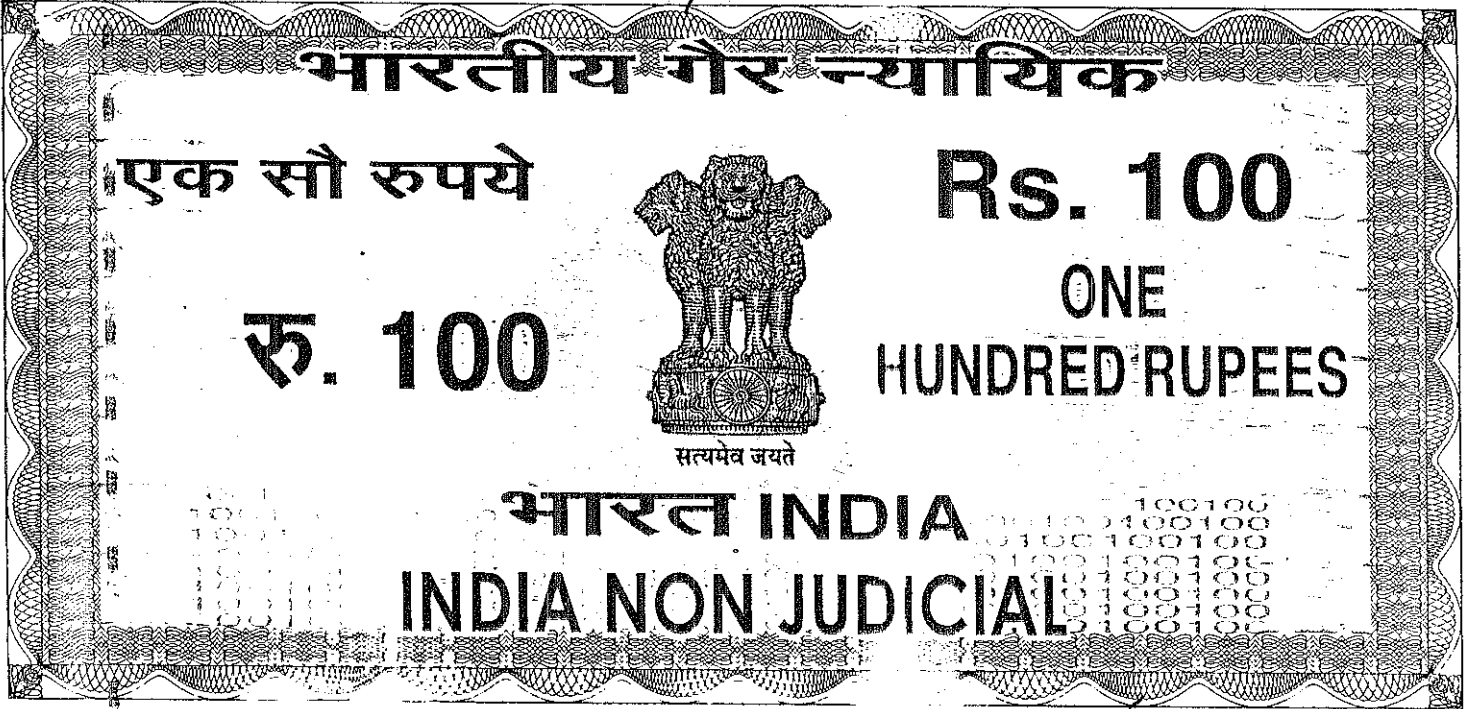


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AP 702360

5/5/2011... 05/05/2011...  
 Sold to..... B. P. S. Swaroop Kumar...  
 S/o. Sri Satish Modi...  
 For Whom... Modi & Modi Constructions, Sec.

~~A. RAGHUNATH~~  
 LICENSED STAMP VENDOR  
 Licence No.16-05-15 of 1988  
 S.L No.16-07-10 of 2011  
 Shop No.2-12-86, Marredhally, Sec'bad.  
 Mobile No:0376354533

SALE DEED

This Sale Deed is made and executed on this the 23 day of May 2011 at SRO, 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 Mausion, 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

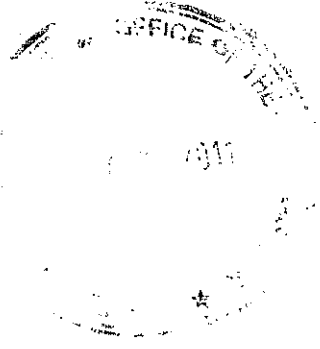
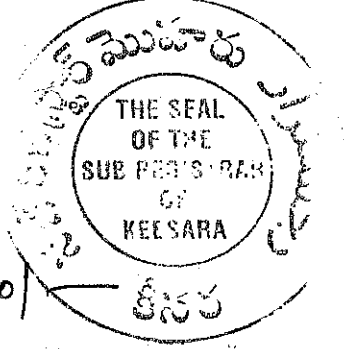
1. MR. S. V. SWAROOP KUMAR, SON OF MR. S. V. RAMAN aged about 31 years, Occupation: Service
2. MRS. JYOTI RAMACHANDRAN, WIFE OF MR. S. V. SWAROOP KUMAR, aged about 26 years, Occupation: Housewife, both are residing at 507, Vijayakrishna Residency, KPHB 4<sup>th</sup> Phase, Kukatpally, Hyderabad - 500 072, 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

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*Handwritten signature*  
 8-10-5



and following amounts have  
 been paid for the  
 purpose of this document  
 81938 of 22/5/11.

Shape of stamp paper  
 Shape of challan  
 S.L.S. Act. etc.  
 1. In the shape of challan  
 2. in the shape of cash

User Charge:  
 1. in the shape of challan  
 2. in the shape of cash

Rs 100 / —  
 Rs 9660 / —  
 Rs  
 Rs  
 Rs  
 Rs  
 Rs 610 / —  
 Rs  
 Rs 100 / —  
 Rs  
 Total Rs 10470 / —

T. Nagaiya  
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**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>

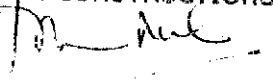
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R.R. District and are executed by the following owners:

- 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.

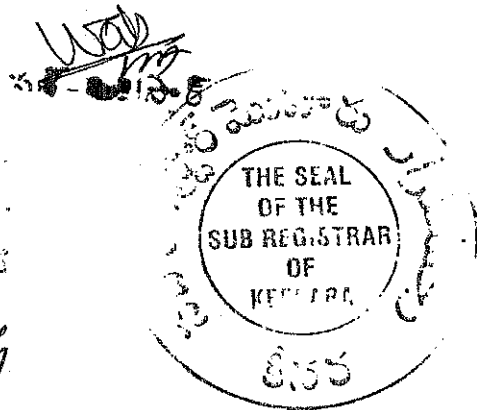
- B) The Former Owners are the sons and grand sons of Late Shri M. China Rama Chary the original pattedar of the land. By way of partition deed dated 05.09.2002 duly registered with S.R.O. Shamirpet, Ranga Reddy District vide document no. 4838/2002, the Former Owner at serial no. 'a to e' above became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

For MODI & MODI CONSTRUCTIONS

  
Partner

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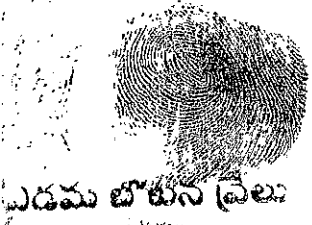
Khammam



విడమ బొటన వ్రాలు -

*Handwritten signature*

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. 12/2014/2008  
 dated 5.03.08 registerer at SRO, Khammam  
 Ranga Reddy District.



విడమ బొటన వ్రాలు

*Handwritten signature*

S.V. Chakroop Kumar s/o. S.V. Reman  
 Occ: Service R/o. 507, Vijayakrishna Residency  
 KPHB 4th Phase, Kukatpally, Hyderabad.



విడమ బొటన వ్రాలు

Tyoti Ramachandran w/o. S.V. Chakroop Kumar  
 Occ: Housewife R/o. 507, Vijayakrishna Residency  
 KPHB 4th Phase, Kukatpally, Hyderabad.

① *Handwritten signature*

VENKAT RAMANA REDDY S/o LASE ANTI REDDY  
 Occ: SERVICE R/o. 11-15/2, ROAD NO 2, GREENHILL  
 COLONY, SARJOR NAGAR, HYDERABAD

② *Handwritten signature*

B. Rajkumar s/o. MURUND RAO, Occ: BUSINESS  
 R/o. 1-4/1, Alwal. Sec 2nd.

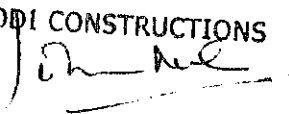
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 T. Nagaraj

- D) The Vendee is desirous of purchasing a plot of land bearing no. 24, 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. 24, 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. 214385, dated 22.5.11, drawn on SBH, Keesara Branch, Ranga Reddy District.

For MODI & MODI CONSTRUCTIONS

  
Partner

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An amount of Rs. 9660/-  
 including stamp duty  
 forwarded to the  
 of Rs. 122000/-  
 Party through  
 dated 23/5/11

9660/- towards stamp duty  
 610/-  
 122000/-  
 214385  
 T. Nagaraj  
 Sub-Registrar  
 Keesara

1939-1940  
 1939-1940  
 20/11/1939

T. Nagaraj  
 Sub-Registrar



**SCHEDULED PLOT**

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 24, admeasuring about 122 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: *In the Project known as "NILGIRI HOMES"*

North	Plot No. 25
South	Park
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. *V. K. R.*
2. *B. R. R.*

For MODI & MODI CONSTRUCTIONS

*[Signature]*

(Soham Modi)  
VENDOR

*[Signature]*

*[Signature]*

VENDEE

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W.S. Srinivas  
17/10/39  
17-10-39





**REGISTRATION PLAN SHOWING**

PLOT NO. 24, 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:**

1. MR. S. V. SWAROOP KUMAR, SON OF MR. S. V. RAMAN

2. MRS. JYOTI RAMACHANDRAN, WIFE OF MR. S. V. SWAROOP KUMAR

**REFERENCE:**  
**AREA:**

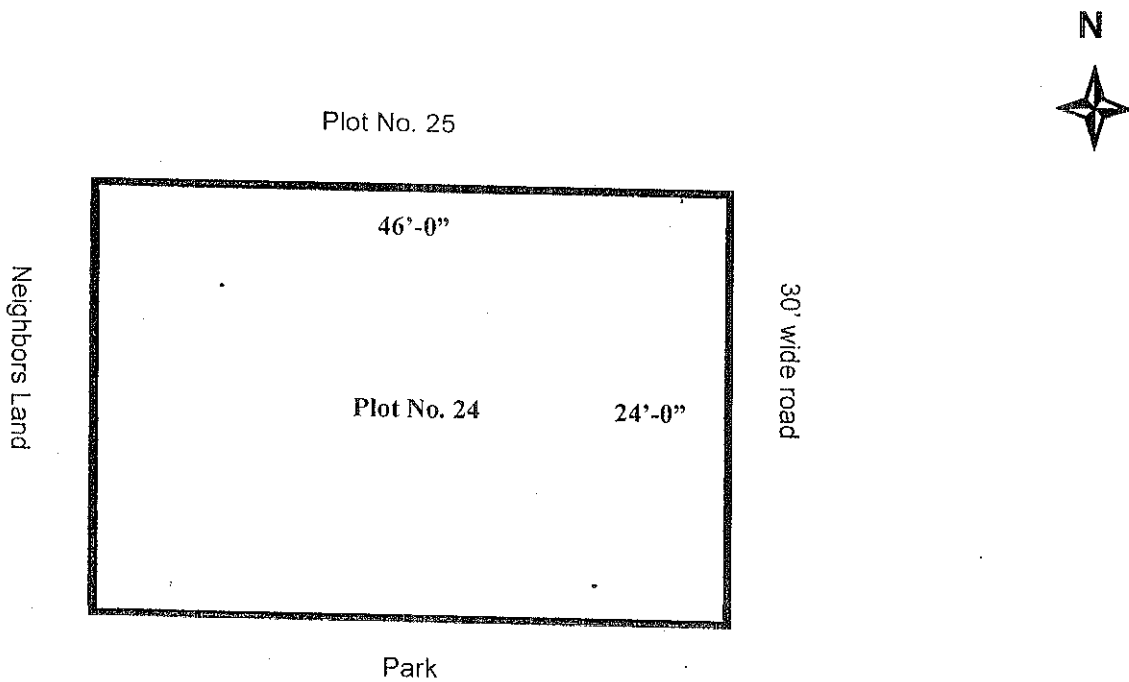
122

**SCALE:**  
**SQ. YDS.**

**INCL:**  
**SQ. MTRS.**



**EXCL:**



**WITNESSES:**

1.

2.

For MODI & MODI CONSTRUCTIONS

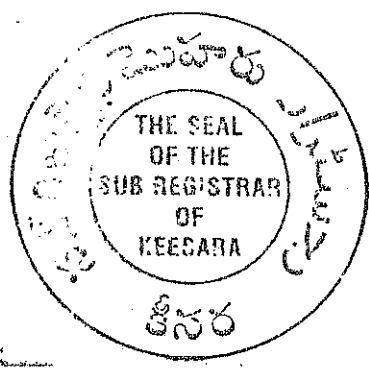
Partner

SIG. OF THE VENDOR

SIG. OF THE BUYER

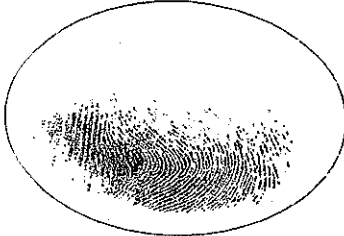
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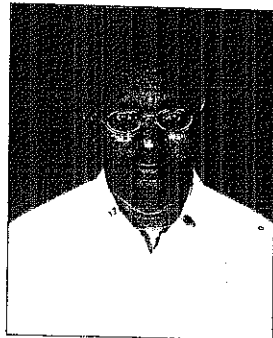
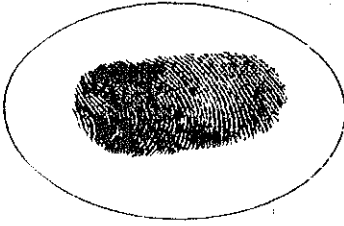
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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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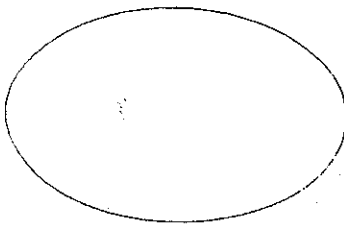
**VENDOR:**

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



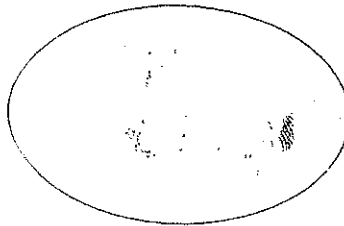
**SPA FOR PRESENTING DOCUMENTS:**  
**VIDE DOC.NO. 12/BK - IV/2008, Dt: 05.03.2008**

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:**

1. MR. S. V. SWAROOP KUMAR,  
S/O. MR. S. V. RAMAN  
R/O. 507, VIJAYAKRISHNA RESIDENCY  
KPHB 4<sup>TH</sup> PHASE  
KUKATPALLY  
HYDERABAD - 500 072



2. MRS. JYOTI RAMACHANDRAN  
W/O. MR. S. V. SWAROOP KUMAR  
R/O. 507, VIJAYAKRISHNA RESIDENCY  
KPHB 4<sup>TH</sup> PHASE  
KUKATPALLY  
HYDERABAD - 500 072

**SIGNATURE OF WITNESSES:**

1.

2.

For MODI & MODI CONSTRUCTIONS

Partner  
SIGNATURE OF THE EXECUTANTS

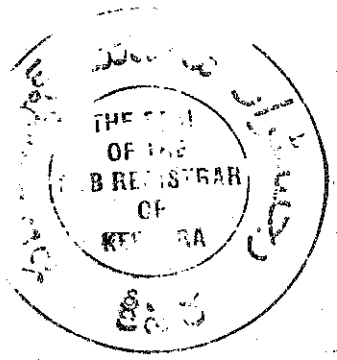
SIGNATURE OF THE BUYER


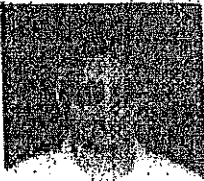
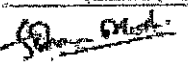
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स्थायी लेखा संख्या	PERMANENT ACCOUNT NUMBER	
	AWSP815725H	
नाम	NAME	
	SONAM SATISH MODI	
पिता का नाम	FATHER'S NAME	
	SATISH MANLAL MODI	
जन्म तिथि	DATE OF BIRTH	
	18-10-1989	
हस्ताक्षर	SIGNATURE	
		
		मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग  
INCOME TAX DEPARTMENT



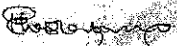
भारत सरकार  
GOVT. OF INDIA

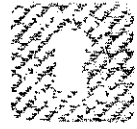
PRABHAKAR REDDY K

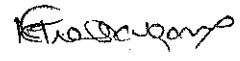
PADMA REDDY KANDI

15/01/1974

Permanent Account Number  
AWSP8104E

  
Signature








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RESERVED FOR THE  
OFFICIAL USE OF THE  
INCOME TAX DEPARTMENT



**Swaroop Kumar S. V.**  
24329

Contact No : 04027973515  
Blood Group : O+

*[Signature]*  
Authorized Signatory

Manikonda Village, Lingampally, Rangareddy District  
Hyderabad 500 032. Tel 91 40 6642 0000

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SWAROOP KUMAR S V  
PAYEE  
30/05/1980  
Permanent Account Number  
ADNPV5234H

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Signature

*[Handwritten Signature]*

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आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

JYOTI RAMACHANDRAN

R K IYER

09/09/1984  
Permanent Account Number  
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Signature



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~~11/11/39~~  
11-11-39

