

SCANNED 2123/11

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

JK  
223

165

ఆంధ్రప్రదేశ్ రాష్ట్రం ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl.No. 24523 Dt: 17-03-2011 Rs.100/-  
Name : Santosh  
S/o.Shankar  
For Whom : M/s.Modi & Modi Constructions, Sec-bad

*Santosh* U 493224

K.SATISH KUMAR  
Licenced Stamp Vendor  
LIC.No.15-18-013/2000  
REN.No.15-18-016/2009  
H.No.5-2-30, Premavathipet (v)  
Rajendranagar Mandal,  
Ranga Reddy District.  
Ph.No.9849355156

SALE DEED

This Sale Deed is made and executed on this the 15<sup>th</sup> day of June 2011 at S.R.O, Keesara, Ranga Reddy District 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 41 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. LAXMINATH GOPISETTY, SON OF MR. VENKATESWARLU aged about 37 years, Occupation: Service, residing at B-204, Sri Mahalaxmi Meadows, Lakdikapool, Hyderabad - 500 004., 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

*Santosh*

Partner

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### ENDORSEMENT

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

Sl. No.	Description of item	Amount	Stamp duty on the act	DD/BC/ Pay order	Total
1	Stamp duty	100	9660		9760
2	Transfer Duty				610
3	Registration	600			100
4	User charges	100			10470
5	Total				



**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.
<b>Total Extent of Land</b>				<b>Ac. 6-28 Gts.</b>

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

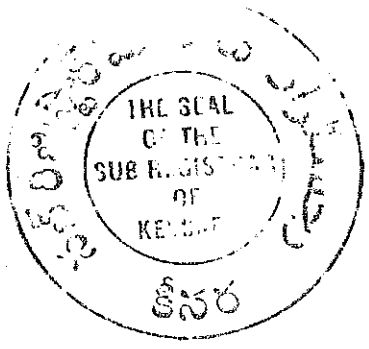
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..... 2 .....

2011 నాడు గ్రూప్ నెం. 6 వ తల  
 1933 వ.శ.స. నెం. 16 వ తల  
 పేరు 12 మరియు 7 నంబరు వద్ద  
 కె.పి. - రిజిస్ట్రారు పద్మిని  
 క్రీ.పి.పి. K. Prabhakar Reddy  
 రిజిస్ట్రేషన్ చిట్టము 1908లో 12.3.08 వ త  
 లనువలె నమోదించబడిన పాత పత్రము  
 మరియు నేలముద్రలలో సహా కార్యము చేయబడిన  
 తు. 610 / - చిట్టము  
 పాత పత్రములకు లక్షకొన్ని  
 పత్రము బాటక నలు

చుట్ - రిజిస్ట్రార్



Prabhakar Reddy



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/BK/08  
 dated 5.3.08 registerer at SRO, Keesara,  
 Ranga Reddy District.

నిరుపేక్షము

Signature: [Signature]  
 Name: CH. VENKATRAMANIA REDDY  
LATE CH. AJJI REDDY  
SERVICE  
 H/O: 11-187/2, ROAD NO. 2 GREENHILLS COLONY  
SAROORNAGAR, HYDERABAD.

Signature: [Signature]  
 Name: B. M. RAJKUMAR  
MUKUND RAO  
SERVICE  
 H/O: 1-5/1, BOLLARAM, SEC-BAD.

2011 నాడు గ్రూప్ నెం. 6 వ తల పాత పత్రము  
 1933 వ.శ.స. నెం. 16 వ తల పత్రము

- 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. 23, admeasuring 122 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.1,22,000/- (Rupees One Lakh Twenty Two 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. 23, admeasuring 122 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.1,22,000/- (Rupees One Lakh Twenty Two 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. 10,370/- is paid by way of challan No. 214558, dated 6.06.11, drawn on SBH, Keesara Branch, Ranga Reddy District.

For MODI & MODI CONSTRUCTIONS

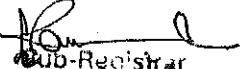


Partner


- ఎ పుస్తకము 20 (వ రు. 1) పై..... 2123  
 వస్తావేజు మొత్తం కాగితముల సంఖ్య..... 8  
 ఈ కాగితము వరుస సంఖ్య..... 3

  
 సబ్-రెజిస్ట్రార్

9600/- Towards stamp duty including T.D.  
 under section 41 of the I.S. Act 1900.  
 and Rs. 610/- Towards Registration fee on the  
 chargeable value of Rs. 122000/- sold by  
 the party through Bank A/c No. 214558 vide  
 challan/DD/BC/Pay order No. 6/6/11 date

  
 Sub-Registrar  
 Collector U/S 41 of I.S. Act.

పుస్తకము 2011 సం. (వ. రు. 1) పై  
 2123 మొత్తం రు. 122000/- వస్తుంది. ఇందులో  
 మొత్తం రు. 1530-2123/2011  
 ఇవ్వబడింది.  
 20 Nov 2011 నుండి నం. 6 వరకు.

  
 L. RAVINDER  
 సబ్-రెజిస్ట్రార్, కె.ఎస్.ఆర్.




**SCHEDULED PLOT**

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 23, admeasuring about 122 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 and bounded on: In the Project known as "NILGIRI HOMES."


North	Park
South	Plot No. 22
East	30' wide Road
West	Neighbour's land

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. 

(Ch. Venkat Ramana Reddy)

2. 

(B. M. Raj Kumar)

For MODI & MODI CONSTRUCTIONS



Partner

(Soham Modi)  
VENDOR



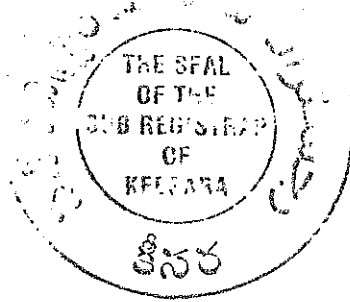
VENDEE

వ పుస్తకము పొంది వ రుచి... 2123

వస్తావేళ మొత్తం లాగి... 8

ఈ లాగి... 7

కమి-రజిస్ట్రార్





**REGISTRATION PLAN SHOWING**

PLOT NO. 23, 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. LAXMINATH GOPISETTY, SON OF MR. VENKATESWARLU

**REFERENCE:**

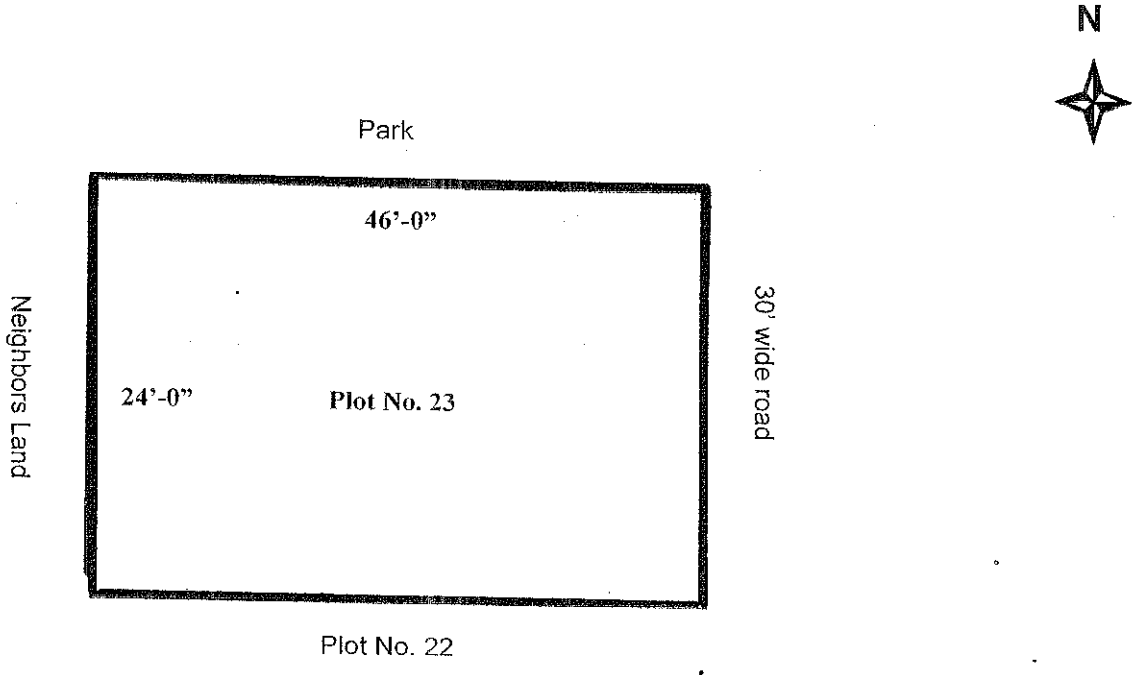
**AREA:** 122

**SCALE:**  
SQ. YDS.

**INCL:**  
SQ. MTRS.



**EXCL:**



**WITNESSES:**

- 1.
- 2.

For MODI & MODI CONSTRUCTIONS

Partner

SIG. OF THE VENDOR

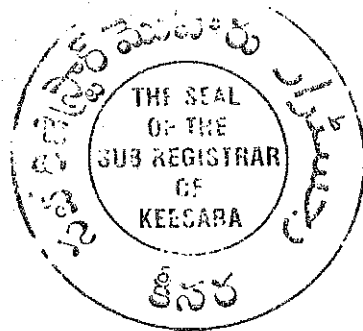
SIG. OF THE BUYER

చిట్టెకము 2011వ సం॥పు.....2123...

దస్తావేజు మొత్తం కొగిజముల సంఖ్య.....8

ఈ కొగిజము వరుస సంఖ్య.....4

బి.వి.సి.సి.సి.



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

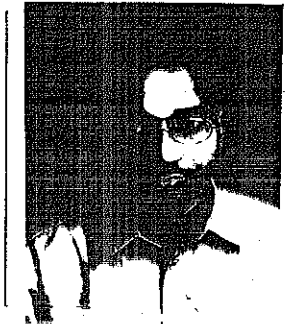
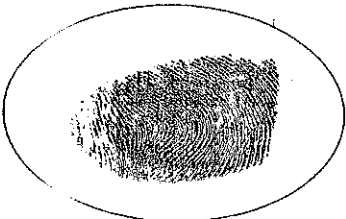
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT.SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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**VENDOR:**

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 MANAGING PARTNER

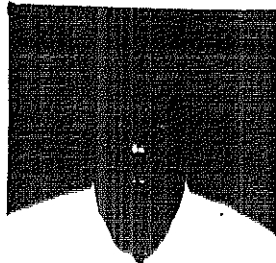
MR. SOHAM MODI  
S/O. MR. SATISH MODI



**SPA FOR PRESENTING DOCUMENTS:**

**VIDE DOC.NO. 12/BK - 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.



**BUYERS:**

MR. LAXMINATH GOPISETTY  
S/O. MR. VENKATESWARLU  
R/O. B-204, SRI MAHALAXMI MEADOWS  
LAKDIKAPPOOL  
HYDERABAD - 500 004.

**SIGNATURE OF WITNESSES:**

- 
- 

**For MODI & MODI CONSTRUCTIONS**

**Partner**

**SIGNATURE OF EXECUTANTS**

I stand herewith my 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**

పుస్తకము 2011 క సంఖ్య..... 2123  
పుస్తకము మొత్తం కొనుగోలుల సంఖ్య..... 2  
పుస్తకము వరుస సంఖ్య..... 6

వ. జె. ల.

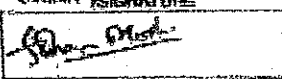


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**ADMPM6725H**

नाम / NAME  
**SONAJI SATISH MODI**

पिता का नाम / FATHER'S NAME  
**SATISH MANLAL 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**  
**15/01/1974**  
 Permanent Account Number  
**AWSP8104E**

हस्ताक्षर / Signature  




*Prabhakkar Reddy K*

పుస్తకము 2011 వ సం॥న..... 2123

సర్వేక్షణ మొత్తం కొనుగోలుల సంఖ్య..... ౪

ఈ కొనుగోలు వరుస సంఖ్య..... ౪

ఈ - ఎ.ఎ.సి.సి.



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

LAXMINATH  
VENKATESWARLU GOPISETTY

26/06/1973

Permanent Account Number

AQPPG0950J

Signature

*Laxminath*

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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :  
आयकर पैन सेवा यूनिट, यूटीआईएसएल  
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,  
नवी मुंबई-४०० ६१४।

*Laxminath*

వ పుస్తకము 2011 వ సం॥ను.....2123

వస్తావేళ మొత్తం కాగితముల సంఖ్య.....క

ఈ కాగితము వరుస సంఖ్య.....కె

శ్రీ  
శ్రీ-రిజిస్ట్రార్

