1074/2011

## भारतीय गेर न्यायिक

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Rs. 100

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Sl.No. 245(4 Dt: 17-03-2011 Rs.100/-

Name : Santosh S/o.Shankar

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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.

493205

Ph.No.9849355156

#### SALE DEED

This Sale Deed is made and executed on this the 28<sup>th</sup> day of February 2011 at SRO, Keesara, Ranga Reddy District by:

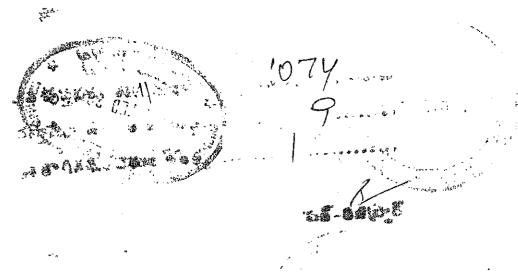
M/s. MODI & MODI CONSTRUCTIONS a registered partnership firm having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003 represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 40 years, Occupation: Business, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / passignees, etc.)

#### IN FAVOUR OF

MR. L. B. V. PRASAD, SON OF MR. L. S. SARMA, aged about 53 years, Occupation: Service, residing at Flat No. B-702. Balaj Angan, Sector-3. Plot I-1, Kharghar, Navi Mumbai - 410 210, 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

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IV. User Charges

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SUB RESIDENCE
MERGAPA

#### WHEREAS:

A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-28 Gts. forming part of Sy. No. 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.
	i	1	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 Shr. 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 & MODY CONSTRUCTIONS

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RIO. 1-5/11A, Alwal, feckad,

- 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. 36 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 FOLOWS:

- 1. The Vendor do hereby convey, transfer and sell the Plot No. 36 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. 22426, dated 28.03.2011, drawr on State Bank of Hyderabad, Keesara Branch, Ranga Reddy District.

For MODILA MODI CONSTRUCTIONS

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### SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 36 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, hereto and bounded on:

North	Plot No. 37
South	30' wide road
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:

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FOR MOLLIA ASSI CONSTRUCTIONS

Partner Modi)

(Soham Modi) VENDOR

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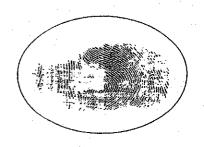
RAMPALLY VILLAGE, KEESARA MANUAL, R.R. DIS  VENDOR: M/S. MODI & MODI CONSTRUCTIONS, REPRESENTED BY ITS PARTNER  MR. SOHAM MODI, SON OF SRI SATISH MODI  BUYER: MR. L. B. V. PRASAD, SON OF MR. L. S. SARMA  REFERENCE: SCALE: INCL: EXCL:  AREA: 122 SQ. YDS. SQ. MTRS.  Plot No. 37  Plot No. 36  30' wide road  WITNESSES:  For MUDI & MODI CONSTRUCTION  Par'n  Par'n	<u> </u>	······································	
RAMPALLY VILLAGE, KEESARA MANDIA, R.R. DIS  VENDOR: M/S MODI & MODI CONSTRUCTIONS, REPRESENTED BY ITS PARTNER  MR. SOHAM MODI, SON OF SRI SATISH MODI  BUYER: MR. L. B. V. PRASAD, SON OF MR. L. S. SARMA  REFERENCE: SCALE: INCL: EXCL:  AREA: 122 SQ. YDS. SQ. MTRS.  Plot No. 37  Plot No. 36  30' wide road  WITNESSES:  For MUEL & MODI CONSTRUCTION  Par'n  Par'n	EGISTRATION PL	AN SHOWING PLOT NO. 36, FORMING	S A PART
MYS. MODI & MODI CONSTRUCTIONS, REPRESENTED BY ITS PARTNER  MR. SOHAM MODI, SON OF SRI SATISH MODI  BUYER:  MR. L. B. V. PRASAD, SON OF MR. L. S. SARMA  REFERENCE: REA:  122  SQ. YDS.  Plot No. 37  Plot No. 36  Plot No. 36  30' wide road  MITNESSES:  For NODE & MODI CONSTRUCTION  Par'n  Par'n	N SURVEY NO.	128, 129, 132, 133, 134, 135 & 136	Situated at
MR. SOHAM MODI, SON OF SRI SATISH MODI.  BUYER: MR. L. B. V. PRASAD, SON OF MR. L. S. SARMA  EFERROCE: SCALE: INCL: EXCL:  REA: 122 SQ. YDS. SQ. MTRS.  Plot No. 37  46'-0"  Plot No. 36  30' wide road  For MODE & MODI & MODI AND MINISTRUCTION  Par'n  Par'n		RAMPALLY VILLAGE, KEESARA	Mandal, R.R. Dist.
BUYER: MR. L. B. V. PRASAD, SON OF MR. L. S. SARMA  REFERENCE: SCALE: INCL: REA: 122 SQ. YDS. SQ. MTRS.  Plot No. 37  46'-0"  Plot No. 36  30' wide road  For MORE & MORE CONSTRUCTION Partn	ENDOR:	M/S. MODI & MODI CONSTRUCTIONS, REPI	RESENTED BY ITS PARTNER
Plot No. 37  Plot No. 37  Plot No. 36  Par'n  Par'n		MR. SOHAM MODI, SON OF SRI SATISH MC	DDI
Plot No. 37  Plot No. 36  Plot No. 36  24'-0"  Plot No. 36  30' wide road  MITNESSES:  For MODE & MCCI CONSTRUCTION Par'n	BUYER:	MR. L. B. V. PRASAD, SON OF MR. L. S. SAF	RMA
Plot No. 37  46'-0"  Plot No. 36  24'-0"  Plot No. 36  30' wide road  MITNESSES:  For MUDE & MCEI CONSTRUCTION  Par'n  Par'n			EXCL:
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# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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FINGER PRINT IN BLACK (LEFT THUMB) PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER

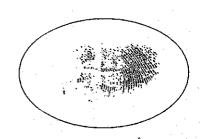




#### **VENDOR:**

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

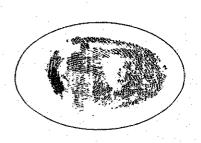
MR. SOHAM MODI S/O. MR. SATISH MODI





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

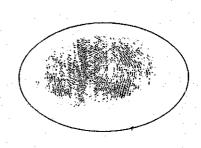
MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD – 500 003.





#### **BUYER:**

MR. L. B. V. PRASAD MR. L. S. SARMA R/O.FLAT NO. B - 702 BALAJI ANGAN SECTOR - 3, PLOT I - 1 KHARGHAR NAVI MUMBAI - 410 210





#### REPRESENTATIVE:

MRS. SUBBA LAXMI MR. MR. L. B. V. PRASAD R/O.FLAT NO. B - 702 BALAJI ANGAN SECTOR - 3, PLOT I - 1 KHARGHAR NAVI MUMBAI - 410 210

SIGNATURE OF WITNESSES:

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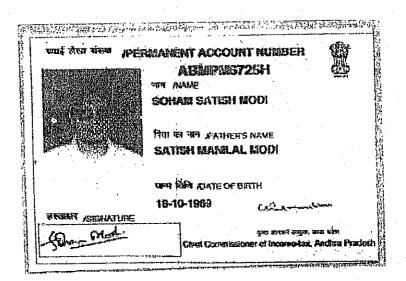
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For MODILE MODI CONSTRUCTIONS

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SIGNATURE OF EXECUTANTS

I stand herewith my photograph(s) and finger prints in the form prescribed, through my representative,



GPA HOLDER:

आयकर विमाग

INCOME TAX DEPARTMENT

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974 Permanent Account Number AWSPP8104E

Bignature

भारत सरकार GOVT OF INDIA





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इसके गुवास, भारत मृगयान्य के सम्दूषारें के नाम पर, जन सब से जिनका इस बात से संरोक्तर हो, यह प्रार्थना एवं क्ष्मेंका को जाती है कि वे वाहक को बिना रोक-दोल, आज़ादी से खाने-जाने दें, और जसे हर तरह की ऐसी सहन्यता और सुरक्षा प्रदान करें जिसकी जसे व्यवस्थकता हो।

These are to request and request in the name of the president of the republic of india all those whom it may concern to allow the hearer to fast fixely without let or kindrance. And to affold him or her, every at sistance and protection of which he or she may stand it need.

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7591828 Marche et. Passport No.

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का वर्गांग करते हैं।

ार हराइ हो समान है। प्रश्ति अधिकार के या किये यो मुद्दों करन क्ष्मीर है, क्षान सम्बद्धाः =177

तिनी में उस में राजा द भाग काद, यह समार्थि स कर्यों में गीनीय केंद्रिया इसने निमी भी इसन के के प्राप्त गरुष्टी उस्त है। प्रशिक्षण क्षतिहारी (जादी क्षतिहरू

मर्चेड पुत्र जाना, मेरी है जाना मानट हा जाने घर उसकी दिन्हें हरकात नामत में विच्छान राम्बेड प्रकारी को (हम भी घरक किस में हो) किस्तान हमानेच किया को की मानीय पुत्रिक को से जाने चाँचा किसीका कुछात के मानव से की पुत्र प्रकार करी किस कुमा

#### NCITAFT SIDER

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#### CAUTION

THIS PASSICRT IS THE PROPERTY OF THE GOVERNMENT OF THEM. ANY COMMUNICATION RECEIVED BY HOLDER FROM THE PASSICRT AUTHORITY REGARDING THIS PASSICRT, INCLUDING DEMAND FOR ITS EURFENDER, SHOULD BE COMPLIED WITH IN-

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A PERSON DITHORISED BY THE MODER. IT MUST NUT BY ALIERED OR MUTILATED IT ANY WAY.

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दिसा दम गम्म/कान्त्रती अजिलाबट्ट Name of Father/Legal Guardien SARMA

:

LAKKAVAJJALA SUBRAHMANYA agen and man in a Mother

BALAJI AANGAN CHS LID PLOT #1-1 ura /Address

LAKKAVAJJALA SUBBA LAXMI

LAKKAVAJJALA BALA सहे या वृत्ती का जाज Name of Spouse

# B-702 SECTOR -3 KHAR GHAR FLAT NAVI-MUMBAI MS·410210 THANE 11/04/2002 E1668885

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Reparsentative

इंद्रांकर विमान INCOME TAX DEPARTMENT

L S LAXMI
V S AKELLA
19/06/1964
Permanent Account Number

ACFPL0557Q

GOVT. OF INDIA

