

SCANNED

2087/2011



2/21
2
3

ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AP 702354

A. RACHUNATH

LICENSED STAMP VENDOR

Licence No.16-05-15 of 1988

R.L.No.16-05-10 of 2011

Shed No.2-12-85, Marredpally, Sec'bad.

Mobile No:9346384533

2011-05-23
Rs 100
Rama Lakshmana Reddy
Rama Linga Reddy
Modi Constructions, Sec'bad

SALE DEED

This Sale Deed is made and executed on this the 23rd day of May 2011 at S. R. O. Sec'bad, Ranga Reddy District by:

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 35 years, Occupation: Business, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignees,


IN FAVOUR OF

MR. C. H. VENUGOPALA KRISHNA, SON OF MR. RAMAIAH aged about 27 years, Occupation: Service, residing at H. No. 7-11-66, 4th lane, 1st cross, Kakumanuvāra Thota, Sec'bad, Andhra Pradesh., 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 సంఖ్య 2011 వ. సం. / సం. 2087
 దస్తావేజు మొత్తం కారితముల సంఖ్య 8
 ఈ కారితము వరినది సంఖ్య 1


 పబ్-రిజిస్ట్రార్



ENDORSEMENT

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

Sl No.	Description of fee/duty	Rs	Paise	RD/BC/ Pay order	Total
1	Stamp duty	100		9900	10,000
2	Transfer fee				
3	Registration fee	625			625
4	Geor charges	100			100
5	Total				10725



REAS:

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.

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

సాక్షాత్కరణము 20/1/వ సూచన..... 2087

వస్త్రావేశ మొత్తం కాగితముల సంఖ్య..... 8

ఈ కాగితము వరుస సంఖ్య..... 2

2011 సం॥ జూన్ నెల 3 వ తేదీ
1933 వ.కా.స.నె. జాబ్బా మానం 13 వ తేదీ
తగలు 2 మరియు 3 గంటల మధ్య
కీసర్ నవ - రిజిస్ట్రారు ఆఫీసులో
శ్రీ/శ్రీమతి K. Prabhakar Reddy
రిజిస్ట్రేషన్ దఫ్తరు 1998లోని సెక్షన్ 32.ఎ ను
అనుసరించి గమనించగలగిన పాత్రావులు
మరియు దీనిపై ప్రతిపక్ష కాలాది చేసి రుసుము
రూ॥ 625/- లు చెల్లించినారు.

చుట్టె-రెజిస్ట్రార్



Prabhakar Reddy

వారాధికారి పత్రావును
ఎడమ వలస నెలు

Prabhakar Reddy

Signature
Name K. Prabhakar Reddy
C/o K. Padma Reddy
Service
S-4-187/3 & 4, 2nd floor, Solam mangin,

m. G. Road, 3rd Road, Through SPA for presentation
of Documents, vide SPA No. 12/0K/08, dt. 5-3-08
at SRO, Keesara, R.R. District.



విద్యుత్ సాక్షాత్కరణం

① Veej

VENKAT RAMANA REDDY S/o. LATE ANJI REDDY
OCC: SERVICE. R/o. 11-187/2, ROAD NO. 2,
GREENHILLS COLONY, SAROORNAGAR, HYDERABAD.

② R. Lakshmi

R.M. RAS KUMAR S/o R. R. MOKUND RAO
H# 9-11/21, Kotha Basthi, Balaram KHAL
SECUNDAREDA - 10.

2011 సం॥ జూన్ నెల 3 వ తేదీ
1933 వ.కా.స.నె. జాబ్బా మానం 13 వ తేదీ
వ తేదీ సబ్-రిజిస్ట్రారు
వ తేదీ కీసర్

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/P1g/HUDA/07 dated 16/11/2007.

The Vendee is desirous of purchasing a plot of land bearing no. 47, admeasuring 125 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.1,25,000/-(Rupees One Lakh Twenty Five Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

The Vendor do hereby convey, transfer and sell the Plot No. 47, admeasuring 125 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.1,25,000/-(Rupees One Lakh Twenty Five Thousand Only) issued by Axis Bank, Service Branch, Hyderabad. The Vendor hereby admit and acknowledge the receipt of the said consideration.

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.

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.

The Vendor have this day delivered vacant peaceful possession of Scheduled Plot to the Vendee.

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.

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.

Stamp duty and Registration amount of Rs. 10,625/- is paid by way of challan No. 814525, dated 03.06.11, drawn on SBH, Keesara Branch, Ranga Reddy District.

For MODI & MODI CONSTRUCTIONS



Partner

2087

8

3

Sub-Registrar

"Rs. 9900/- towards stamp duty including T.D. under section 41 of the I.S. Act 1998. and Rs. 625/- towards the stamp duty on the chargeable value of Rs. 125000/- paid by the party through challan No. 814525 vide Challan/DC/DC. Pay order No. 3/6/11 date"

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

2087 20 11 2011 (S. 41, 1998) నందు నిబంధనల ప్రకారం రిజిస్ట్రేషన్ చేయబడినది. ఇందులో నిబంధనల ప్రకారం రిజిస్ట్రేషన్ నంబరు 2087/2011 ఇవ్వబడినది. 20/11/2011 నుండి 3 వ రోజు.

L. RAVINDER Sub-Registrar కీసర




SCHEDULED PLOT

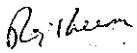
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 47, admeasuring about 125 sq. yds. forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

South	Tot-Lot area & Land Scaped Garden
East	Plot No. 46
West	30' wide road
South	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. VENKAY RAMANA REDDY)

2. 
(B. M. RAJ KUMAR)

For MODI & MODI CONSTRUCTIONS



Partner

(Soham Modi)
VENDOR


VENDEE

2017
2011
8
4

శబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO. 47, FORMING A PART

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. C. H. VENUGOPALA KRISHNA, SON OF MR. RAMAIAH

REFERENCE:
AREA: 125

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



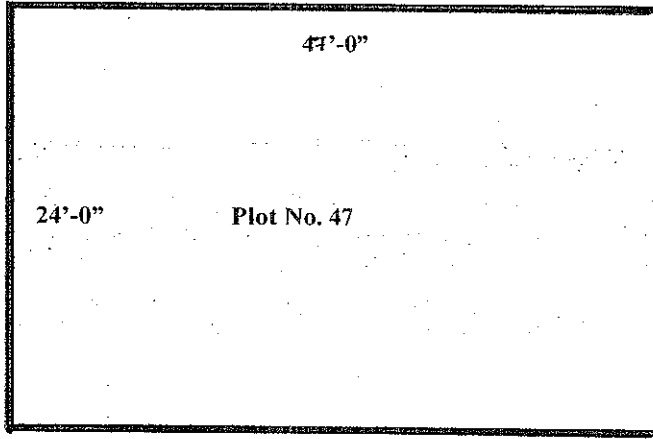
EXCL:



Tot-Lot area & Landscaped Garden



Neighbors Land



Plot No. 46

For MODI & MODI CONSTRUCTIONS

Partner

SIG. OF THE VENDOR

WITNESSES:

- 1.
- 2.

SIG. OF THE BUYER

2087
2088
2089

చట్ట-రజిస్ట్రార్



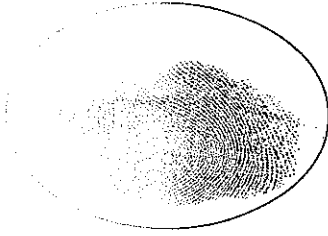
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL. NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

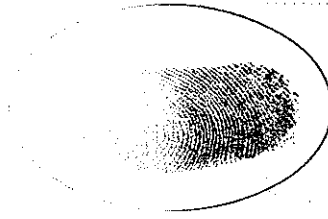
PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



VENDOR:

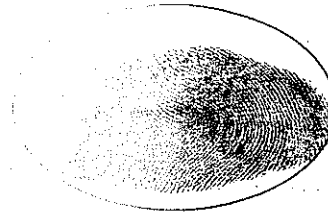
M/S. MODI & MODI CONSTRUCTIONS,
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD
REP. BY ITS MANAGING PARTNER
MR. SOHAM MODI
S/O. MR. SATISH MODI



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. C. H. VENUGOPALA KRISHNA
S/O. MR. RAMAIAH
R/O.H. NO. 7-11-66
4TH LANE, 1ST CROSS
KAKUMANUVARA THOTA
GUNTUR
ANDHRA PRADESH.

SIGNATURE OF WITNESSES:

(Handwritten signature)

For MODI & MODI CONSTRUCTIONS

(Handwritten signature)

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 Registrations, Keesara, Ranga Reddy District.

(Handwritten signature)

SIGNATURE OF THE REPRESENTATIVE

(Handwritten signature)

SIGNATURE OF THE BUYER

..... 2087
..... 8
..... 6

✓
ఉత్త-రిజిస్ట్రార్

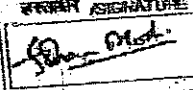


PERMANENT ACCOUNT NUMBER
ABMP18725H

नाम / NAME
SOHAN SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANLAL MODI

पंचम दिनांक / 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




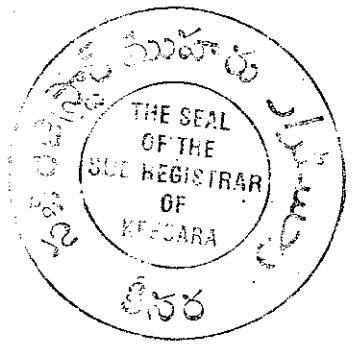
Prabhaakar

పుస్తకము సంఖ్య 11 కవలము 2087

పేజీల సంఖ్య 8

పుస్తకము పేరు 7

చట్ట-రక్షకుడు



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GOPALAKRISHNA CH

MAIAH CHIRUKURI

19/06/1986

Permanent Account Number
AZPV3936G

Gopalakrishna
Signature



09062007

[Handwritten signature]

..... 2087

..... 8

..... 8

పబ్-రిజిస్ట్రార్

