

For Whom :
MODI & MODI CONSTRUCTION'S
SECURAD

SALE DEED

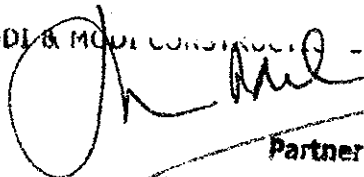
This Sale Deed is made and executed on this the 05th day of Feb' 2009 at Secunderabad by and between:

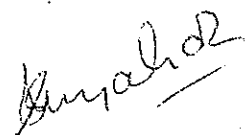
M/S. MODI & MODI CONSTRUCTIONS a registered partnership firm having its office at 5-4-187/3&4, II Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003 represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 38 years, Occupation: Business, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

IN FAVOUR OF

MRS. SHREYA MODY, WIFE OF MR. SAMIR MODY aged about 42 years, residing at No. 402, Mangal Kunj, 4th Floor, A-wing, 2, Mount Plesent Road, Mumbai-06, 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 CONSTRUCTION'S

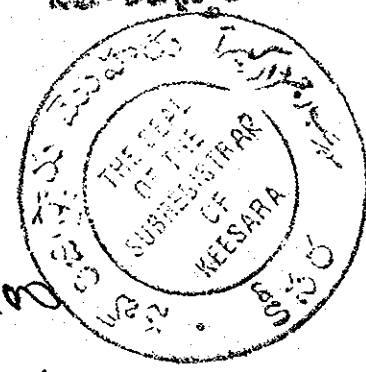

Partner



1. వస్తువుల విక్రయ సూచన..... 865
 2. ప్రామాణిక మొత్తం కాగితముల సంఖ్య..... 8
 3. ఈ కాగితము వరుస సంఖ్య..... 1



సబ్-రెజిస్ట్రార్



ENDORSEMENT
 Considering that the following amounts have
 been received in respect of this document:
 1. Stamp Duty: Rs. 9260 On 6/2/07

- I. Stamp Duty:
 - 1. in the shape of stamps Rs. 100
 - 2. in the shape of stamps (u/s. 41 of I.S. Act 1956) Rs. 9260
 - 3. in the shape of cash Rs.
 - 4. adjustment of stamp duty (u/s. 16 of I.S. Act 1956, 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. 10065

[Signature]
 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, 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.

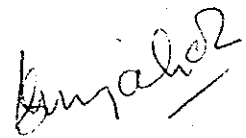
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R.R. District and are executed by the following owners:

- 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.

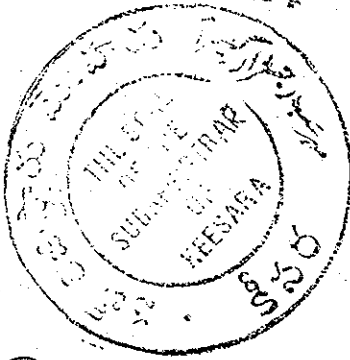
- B) The Former Owners are the sons and grand sons of Late Shri M. China Rama Chary the original pattedar of the land. By way of partition deed dated 05.09.2002 duly registered with S.R.O. Shamirpet, Ranga Reddy District vide document no. 4838/2002, the Former Owner at serial no. 'a to e' above became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



..... 2008 సం॥ 6 వ తేది
 1930 వ.శా.సం 17 వ తేది
 తూ.కా.గోదావరి జిల్లా పంచాయతీ సంఖ్య..... 7

సబ్-రిజిస్ట్రార్



(Signature)

2008 సం॥ 6 వ తేది
 1930 వ.శా.సం 17 వ తేది
 పేరు 12 పేరు 7 గంటల వ్యక్తి
 కేసు నంబర్ - రిజిస్ట్రారు ఆఫీసులో
 కేసు నంబర్ K. Prabhakar Reddy
 1908లోని సెక్షన్ 32.ఎ ను
 ప్రభుత్వం నుండి సమర్పించవలసిన ఖాతాగ్రాఫులు
 మరియు వేలముద్రాలతో సహా దాఖలు చేసే రుసుము
 రూ॥ 500 లు చెల్లించినారు
 ప్రాధికారము ఉన్నట్లు
 సాక్షుల వారు



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service, (O). 5-4-187/3 & 4, 2nd Floor, Sakam Mansion, M.G. Road, Secunderabad-03, through attested GPA/SPA for presentation of documents, Vide GPA/SPA No. 12/14/2008, dated 29.3.08 registerer at SRO, Keesara Ranga Reddy District.

నిరూపించినది

1 *(Signature)*

Venkat Ramana Reddy S/o. Anji Reddy Occ: Service
 R/o. 11-187/2, Green Hills Colony, Secunderabad
 Hyderabad.

2 B. Roy

B. Raj Kumar S/o. Murugund Rao
 Occ: Business R/o. Alwal, Sec'bad.


2008 సం॥ 6 వ తేది
 1930 వ.శా.సం 17 వ తేది

(Signature)
 సబ్-రిజిస్ట్రారు
 కీసరా

- 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. 94 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) 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. 94 admeasuring 117 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. 1,17,000/- (Rupees One Lakh Seventeen 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. 9,945/- is paid by way of challan No. 916280, dated 6.2.07, drawn on SBH, Keesara Branch, R. R. District.

For MODI & MODI CONSTRUCTIONS

Partner

Page-3-



వ పుస్తకము డివీజీ వ సంఖ్య..... ౨౬౯
 దస్తావేజు మొత్తం కాగితముల సంఖ్య..... ౪
 ఈ కాగితము వరుస సంఖ్య..... ౩

సబ్-రజిస్ట్రార్

9260 Towards stamp duty
 including transfer duty and Rs. 585
 towards registration fee on the Market Value
 of Rs. 1,17,000 paid by me
 Party through cheque Receipt No. 916, 280
 dated 6/1/19 at SBH, Keesara, Br. Keesara

Sub-Registrar
 Keesara

86౯
 రిజిస్ట్రేషన్ నెంబరు 11538-1 86౯ 1200౯
 2009 సం|| 21/1/19 నెల 6 వ తేదీ

సబ్-రజిస్ట్రారు అధికారి



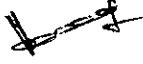
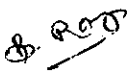
SCHEDULED PLOT

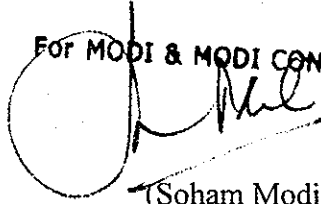
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 94 admeasuring about 117 sq. yds. forming part of Sy. No. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

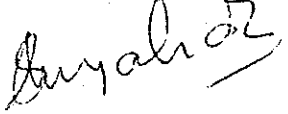
North	Park
South	Plot No. 93
East	30' wide road
West	Plot No. 89

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

(Soham Modi) Partner
VENDOR


VENDEE

వస్తువుల విలువ 200 గ్రా సంగ్రహం..... 865
 వస్తువుల విలువ 200 గ్రా సంగ్రహం కొరతను సరిదిద్దే సంఖ్య..... 8
 ఈ కొరతను వరుస సంఖ్య..... 4

సబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING PLOT NO. 94, FORMING A PART

IN SURVEY NO. 128, 129, 132, 133, 134, 135 & 136 **Situated at**

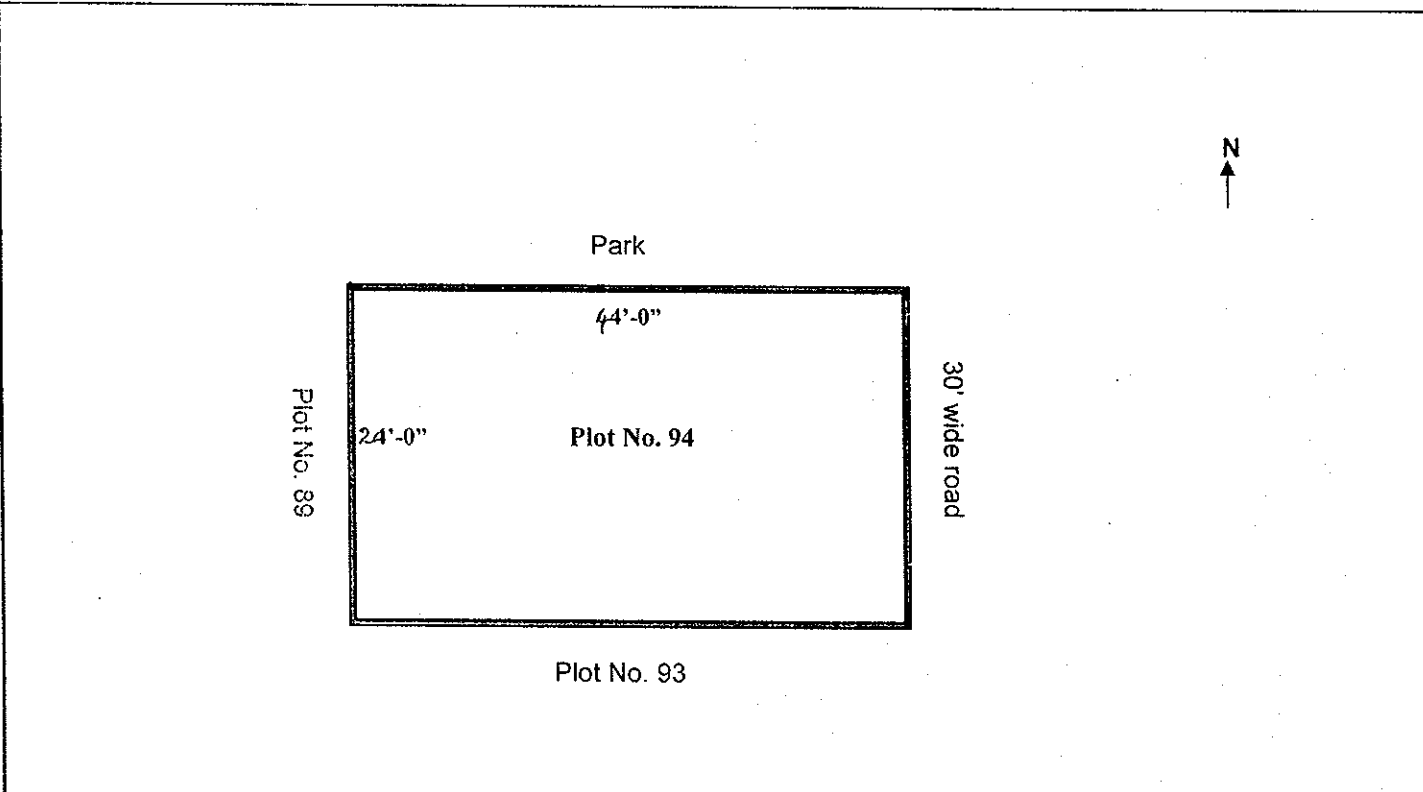
RAMPALLY VILLAGE, KEESARA **Mandal, R.R. Dist.**

VENDOR: M/S. MODI & MODI CONSTRUCTIONS, REPRESENTED BY ITS MANAGING PARTNER

MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER: MRS. SHREYA MODY WIFE OF MR. SAMIR MODY

REFERENCE: **SCALE:** **INCL:** **EXCL:**
AREA: 117 **SQ. YDS.** **SQ. MTRS.**



WITNESSES:

- 1.
- 2.

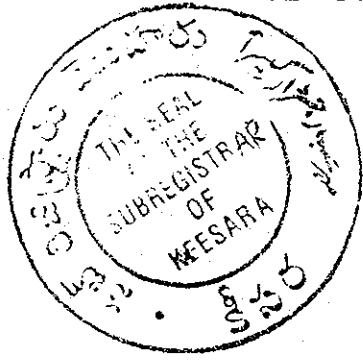
For MODI & MODI CONSTRUCTIONS

Partner
SIG. OF THE VENDOR

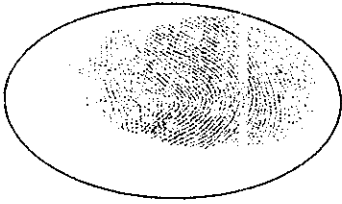

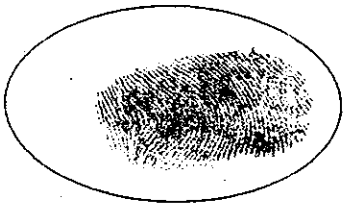

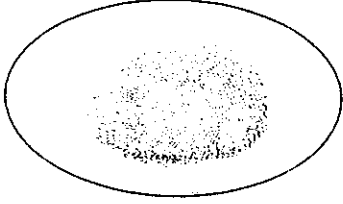

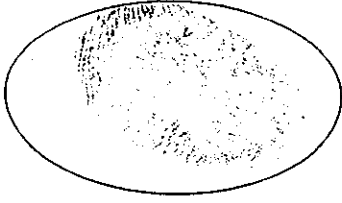

SIG. OF THE BUYER

1 వ ప్రకటన పత్రం సంఖ్య..... 861.....
 2 వ ప్రకటన పత్రం సంఖ్య..... 8.....
 ఈ ప్రకటన వరుస సంఖ్య..... 5.....

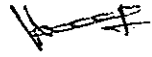

పబ్లికేషన్
 పబ్లికేషన్



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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>VENDOR:</u></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 MANAGING PARTNER</p> <p>MR. SOHAM MODI S/O. MR. SATISH MODI</p>
			<p><u>SPA FOR PRESENTING DOCUMENTS:</u></p> <p>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.</p>
			<p><u>BUYER:</u></p> <p>MRS. SHREYA MODY W/O MR. SAMIR MODY R/O. FLAT NO. 402, MANGAL KUNJ, 4TH FLOOR, A-WING, 2, MOUNT PLESENT ROAD, MUMBAI-06</p>
			<p><u>REPRESENTATIVE:</u></p> <p>MR. LAXMIKANTH R/o. 5-4-187/3&4 M. G. ROAD SEC - BAD</p>

SIGNATURE OF WITNESSES:

1. 
2. 

For MODI & MODI CONSTRUCTIONS



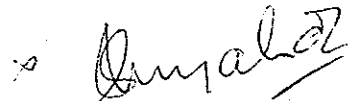
Partner

SIGNATURE OF EXECUTANTS

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. Laxmi Kanth as I / We cannot appear personally before the Registering Officer in the Office of Sub-
Registrar of Assurances, Keesara, Ranga Reddy District.

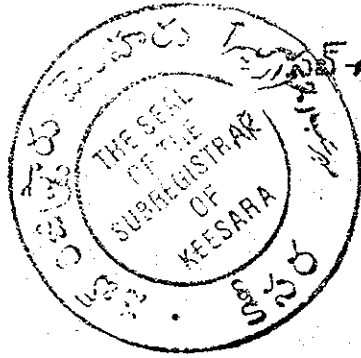



SIGNATURE OF THE REPRESENTATIVE



SIGNATURE(S) OF BUYER(S)

1 వ పుస్తకము జరిగిన నంగణం..... 861
వస్తావేళ మొత్తం కాగితముల సంఖ్య..... 2
ఈ కాగితము వరుస సంఖ్య..... 6

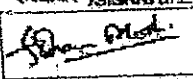


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPN6725H


नाम / NAME
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANLAL MODI

जन्म तिथि / DATE OF BIRTH
15-10-1969

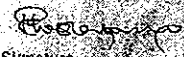
हस्ताक्षर / SIGNATURE




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
AWSP8104E

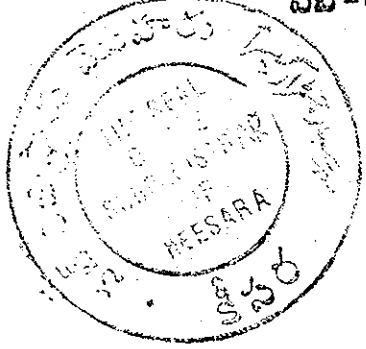
हस्ताक्षर / SIGNATURE


1002008

1 వ పుస్తకము కలిగిన సంఖ్య..... 865.....
 దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 8.....
 ఈ కాగితము వరుస సంఖ్య..... 7.....

పబ్లికేషన్స్
 పబ్లికేషన్స్



Pranali

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ADNPM6365J



नाम /NAME
SHREYA SAMIR MODY

पिता का नाम /FATHER'S NAME
PRAMODCHANDRA MODY

जन्म तिथि /DATE OF BIRTH
18-05-1966

हस्ताक्षर /SIGNATURE

Shreya Samir Mody

Pranali

आयकर निदेशक (पद्धति)
DIRECTOR OF INCOME TAX (SYSTEMS)

వ పుస్తకము కలిగి ఉన్నది..... 865
 కస్తావేళ మొత్తం కాగితముల సంఖ్య..... 8
 ఈ కాగితము కరసం సంఖ్య..... 8

పబ్-రిజిస్ట్రార్



इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले
 प्राधिकारी को सूचित / वापस करा दें
 आयकर आयुक्त (कम्प्यूटर केंद्र),
 सी-13, प्रत्यक्षकर भवन,
 बान्द्रा-कुर्ला कॉम्प्लेक्स,
 मुंबई - 400 051.

In case this card is lost/found, kindly inform/return to
 the issuing authority :
 Commissioner of Income-Tax (Computer Operations),
 C-13, Pratyakshakar Bhavan,
 Bandra-Kurla Complex,
 Mumbai - 400 051.