

SCANNED

4330 of 2012

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ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Date: 14/06/2012, 11:44 AM

Serial No: 11,193

Denomination: 100 AU 885551

Purchased By:

K PRABHAKAR REDDY

S/O K P REDDY

R/O HYD

For Whom:

MODI & MODI CONSTRUCTIONS
SEC-BAD

Shilp
14/6/12
Sub Registrar

Ex. Officio Stamp Vendor

SRO: SHAMIRPET

SALE DEED

This Deed is made and executed on this the 25th day of July 2012 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 42 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. Kesiraju Satya Sundara Srinivasa Rao, Son of Mr. K. Lakshmi Narasimha Murthy, aged about 57 years, Occupation: Service, residing at # Flat No. 404, Pragathi Srinivasam Apartments, Near Sainathpuram Water Tank, Dr. A. S. Rao Nagar, Secunderabad., 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

[Signature]

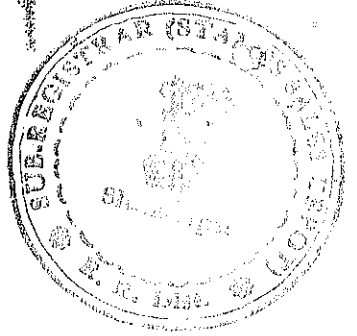
Partner

. ఎ పుస్తకము 2012 వ సం॥ను..... 4330
 వస్త్రావేణ మొత్తం కాజితముల సంఖ్య..... 12
 1

2012 సం॥ 25వ తేది వేరి..... 25
 1934 వ గా.శ. నం. (శ్రీ) వేరి మానము..... 3 వ తేది
 పగలు..... 12 మరియు..... 1 గంటల మధ్య

కీసర్ సబ్ - రిజిస్ట్రారు ఆఫీసులో
 శ్రీ/శ్రీమతి H. Prabhakar Reddy
 రిజిస్ట్రేషన్ బట్టెయి 1988లోని సెక్షన్ 32.ఎ ను
 అనుసరించి తమిళనాడు ప్రభుత్వ పోలీసులు
 మరియు వేరిముద్రలతో సహా దాఖలు చేసి రుసుము
 రూ॥..... 8800 / - లు చెల్లించినారు
 వాసియిచ్చినట్లు ఒప్పుకొన్నది
 ఎడమ బొటన వేలు

శ్రీ/శ్రీమతి



H. Prabhakar Reddy

H. Prabhakar Reddy



బాపిందినది

K. Prabhakar Reddy s/o. K.P. Reddy, exes. Service
 o/o. 5-4-187/3 & 4, 1st Floor, Saham mansion,
 M.G. Road, Sec2nd, through GPa for Presentation
 of Documents, vide GPa no. 12/BK 12/08, dt. 5.3.08
 at SRO, Keesara, R.R. District.

① K. Prabhakar Reddy

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

② M. Mahender

M. Mahender s/o. Late M. Mallesh, Service
 R/o. # 28-77, Yadav Basti, Neredmet, Hyderabad.

2012 సం॥ 25వ తేది వేరి..... 25
 1934 వ గా.శ. నం. (శ్రీ) వేరి మానము..... 3 వ తేది కీసర్

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

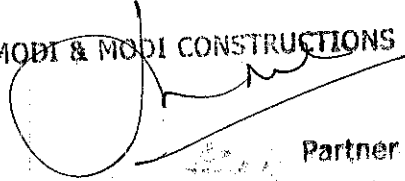
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R.R. District and are executed by the following owners:

- 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.
- 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

1. పుస్తకము 20¹² వ సం॥పు..... 4330
 దస్తావేజు వెంట్రం కొలితముల సంఖ్య..... 12
 2
 2. కొనికము వకటన తంఖ్య.....

65-08(సా)F



ENDORSEMENT

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

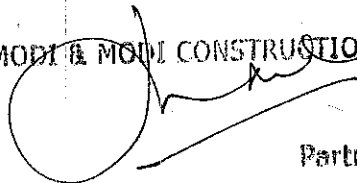
Sl. No.	Description of fee/duty	In the form of				Total
		Stamp Duty	Cash	Stamp duty, U.S. 16 of 1.5 act	DD/BCC/ Pay order	
1	Stamp Duty	100	40700			140800
2	Transfer Duty					8800
3	Registration fee					100
4	User charges					149700
5	Total					

- D) The Vendee is desirous of purchasing a plot of land bearing no. 66, admeasuring 170 sq. yds., along with semi-finished construction having a total area of 1971 sft., (built-up area 1753 sft + terrace area 80 sft + portico area 138 sft) hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs.17,60,000/-(Rupees Seventeen Lakhs Sixty 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:

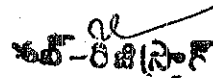
1. The Vendor do hereby convey, transfer and sell the Plot No.66, admeasuring 170 sq. yds., along with semi-finished construction having a total area of 1971 sft., (built-up area 1753 sft + terrace area 80 sft + portico area 138 sft) forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, which is herein after referred to as the Scheduled Property 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.17,60,000/-(Rupees Seventeen Lakhs Sixty Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration.
2. The Vendor hereby covenant that Scheduled Property 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 Property.
3. The Vendor further covenant that the Schedule Property 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 Property 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 Property, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Property 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 Property 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 Property 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. 1,49,600/- is paid by way of challan no. 826047, dated 25.07.2012, drawn on State Bank of Hyderabad, Keesara Village, Ranga Reddy District.

For MODI & MODI CONSTRUCTIONS .

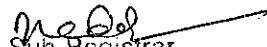


Partner

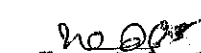
. ఎ పుస్తకము 20/2 నంబరు..... 4330
 వస్త్రాదేబు మొత్తం కాలిఫర్ముల సంఖ్య..... 12
 ఈ కాలిఫర్ముల వలసలు కాలిఫర్ము..... 3


 సబ్-రెజిస్ట్రార్

Rs. 140700/ Towards stamp duty including T.D. under section 41 of the I.S. Act 1899. and Rs. 8800/ towards Registration fee on the chargeable value of Rs. 1760000/ were paid by the party through Bank. 826042 vide challan/DD/BC/Pay order No. 25/3/12 date.


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

పుస్తకము 20/2 నంబరు (శా.శ. 1934)
 4330 మొలబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్
 విమిత్తం గుర్తింపు నెంబరు 1520-4330/20/2
 ఇవ్వబడ్డనది.
 20/2 నంబరు..... 25


 సబ్-రెజిస్ట్రార్




SCHEDULED PEOPERTY

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 66, admeasuring about 170 sq. yds., along with semi-finished construction having a total area of 1971 sft., (built-up area 1753 sft + terrace area 80 sft + portico area 138 sft) in the project known as "Nilgiri Homes" 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 and bounded on:

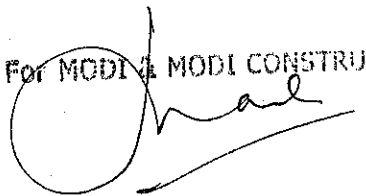
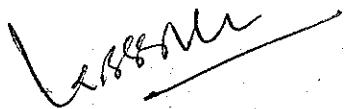
North	Plot No. 67
South	Plot No. 65
East	Plot No. 73
West	30' wide road

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. 

2. 

For MODI & MODI CONSTRUCTION

Partne
(Soham Modi)
VENDOR

VENDEE

పుస్తకము 20 | 12 నంబరు..... 4330
వస్తావేళా మొత్తం కారితముల సంఖ్య..... 12
ఈ కారితముల పనుల సంఖ్య..... 4

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45-08(సా.ఫ)



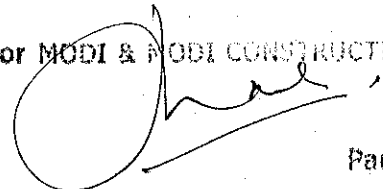
ANNEXTURE - 1 - A

1. Description of the Building : ALL THAT PIECE AND PARCEL OF LAND along with semi-finished construction on Plot No. 66, in the project known as "NILGIRI HOMES" forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District
- (a) Nature of the roof : R. C. C. (G+1)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 170 sq. yds.
4. **Built up area Particulars:**
- a) Portico & Terrance Area : 218 sft
- b) In the Ground Floor : 782 sft
- c) In the First Floor : 723 sft
- d) In Head Room + Servant + Toilet Area : 248 sft: -----
- Total Built up Area : 1971 Sft**

5. Annual Rental Value :
6. Municipal Taxes per Annum :
7. Executant's Estimate of the MV of the Building : Rs. 17,60,000/-

Date: 25.07.2012

For MODI & MODI CONSTRUCTIONS



Partner

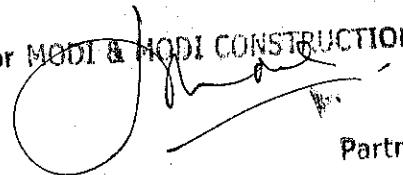
Signature of the Executants

C E R T I F I C A T E

I do hereby declare that what is stated above is true to the best of my knowledge and belief.

Date: 25.07.2012

For MODI & MODI CONSTRUCTIONS



Partner

Signature of the Executants



. ఎ పుస్తకము 2012 సం॥పు..... 4330
వస్తావేజా మొత్తం కొరితముల సంఖ్య..... 12
ఈ కొరితము వకుస తంఖ్య..... 6

చే-08/సా-F



REGISTRATION PLAN SHOWING

PLOT NO. 66, 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. KESIRAJU SATYA SUNDARA SRINIVASA RAO, SON OF MR. K. LAKSHMI NARASIMHA MURTHY

REFERENCE:
AREA:

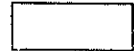
170

SCALE:
SQ. YDS.

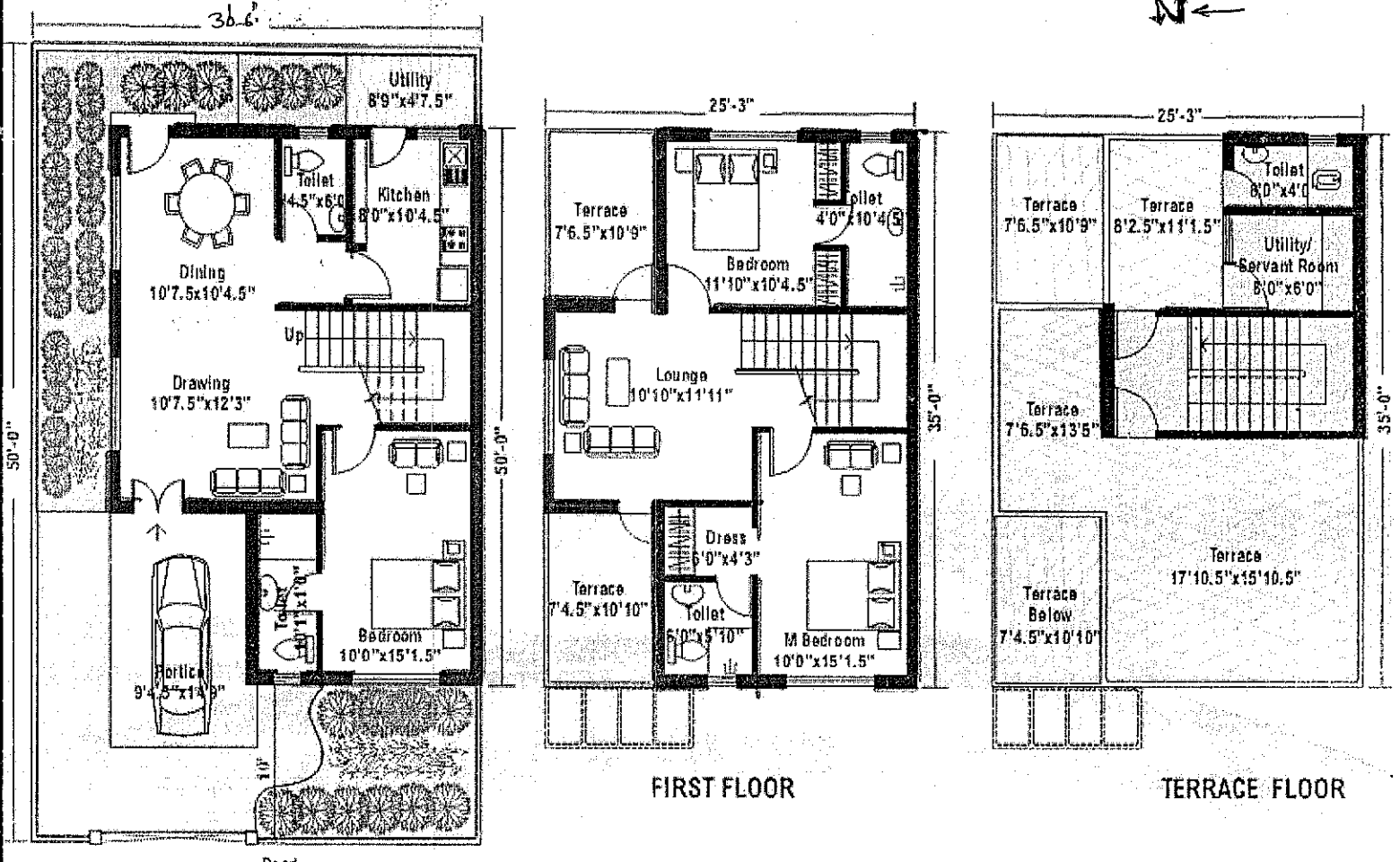
INCL:
SQ. MTRS.



EXCL:



TOTAL BUILT UP AREA : 1971 Sft.



GROUND FLOOR

FIRST FLOOR

TERRACE FLOOR

BOUNDARIES:

- NORTH : PLOT NO. 67
- SOUTH : PLOT NO. 65
- EAST : PLOT NO. 73
- WEST : 30' WIDE ROAD

WITNESSES:

- 1.
- 2.

For MODI & MODI CONSTRUCTIONS

Partner

SIG. OF THE VENDOR

SIG. OF THE BUYER

.. ఎ పుస్తకము 2012 వ సం॥ ఖ... 4330
వస్త్రావేజా మొత్తం కొగితముల సంఖ్య... 12
ఈ కొగితము వకుస సంఖ్య... 6

శుభ-రక్షణ



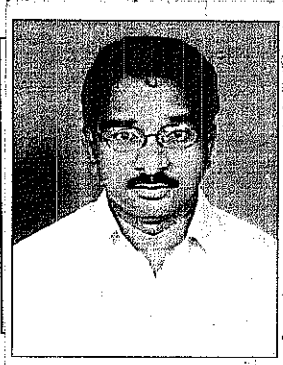
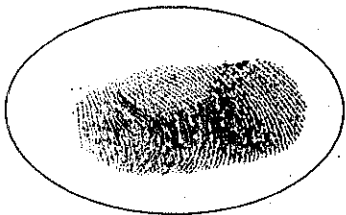
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
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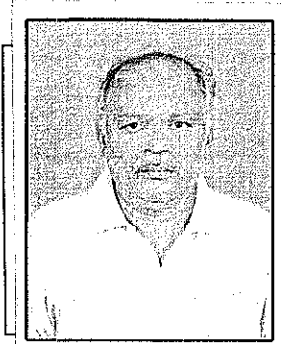
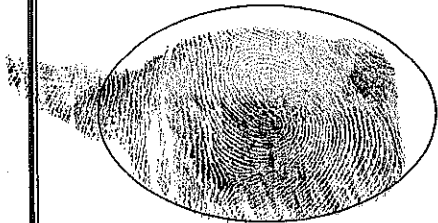
VENDOR:

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.



BUYER:

MR. KESIRAJU SATYA SUNDARA SRINIVASA RAO
S/O. MR. K. LAKSHMI NARASIMHA MURTHY
R/O.# FLAT NO. 404
PRAGATHI SRINIVASAM APARTMENTS
NEAR SAINATHPURAM WATER TANK
DR. A. S. RAO NAGAR
SECUNDERABAD..

SIGNATURE OF WITNESSES:

-
-

For MODI & MODI CONSTRUCTIONS

Partner

SIGNATURE OF EXECUTANTS

SIGNATURE OF BUYER

4330

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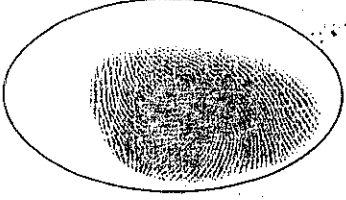
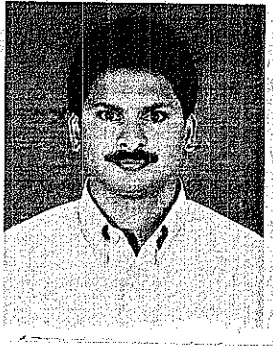

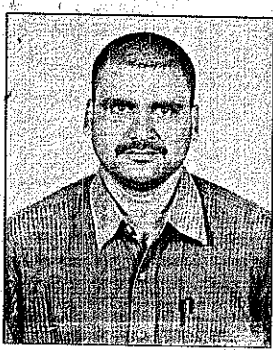
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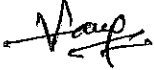

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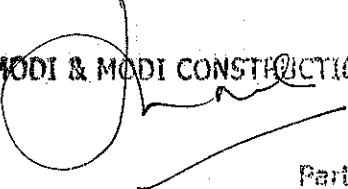


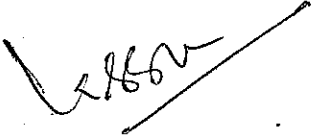
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>WITNESSES:</p> <p>1. MR. CH. VENKATA RAMANA REDDY S/O. LATE ANJI REDDY R/O. H. NO: - 11-187/2 ROAD NO. 2, GREENHILLS COLONY SAROORNAGAR HYDERABAD.</p>
			<p>2. MR. M. MAHENDER S/O. LATE M. MALLESH R/O. H. NO: - 28-77 YADAV BASTI NEREDMET HYDERABAD.</p>

SIGNATURE OF WITNESSES:

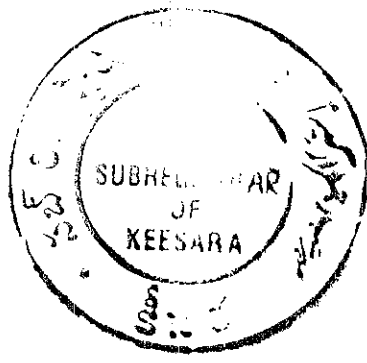
1. 
2. 



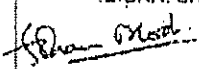
For MODI & MODI CONSTRUCTIONS

 Partner


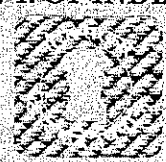

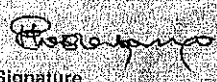


ఎ పుస్తకము 20 | వ సం|| వ్ర..... 4330.....
వస్తావేళ మొత్తం కాగితముల సంఖ్య..... 12.....
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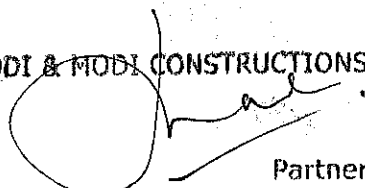
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65-0812-F



	स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER ABMPM6725H	
	नाम / NAME SOHAM SATISH MODI	
	पिता का नाम / FATHER'S NAME SATISH MANILAL MODI	
	जन्म तिथि / DATE OF BIRTH 18-10-1969	
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		  10062008
 Signature		

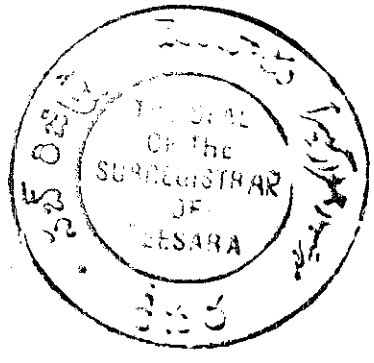
For MODI & MODI CONSTRUCTIONS



Partner

.. ఎ వుస్థకము 2012 వ సం॥ 11 వై..... 430.....
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ఈ కాదితము వకుస చుంట్లు..... 9.....


శుభ-రెజిస్ట్రార్





स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABZPK0891M

नाम /NAME
**SATYASUNDARA SRINIVASA RAO
KESIRAJU**

पिता का नाम /FATHER'S NAME
**LAXMI NARASIMHA MURTHY
KESIRAJU**

जन्म तिथि /DATE OF BIRTH
13-06-1955

मुख्य आयकर आयुक्त, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh




इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
मुख्य आयकर आयुक्त,
आयकर भवन,
बशीर बाग,
हैदराबाद - 500 004.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Chief Commissioner of Income-tax,
Aayakar Bhavan,
Basheerbagh,
Hyderabad - 500 004.

[Handwritten signature]

విలువైనము 20 12 వసంపు..... 4330.....
 కస్తావేళ మొత్తం కాదితముల సంఖ్య..... 12.....
 కాదితము వసంపు..... 10.....


 65-0012



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

V RAMANA REDDY CHEERUKA
ANJI REDDY CHEERUKA
05/03/1972

Permanent Account Number

AHNPC8363Q


Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

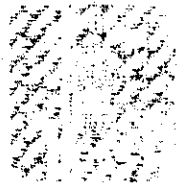
M MAHENDAR

MALLESH MANDA

20/07/1978

Permanent Account Number
AQAPM0412C

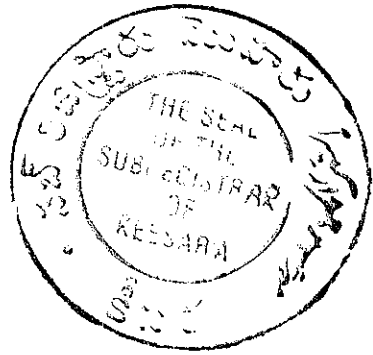

Signature

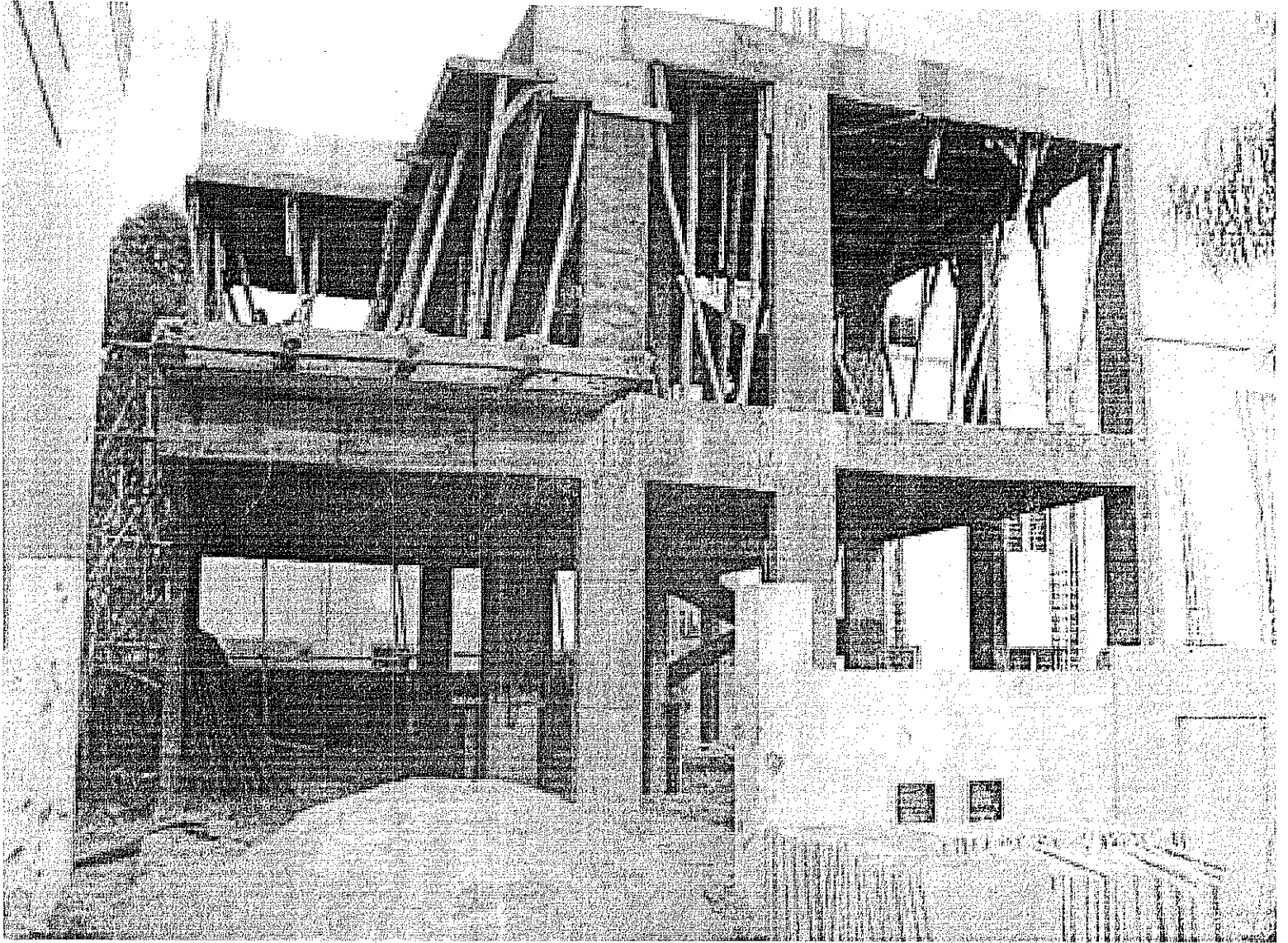


20/07/1978

. ఎ పుస్తకము 20 వ సంపుట..... 4330.....
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 : కాదికము వలన తుండ్లు..... 11.....

సబ్-రజిస్ట్రార్





4330
• అ పుస్తకము 20 1/2 వ సంచిక.....
దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 12
కాగితము వకుస సంఖ్య..... 12

43-0215-F

