



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Date : 21/08-2008

Serial No : 33,247

Denomination : 100

P 363771

Purchased By :

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

P. Girija
Sub Registrar

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

For Whom :

MODI & MODI CONSTRUCTIONS
SECBAD

SALE DEED

This Sale Deed is made and executed on this the 6 day of October 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

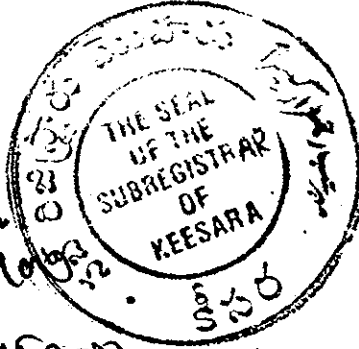
MR. R. VIVEKANANDA, SON OF LATE SHRI. RAJA RAM GIRIYAN aged about 39 years, residing at Flat No. 303, Bougain Villa Apartment, Dharam Karam Road, Ameerpet, Hyderabad - 500 016, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For MODI & MODI CONSTRUCTIONS

Partner

ಅಧಿಕಾರ 2008 ರಿಂದ 8242
 ವಿದ್ಯಾರಣ್ಯ ಸಾಧನಗಳ ನಿರೀಕ್ಷಿಸಿದ ದಿನಾಂಕ 10
 6 ರೂಪಾಯಿಗಳ ವಸೂಲಿ ದಿನಾಂಕ

ಎನ್-0 ಸಿಬ್ಬಂದಿ



ASSURANCE

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

By challan No. 919325 Dt. 6/10/08

I. Stamp Duty:

1. in the shape of stamp papers

Rs 1000

2. in the shape of challan

(u/s.41 of I.S.Act.1399)

Rs 15200

3. in the shape of cash

(u/s.41 of I.S.Act.1399)

Rs.

4. adjustment of revenue duty

u/s.16 of I.S.Act.1399, 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 800

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

16250

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.

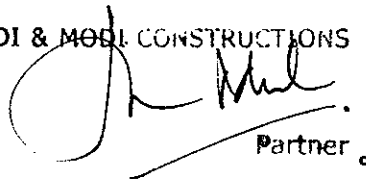
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R.R. District and are executed by the following owners:

- 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.

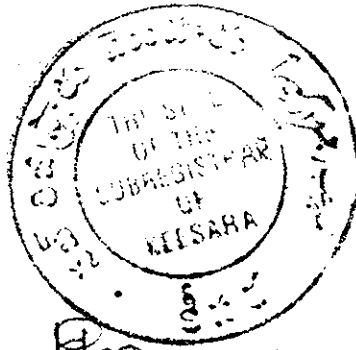
For MODI & MODI CONSTRUCTIONS


Partner.

వ పుస్తకము 2008వ సం॥పు..... 8342
 వస్తావేజు మొత్తం కాగితముల సంఖ్య..... 10
 ఈ కాగితము వరుస సంఖ్య..... 2

సబ్-రిజిస్ట్రార్

2008 సం॥ ఆక్టోబర్ నెం. 6 వ తేది
 1930 వ.చ.నెం. ఆక్టోబర్ చూపం 14 వ తేది
 పేజీలు 1 పరిచయ 2 గుంటల వద్ద
 శివరత్నం - విజ్ఞానం అవీమల
 శ్రీ/శ్రీమతి K. Prabhakar Reddy
 రిజిస్ట్రేషన్ నెంబర్ 1908లోని సెక్షన్ 32.వి కు
 అనుగుణించి ప్రతిబింబితమైన కొరత గ్రాపులు
 మరియు సాక్షిగ్రాఫులతో సహజంగా చేసి దుస్తుము
 దు..... 830 యి తెల్లంబునాథ్
 వ్రాసుచున్నట్లు వివరాలిచ్చునట్లు
 సాక్షిగ్రాఫులతో సహజంగా చేసి



Prasanna

Prasanna



నిరూపించినది

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. 12/18/08 dated 29-3-08 registerer at SRO, Keesara Ranga Reddy District.

1

Venkat Ramana Reddy S/o. Anji Reddy
 occ. Service - R/o. 11-18/2, Green Hills Colony
 Hyderabad

2

G. Pradeep Kumar S/o. G. Chandra Reddy
 R/o. Bommarapally, Sec'bad.

2008 సం॥ ఆక్టోబర్ నెం. 6 వ తేది
 1930 వ.చ.నెం. ఆక్టోబర్ చూపం 14 వ తేది

- 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. 67 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:

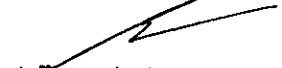
1. The Vendor do hereby convey, transfer and sell the Plot No. 67 admeasuring 170 sq. yds. forming part of Sy. No. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, which is herein after referred to as the Scheduled Plot and more particularly described in the schedule and the plan annexed to this Sale Deed in favour of the Vendee for a consideration of Rs.1,70,000/- (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. 919325, dated 6.10.08, drawn on SBH, Keesara Branch, R. R. District.

For MODI & MODI CONSTRUCTIONS

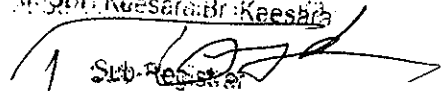
Page- 3 -


Partner

పట్టణము పేరును నమోదు **కె342**
 పట్టణము పేరును నమోదు **10**
 ఈ కార్యముల నిమిత్తము **5**

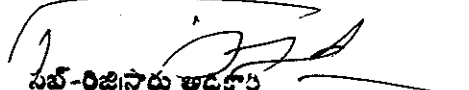

 సబ్-రజిస్ట్రారు

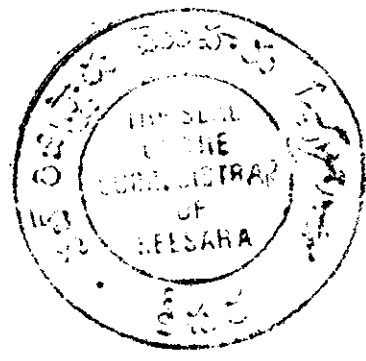
An amount of Rs. **1500** towards stamp duty
 including transfer duty and Rs. **800**
 towards registration fee on the Market Value
 of Rs. **170 000** was paid by the
 Party through cheques Receipt No. **719325**
 dated **6/1/08** at SBH, Keesara, Br: Keesara


 Sub-Registrar
 Keesara

15 వుత్తరము 2008 నంబ (కా.కె 1930) నంబు
కె342 పట్టణము కార్యము చేయబడినది. స్వాసింగ్
 ఎమిటల నుత్తరము నంబు 11530-1 **కె342/2008**
 జవ్వదమైనది.

2008 నంబ **6/1/08** నెల **6** వ తేది


 సబ్-రజిస్ట్రారు అధికారి





SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 67 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:

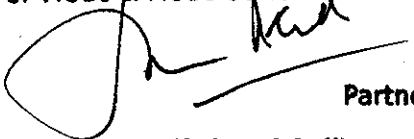
North	Tot-lot area & land scaped garden
South	Plot No. 66
East	Tot-lot area & land scaped garden
West	30' wide road

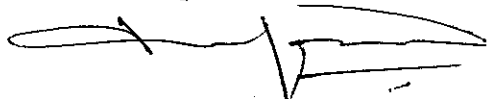
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 
2. 

For MODI & MODI CONSTRUCTIONS


Partner
(Soham Modi)
VENDOR


BUYER

8342
10
9

Handwritten signature



REGISTRATION PLAN SHOWING

PLOT NO. 67, FORMING A PART

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. R. VIVEKANANDA, SON OF LATE SHRI. RAJA RAM GIRIYAN

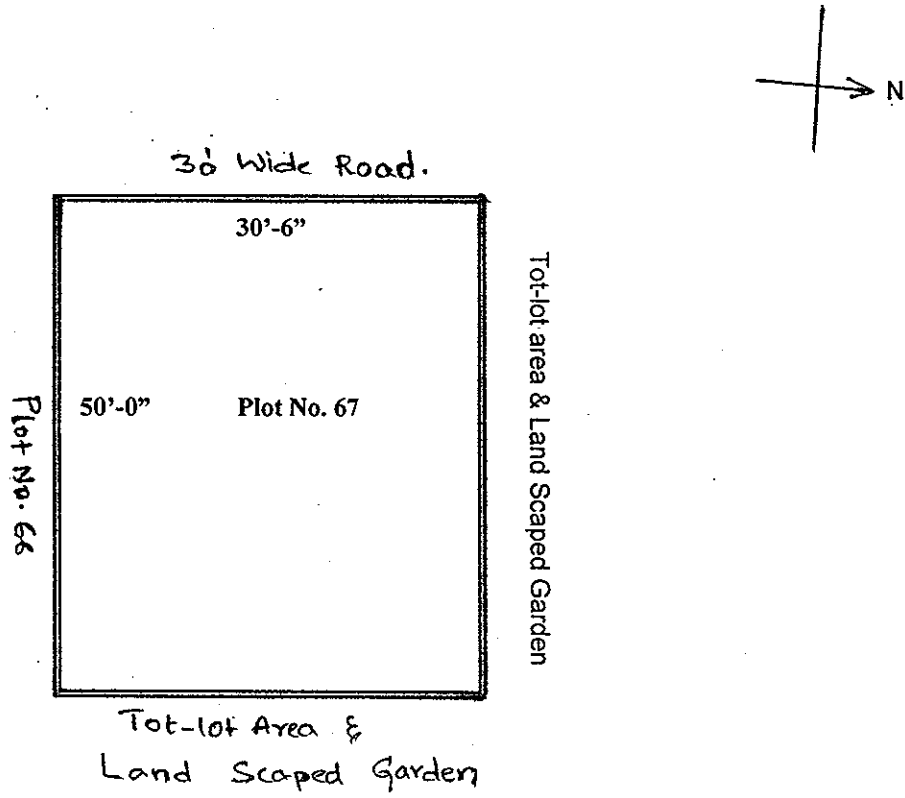
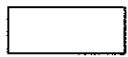
REFERENCE:
AREA: 170

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



WITNESSES:

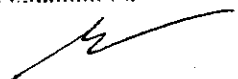
- 1.
- 2.

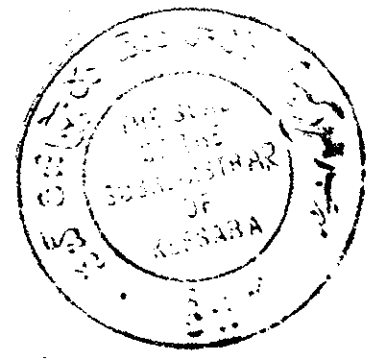
For MODI & MODI CONSTRUCTIONS

Partner
SIG. OF THE VENDOR



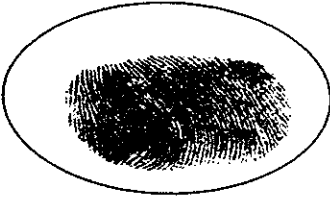



SIGN. OF THE BUYER

ಅವಧಿ ಮುಕ್ತಿಯ 2008 ನಿಯಮಗಳು ೩೩೫
ವಿಸ್ತಾರಿತವಾದ ಸಂಸ್ಥೆಯ ಕಾನೂನುಬಾಹಿರ ಸಂಖ್ಯೆ 10
ಈ ಕಾನೂನುಬಾಹಿರ ವರದಿ ಸಂಖ್ಯೆ 5


ಸಬ್-ರಜಿಸ್ಟ್ರಾರ್



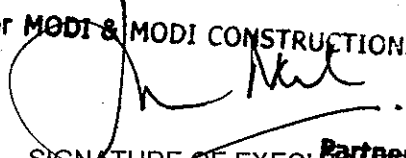
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><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 PARTNER</p> <p>MR. SOHAM MODI S/O. MR. SATISH MODI</p>
			<p><u>GPA FOR PRESENTING DOCUMENTS:</u></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><u>BUYER:</u></p> <p>MR. R. VIVEKANANDA SON OF LATE SHRI. RAJA RAM GIRIYAN R/O. FLAT NO. 303 BOUGAIN VILLA APARTMENT DHARAM KARAM ROAD AMEERPET HYDERABAD - 500 016.</p>

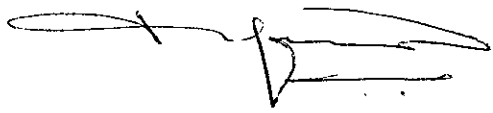
SIGNATURE OF WITNESSES:

1. 
2. 

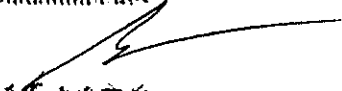
For MODI & MODI CONSTRUCTIONS

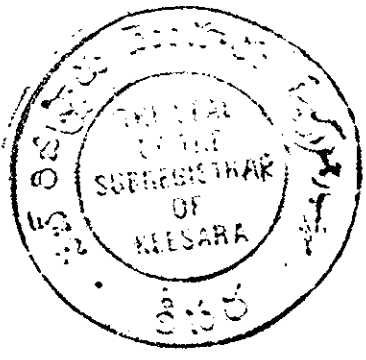


SIGNATURE OF EXECUTANTS **Partner**




ಅವಕಮು ಪರಿಶಿಷ್ಟ ಸಂಘಕ್ಕೆ ೩೩೪
ವಸ್ತುವೆಲೆ ಮುಖ್ಯಮಂತ್ರಿಗಳಿಗೆ ಸೇರಿದ ಸಂಖ್ಯೆ ೧೦
ಈ ಅಧಿಕಾರವು ವರದಿ ಸಂಖ್ಯೆ


ಸಹ-ರಜಿಸ್ಟ್ರಾರು

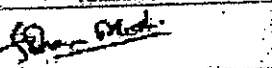


पारदर्शिता के लिए
PERMANENT ACCOUNT NUMBER
ABMPNG725H


नाम / NAME
SONAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1989

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

15/04/1974
 Permanent Account Number
AWSPPB104E

Signature



For MODI & MODI CONSTRUCTIONS


 Partner

పుస్తకము 2008 సం॥ పు కె.కె.ఎ.

విస్తారము మొత్తము కాగితముల సంఖ్య..... 10

ఈ కాగితముల విడుదల తేదీ..... 2


సచివ్ శ్రీచిస్టారు





Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Prapulla	Wife	20/02/73	33
3	Druthina	Daughter	21/03/94	12
4	Dhruvin	Son	18/06/00	6



 తానుబాధించిన సందర్భం/తెలిపేముద్ర
 15/02/2016 తారీఖు
DPL Incharge

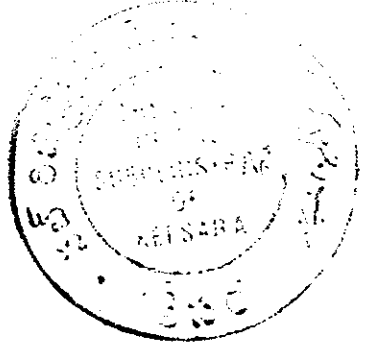
HOUSEHOLD CARD

Card No : PAPI67773400737
 F.P Shop No : 734
 పేరు : రాజారాం వివేకానంద
 Name of Head of Household : Rajaram. Vivekananda
 తండ్రి/భర్త పేరు : రాజారాం గిరియన్
 Father/ Husband name : Rajaram Giriyan
 పుట్టిన తేదీ/Date of Birth : 05/02/1969
 వయస్సు/Age : 37
 వృత్తి /Occupation : Employee-Private
 ఇంటి.నెం./House No. : 7-1-53.53A&53B/303
 వీధి /Street : D.K.ROAD
 Colony : AMEERPET
 Ward : వార్డ్ 7
 Circle : సర్కిల్ 7
 Circle VII
 జిల్లా /District : హైదరాబాద్ / Hyderabad
 Annual Income (Rs.) : 50,000
 LPG Consumer No. (1) : 46185/(Double)
 LPG Dealer Name (1) : Adi Malik Enterprises,IOX
 LPG Consumer No. (2) : /
 LPG Dealer Name (2) :



వృద్ధకమ 2008 వరకు పు 8340
విస్తారా వినియోగము కొరతనుల సంఖ్య..... 10
ఈ కొరతనుల వరకు సంఖ్య 8

సర్పంచిస్టారు



WITNESSES NO. 1

Customer Relations Division



MODI
PROPERTIES &
INVESTMENTS PVT. LTD.



Name : Ch.Venkata Ramana Reddy

Designation : Customer Relations Executive

Signature :

Valid upto : 30 April 2009

Issuing Authority :

Blood Group : O +ve

Address:
5-4-187/3&4, 11nd Floor,
M.G Road, Secunderabad-500003.
Ph:040-66335551, 040-27544058

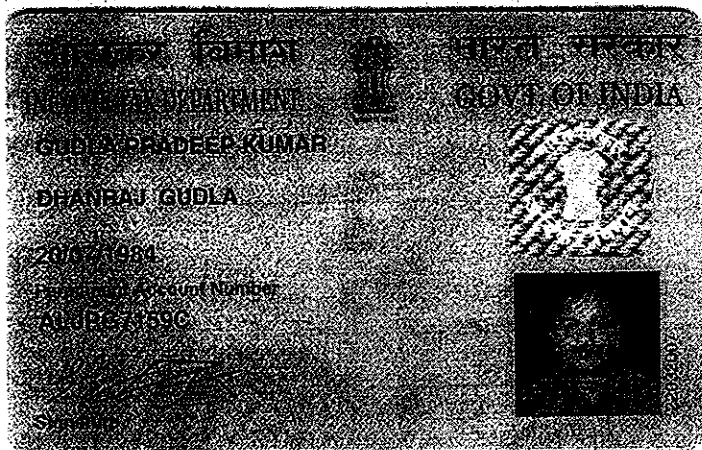
www.modiproperties.com

Resi.Add.:
11-187/2, Road No.2,
Green Hills Colony,
Saroor Nagar,
Hyderabad.
Ph:9393381666, 9246165561

In case of Emergency Call

1. Employee must display this card while on duty
2. This card has to be surrendered while leaving the organization
3. The loss of the card must be reported to the Admin.Div.Immediately

WITNESSES NO. 2



इस कार्ड के खोने / पाने पर कृपया सूचित करें : लॉटार
आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाइम्स टॉवर, कमला: मिल्स कंपाउंड,
एस. बी. मार्ग, लोअर पारेल, मुंबई - 400 013.

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL,
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,
e-mail: tininfo@nsdl.co.in

పుస్తకము 2008 నంబర్ 8341
వస్త్రాదేశా వాస్తవము గానకమున నంబర్ 10
క గానకమున నంబర్ 9



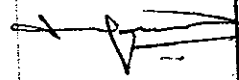
[Handwritten signature]
స.కె.కె.కె.



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

C.S.No./Year: 9287/2008 of SRO: 1530(KEESARA)

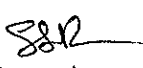
06/10/2008 13:39:15

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1		 06-10-2008 13:38:13 [1530-1-2008-9287] R VIVEKANANDA	(CL) R VIVEKANANDA F NO 303 BOUGAIN VILLA APTSAMEERPET HYD	
2	Manual Enclosure	Manual Enclosure	(EX) SOHAM MODI [R] M/S.MODI & MODI CONSTRUCTIONS 5-4-187/3 & 4 II ND FLOORSOHAM MANSION M.G.ROAD SEC- BAD	
3	Manual Enclosure	Manual Enclosure	(EX) M/S.MODI & MODI CONSTRUCTIONS 5-4-187/3 & 4 II ND FLOORM.G.ROAD SEC-BAD	

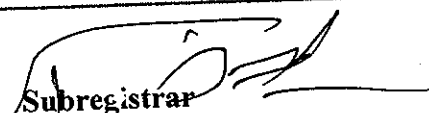
Witness
Signatures



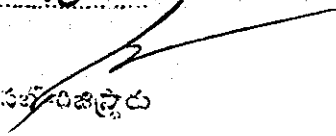
Operator
Signature



Subregistrar
Signature



వృత్తము 2008 నంబర్ వై 234
విస్తావణ మొత్తము కాగితముల సంఖ్య 10
ఈ కాగితముల వలన సంఖ్య 10


సబ్ రిజిస్ట్రారు

