

SCANNED

1787/11

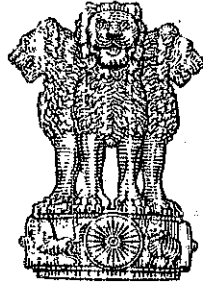
32

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

1632
1887

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Satish

U 493215

Sl.No. 26524 Dt: 17-03-2011 Rs.100/-
Name : Santosh
S/o.Shankar
For Whom : M/s.Modi & Modi Constructions, Sec-bad

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 7th day of May 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/c. 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. NAGARAJU. L. SON OF MR. L. V. PRASAD aged about 29 years, Occupation: Service, Occupation: Service, residing at H. No. 3-17, Munagala, Nalgonda District - 508 233, A. P., 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

Satish

Partner

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WDA
MA
17-04-2019

the following charges have
been paid in respect of this document:

By challan No. 814/2019/13/5/11

I. Stamp Duty:

- 1. In the shape of stamp papers
- 2. In the shape of adhesive

Rs 100 |

Rs 9260 |

Rs

Rs

- 1. In the shape of stamp
- 2. In the shape of cash

Rs

Rs

III. Registration fee:

- 1. In the shape of stamp
- 2. In the shape of cash

Rs 585 |

Rs

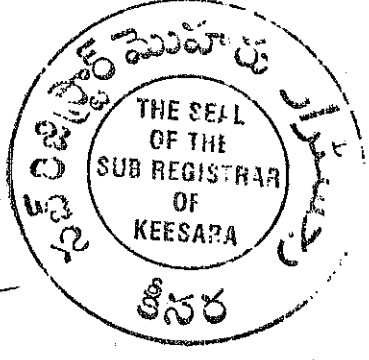
IV. User Charges

- 1. In the shape of challan
- 2. In the shape of cash

100 |

Total

10415 |



T. Nagaiab
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.

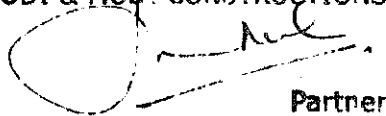
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R.R. District and are executed by the following owners:

- 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

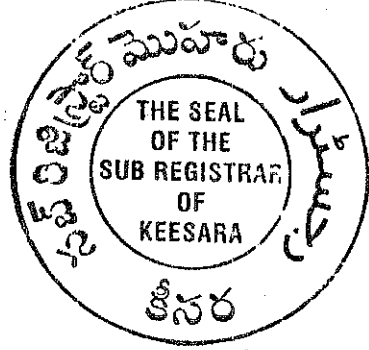
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WSP
10/08

11:00 ... 13:00 ...
23 ... 23 ...
2 ... 3 ...



K. prabhakar reddy

585/-

K. Prabhakar Reddy

K. 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/BKV/08 dated 5.03.08 registerer at SRO, Keesara Ranga Reddy District.

V. S. P.

CH. Venkat Ramana Reddy s/o. Late Anji Reddy
Occ: Service - f/o 11-187/2, Road no. 2,
Green Hills Colony, Serpooknagar Hyderabad.

[Signature]

K. KRISHNA REDDY. S/o. Late K. Hanumanth
1-21-54/1/1, Venkatarama, Sec'bad - 15

2011 ... 13 ...
2011 ... 23 ...

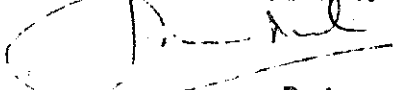
T. Nagaraj

- 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. 32, 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. 32, admeasuring 117 sq. yds. forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandai, 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). 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. 814222, dated 13/5/11, drawn on SBH, Keesara Branch, Ranga Reddy District.

For MODI & MODI CONSTRUCTIONS

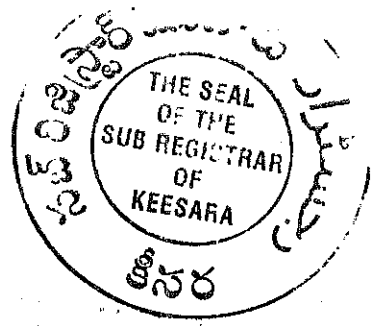

Partner

విలువైనది 11 1787
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 వ. గా. గ. మ. వ. 3

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 సబ్-రెజిస్ట్రార్

An amount of Rs. 9260/- towards stamp duty
 including transfer tax Rs. 885/-
 towards registration fee of Rs. 117,000/- Value
 of Rs. 117,000/- by the
 Party through an Receipt No. 814222
 date 13/5/11 at Keesara Br Keesara
 T. Nagaraj
 Sub-Registrar
 Keesara

స్వీకరణము 2011 సం (ఆ.క. 1033)
 1787 నెంబర్ లకు రిజిస్ట్రేషన్ గా సాటిపని. పా. రెండ్
 నిబంధనల ప్రకారం 1787/2011
 జ్వరదస్తావరి.
 20 || సం. 13 వ తేదీ
 T. Nagaraj
 సబ్-రెజిస్ట్రార్



SCHEDULED PLOT

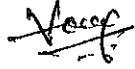
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 32, admeasuring about 117 sq. yds. forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	30' wide road
South	30' wide road
East	Plot No. 31
West	Plot No. 33


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:

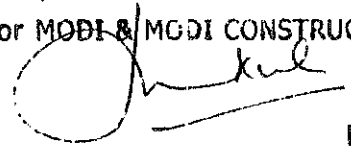
1.


(CH. VENKATESH RAMANA REDDY)

2.


K. HARSHA PRASAD

For MODI & MGDI CONSTRUCTIONS


Partner

(Soham Modi)
VENDOR


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REGISTRATION PLAN SHOWING

PLOT NO. 32, 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. NAGARAJU. L, SON OF MR. L. V. PRASAD

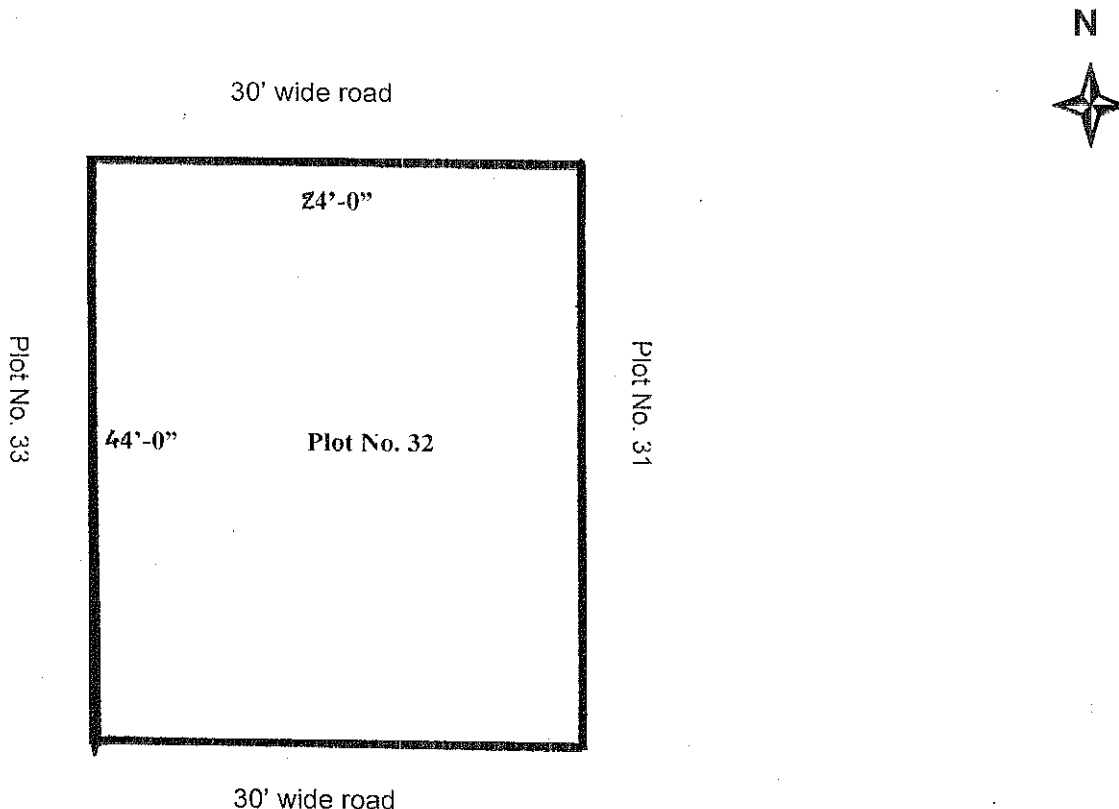
REFERENCE:
AREA: 117

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



WITNESSES:

- 1.
- 2.

For MODI & MODI CONSTRUCTIONS

Partner

SIG. OF THE VENDOR

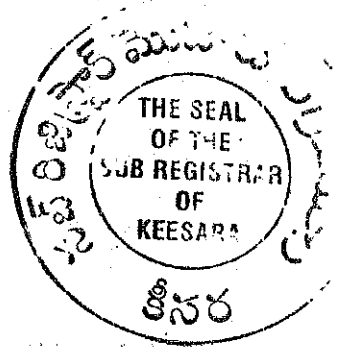
SIG. OF THE BUYER

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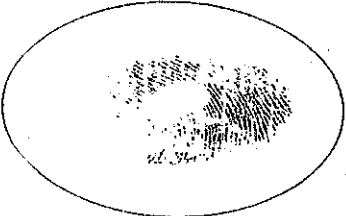

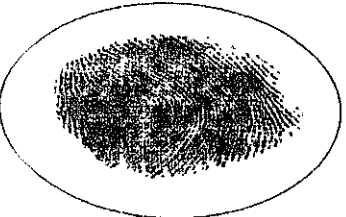

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**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**


SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>VENDOR:</u> 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</p>
			<p><u>SPA FOR PRESENTING DOCUMENTS:</u> <u>VIDE DOC.NO. 12/BK - IV/2008, Dt: 05.03.2008</u> 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> MR. NAGARAJU. L S/O. MR L. V. PRASAD R/O. H. NO. 3-17 MUNAGALA NALGONDA DISTRICT - 508233 A. P.</p>

SIGNATURE OF WITNESSES:

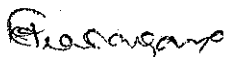
1. 

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


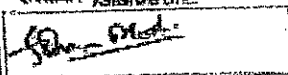



SIGNATURE OF THE BUYER

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	<p>PERMANENT ACCOUNT NUMBER ABSPIN6725H</p> <p>नाम / NAME SRIJAN SATISH MODI</p> <p>पिता का नाम / FATHER'S NAME SATISH MANLAL MODI</p> <p>जनम तिथि / DATE OF BIRTH 18-10-1989</p> <p>हस्ताक्षर / SIGNATURE </p>	
<p>मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh</p>		

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

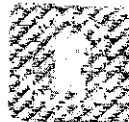
PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number
AWSP8104E


 Signature



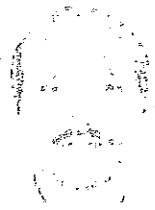
10082008

Prabhaakar Reddy K

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~~128-8-7~~





**NAGARAJU
LAKUMARAPU**

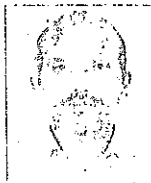
51372877

Blood Group : O + ve

PHOENIX INFOCITY PVT. LTD.

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**PHOENIX INFOCITY PVT. LTD.
SPECIAL ECONOMIC ZONE**



HCL TECHNOLOGIES LIMITED

**NAME : Nagaraju Lakumarapu
DESIGNATION : Technical Manager
EMP ID : 51372877
DT. OF ISSUE : 28/03/2011
VALID UPTO : 31/03/2014**

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Authorised Signatory

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Specified Officer

**AVINASH HYTECH CITY 2 SOCIETY
Block F-01B on 1st, 2nd, and 3rd office floors
IT/ITES Special Economic Zone of Phoenix Infopark Pvt Ltd,
Survey No. 30(P), 34(F), 36(P) and 38(P), Geethabai Village,
Serilingampally Municipality, Ranga Reddy District, Hyderabad**

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