

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AP 702364

S.No. 223377 Date 06/05/2011
Sold To B. Purushothama Reddy
S/o: D/o: V/o: Rama Liza Reddy
For Whom: Modi & Modi constructions, Sec'bad

A. RAGHUNATH
LICENSED STAMP VENDOR
Licence No.16-05-15 of 1988
R.L.No.16-05-10 of 2011
Shed No.2-12-85, Merredpally, Sec'bad.
Mobile No:9346384533

SALE DEED

This Sale Deed is made and executed on this the 15th 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 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

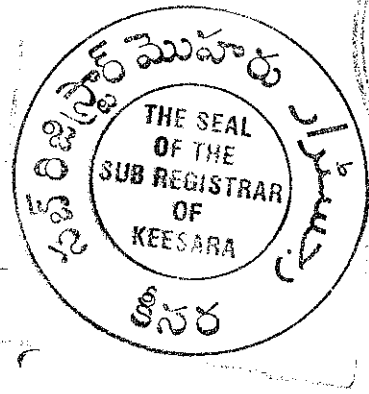
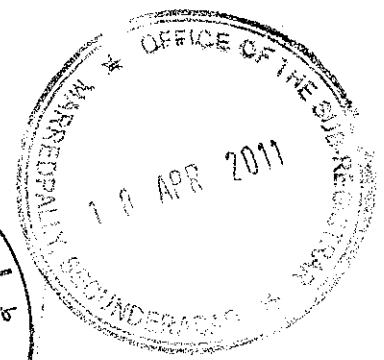
MRS. T. SARADA DEVI, WIFE OF MR. T. S. DASARATHI aged about 47 years, Occupation: Housewife, residing at H. No.1-1-189/13/1, Sri Venkateshwara Nilayam, Balaji Enclave, Kapra, Hyderabad - 500 062., hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For MODI & MODI CONSTRUCTIONS

Partner

పన్ను కేసు నెంబర్: 2004
 పన్ను సంవత్సరం: 8
 ఈ కేసుకు సంబంధించిన పత్రం నెంబర్:

పత్రం - 100/100



ENDORSEMENT

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

By Chalan No. 8143.86 Dt. 23/5/11

I. Stamp Duty:

- 1. In the shape of stamp papers Rs 100/-
- 2. In the shape of challan (w/s.41 of I.S.A. 1957) Rs 9660/-
- 3. In the shape of cash (w/s.4) of I.S.A. 1957 Rs
- 4. In the shape of cash (w/s.16 of I.S.A. 1957) 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 610/-
- 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 10440/-

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. 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.
Total Extent of Land				Ac. 6-28 Gts.

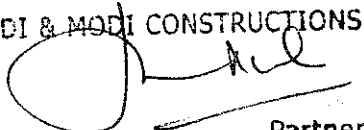
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R.R. District and are executed by the following owners:

- 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

పంపించిన తేదీ: 2004

పంపించిన కార్యాలయం: 8

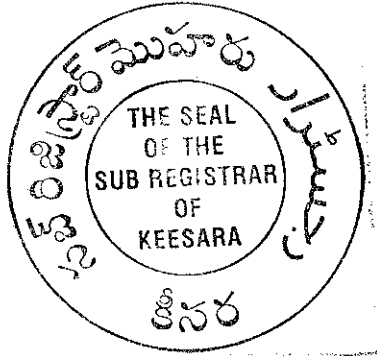
ఈ కార్యాలయం పేరు: 2

సబ్-రజిస్ట్రార్

2011 యే నెల 27 వ తేదీ

1933 వ శా.శ. సం. 6 వ తేదీ

2 వ పా.శ. సం. 3 వ తేదీ



K. Prabhakar Reddy

సహాయక రిజిస్ట్రార్

సహాయక రిజిస్ట్రార్

సహాయక రిజిస్ట్రార్

సహాయక రిజిస్ట్రార్

సహాయక రిజిస్ట్రార్

సహాయక రిజిస్ట్రార్

సహాయక రిజిస్ట్రార్

సహాయక రిజిస్ట్రార్

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. 12/2K14/08 dated 05.03.08 registerer at SRO Keesara Nanga Reddy District.



నిరూపించినది

① Venkat Ramana Reddy s/o. Late Anji Reddy Occ: Service - R/O 11-15/2, Road No. 2 Green Hills Colony, Saroornagar, HYDERABAD.

② K. KRISHNA PRASAD s/o Late K. K. Reddy. Occ: Service No. 1-21-54/1, Venkateswaram, Sect. 15

2011 నెల 27 వ తేదీ

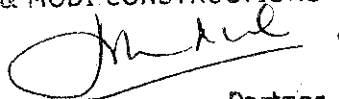
1933 వ శా.శ. సం. 6 వ తేదీ

- 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. 26, 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. 26, 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. 814386, dated 23.5.11, drawn on SBH, Keesara Branch, Ranga Reddy District.

For MODI & MODI CONSTRUCTIONS



Partner

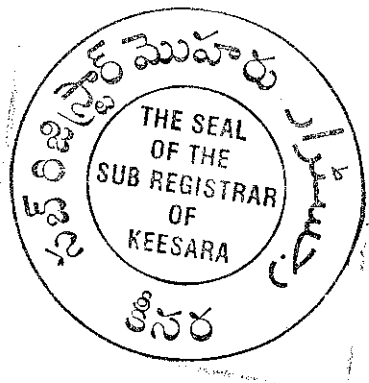
పంపించిన తేదీ 2004.....
 పంపించిన స్థానం నెంబర్ 8.....
 ఈ కార్యక్రమం పూర్తి చేసిన తేదీ 3.....

పంపించిన
 పంపించిన

An amount of Rs. 9660/- towards stamp duty
 including transfer duty and Rs. 610/-
 towards registration fee on the Market Value
 of Rs. 1,22,000/- was paid by the
 Party through challan receipt No. 814386
 dated 23/5/11 at SBH Keesara Br Keesar
 Sub-Registrar
 Keesara

I వచ్చినది 2011 (2011) నాటికి
 2004 మొదటిగా రిజిస్ట్రేషన్ చేయబడినది.
 సమీక్షించి నిర్ణయించినది 2004/2011
 ఇవ్వబడినది
 27/5/11 నాటికి 27 నాటికి

L RAVINDER
 పంపించిన, కీసర




SCHEDULED PLOT


ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 26, admeasuring about 122 sq. yds. forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 in the project known as "Nilgiri Homes", situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:

North	Plot No. 27
South	Plot No. 25
East	30' wide Road
West	Neighbour's land

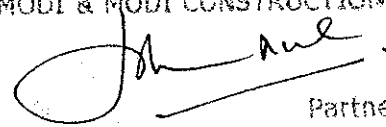
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 
(VENKAT RAMANA REDDY)

2. 
(KRISHNA PRASAD)

For MODI & MODI CONSTRUCTIONS

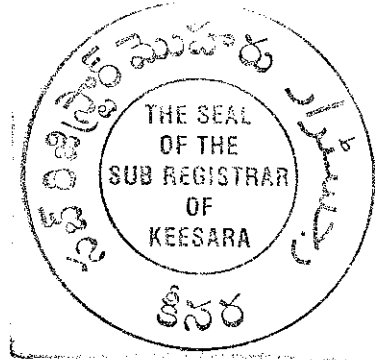

Partner

(Soham Modi)
VENDOR


VENDEE

... 2004 ...
... 8 ...
... 4 ...

[Handwritten signature]



REGISTRATION PLAN SHOWING

PLOT NO. 26, 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:

MRS. T. SARADA DEVI, WIFE OF MR. T. S. DASARATHI

REFERENCE:

AREA: 122

SCALE:
SQ. YDS.

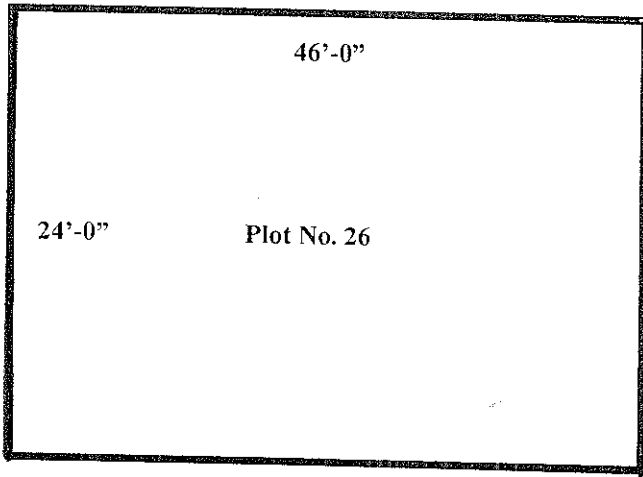
INCL:
SQ. MTRS.



EXCL:



Neighbors Land



WITNESSES:

- 1.
- 2.

For MODI & MODI CONSTRUCTIONS

Partner

SIG. OF THE VENDOR

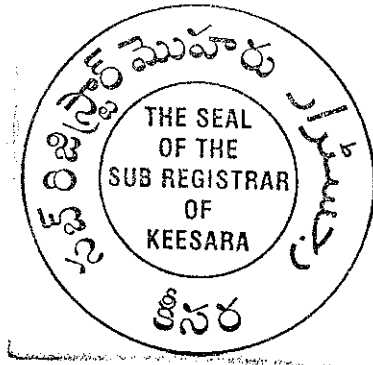
SIG. OF THE BUYER

.. నల్లపల్లిపేట జిల్లా తహశీల్దార్.....2004....

ఉన్నత పాఠశాల కార్యక్రమాల పంక్తి.....8.....

ఈ కార్యక్రమాల పంక్తి.....5.....

చక్-విస్టాక్



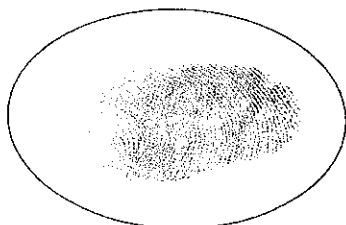
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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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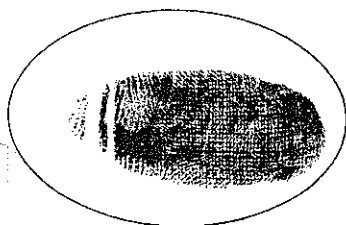
VENDOR:

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:

MRS. T. SARADA DEVI
W/O. MR. T. S. DASARATHI
R/O. H. NO.1-1-189/13/1
SRI VENKATESHWARA NILAYAM
BALAJI ENCLAVE, KAPRA
HYDERABAD - 500 062.

SIGNATURE OF WITNESSES:

1.

2.

For MODI & MODI CONSTRUCTIONS

Partner

SIGNATURE OF THE 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 THE BUYER



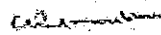
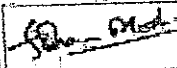
.....2004.....


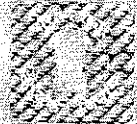


.....2.....

.....6.....

శ్రీ
శ్రీ-శ్రీ



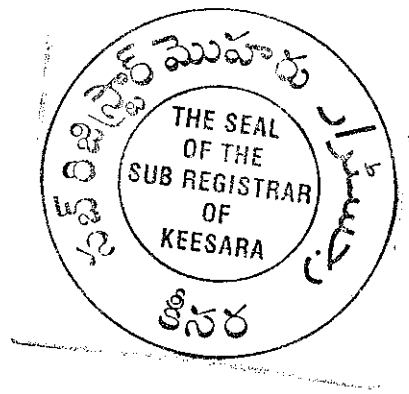
	PERMANENT ACCOUNT NUMBER ABMPL6725H	
	नाम NAME SONALI SATISH MODI	
	पिता का नाम FATHER'S NAME SATISH MANLAL MODI	
	जन्म तिथि DATE OF BIRTH 19-10-1989	
हस्ताक्षर SIGNATURE 	मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh	

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
PRABHAKAR REDDY K PADMA REDDY KANDI 15/01/1974 Permanent Account Number AWSP8104E		
Signature 		0062008

Prabakar

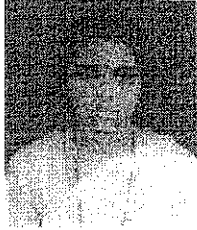
..... 2004.....
..... 8.....
..... 7.....

శ్రీ-వి.సి.ఆర్



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAWPT7520J



नाम /NAME

SARADADEVI TANGIRALA

पिता का नाम /FATHER'S NAME

BALACHANDRA RAMA MOHANA RAO
TANGIRALA

जन्म तिथि /DATE OF BIRTH

30-01-1964

हस्ताक्षर /SIGNATURE

मुख्य आयकर वायुक्त, आंध्र प्रदेश


Chief Commissioner of Income-tax, Andhra Pradesh

Sarada Devi

సంపుటము కింది తేదీ.....2004.....

దస్తావేజుల మొత్తం నామముల సంఖ్య.....8.....

ఈ కార్యము పూర్తి సంఖ్య.....8.....


చక్-ఆఫీసర్

