

SCANNED

DOCT. NO. 2152/2015

ACK
2367
CS
2171



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BM 810171

S.No. 21002 Date: 09-10-2014

CH. SHRAVANI
 LICENSED STAMP VENDOR
 LIC.No.15-31-029/2013,
 House on P.No.21, W.S.Colony,
 R.R.Dist-501512. Ph:7842562342

Sold to: RAMESH

S/o. LATE NARASING RAO

For Whom: MODI & MODI CONSTRUCTIONS

SALE DEED

This Sale Deed is made and executed on this the 29th day of May 2015 at Hyderabad by:

Shri. Cheera Ramachandraiah alias Cheera Ramachander S/o. Shri Cheera Pentaiah, aged about 63 years, Occupation: Agriculture, R/o. Rampally Village, Keesara Mandal, Ranga Reddy District, represented by its Agreement of Sale Cum General Power of Attorney with possession holder 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 duly authorized representative Mr. Soham Modi, Son of Sri Satish Modi, aged about 45 years, Occupation: Business (Agreement of Sale Cum General Power of Attorney with Possession registered as document no. 3595/08, dated 24th May 2008, at SRO Keesara) hereinafter referred to as the "VENDOR".

IN FAVOUR OF

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 duly authorized representative Mr. Soham Modi, son of Sri Satish Modi, aged about 45 years, occupation: Business, hereinafter referred to as the "PURCHASER".





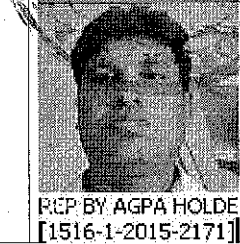
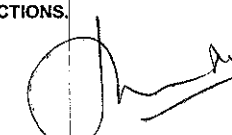
For MODI & MODI CONSTRUCTIONS

Partner


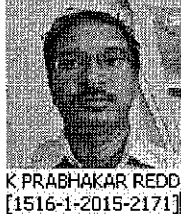
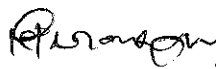

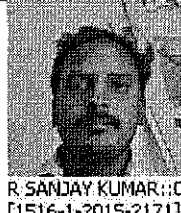
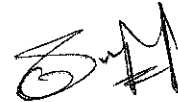
Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Shamirpet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 27500/- paid between the hours of 23 and 4 on the 03rd day of JUN, 2015 by Sri Soham Modi

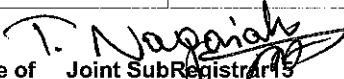
Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 REP BY AGPA HOLDE [1516-1-2015-2171]	REP BY AGPA HOLDER, M/S MODI & MODI CONSTRUCTIONS. REP BY SOHAM MODI (AUTHORIZED REPRESENTATIVE) S/O. SATISH MODI 5-4-187/3&4, II FLOOR,, SOHAM MANSION, M.G. ROAD, SEC- BAD	
2	EX		 REP BY AGPA HOLDE [1516-1-2015-2171]	REP BY AGPA HOLDER M/S MODI & MODI CONSTRUCTIONS. REP BY SOHAM MODI (AUTHORIZED REPRESENTATIVE) S/O. SATISH MODI 5-4-187/3&4, II FLOOR,, SOHAM MANSION, M.G. ROAD, SEC- BAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 K PRABHAKAR REDDY [1516-1-2015-2171]	K PRABHAKAR REDDY SOHMA MANSION, MG ROAD, SEC BAD	
2		 R SANJAY KUMAR; O [1516-1-2015-2171]	R SANJAY KUMAR WARASIGUDA, SEC BAD	

03rd day of June, 2015

Signature of 
Joint SubRegistrar
Shamirpet

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 Joint SubReg Shamirpet
 Shamirpet



The term VENDOR and the PURCHASER referred to above shall mean and include all their heirs, successors-in-interest, assignees, legal representatives, administrators, executors, nominees, etc.

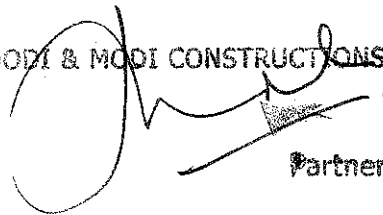
WHEREAS:

- A) Whereas Shri. Cheera Ramachandraiah S/o. Shri Cheera Pentaiah was absolute owner and possessor of land admeasuring Ac 1-00 gts., in survey no. 100/2, of Rampally Village, Keesara Mandal, Ranga Reddy District (herein after referred to as the Scheduled Property which is more fully described in the schedule given hereunder) having purchased a larger piece of land vide sale deed bearing document no. 6278/1985 dated 04.09.1985 registered at the District Registrars office R.R. District. The name of Shri. Cheera Ramachandraiah was mutated in the revenue records vide proceeding no. B/514/88 dated 18.08.1988. Patta passbooks and title books were issued in his favour by the MRO Keesara Mandal for an extent of Ac. 3-14 Gts., in Sy. No. 100/2 (Passbook no. 129986, Title book no. 51592).
- B) The Vendor herein has executed a registered agreement of sale cum general power of attorney with possession in favour of the Purchaser herein vide document no. 3595/08, dated 24th May 2008, registered at SRO Keesara. In the said Agreement of Sale Cum General Power of Attorney Shri. Cheera Narasimha S/o. Shri. Cheera Pentaiah, Shri. Shri. Cheera Anjaneyulu, S/o. Shri. Cheera Ramchandraiah, and Cheera Srihari, S/o. Cheera Narsimha have joined as Consenting Parties while executing the said agreement to ensure and assure perfect legal title to the Purchaser.
- C) The Purchaser had agreed to purchase the Schedule Property for a total consideration of **Rs. 55,00,000/-** (Rupees Fifty Five Lakhs Only) which as been paid in full by the Purchaser to the Vendor and the receipt of which has been acknowledged by the Vendor.
- D) The Vendor has agreed to sell the Schedule Property free from all encumbrances for a total consideration of **Rs. 55,00,000/-** (Rupees Fifty Five Lakhs Only) and the Purchaser has agreed to purchase the same.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. The Purchaser has paid the aforesaid total consideration of **Rs.55,00,000/-** (Rupees Fifty Five Lakhs Only) and the receipt of which is hereby admitted and acknowledged by the VENDOR.
2. For the total sale consideration as mentioned above the Vendor do hereby grant, convey, transfer and sell all that land admeasuring Ac. 1-00 Gts., forming a part of survey no. 100/2, Rampally Village, Keesara Mandal, Ranga Reddy District, which is hereinafter referred to as the Scheduled Property and more particularly described in the schedule given herein, unto and in favour of the PURCHASER by way of absolute sale.

For MODI & MODI CONSTRUCTIONS



Partner

Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of					Total
	Stamp Papers	Challan u/S 41 of IS Act	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	0	0	302400	302500
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	0	0		27500	27500
User Charges	NA	0	0		100	100
Total	100	0	0	0	330000	330100

Rs. 302400/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 27500/- towards Registration Fees on the chargeable value of Rs. 5500000/- was paid by the party through DD No ,181539 dated ,03-JUN-15 of ,HDFC BANK/SEC-BAD

Date

03rd day of June,2015

Signature of Registering Officer

Shamirpet

T. Nagaraj

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Joint Sub Registrar
Shamirpet

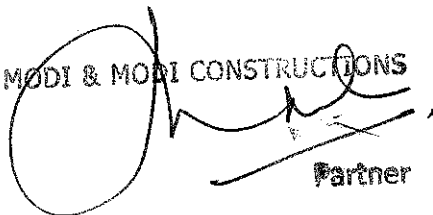
1వ పుస్తకము 20/5నం|| (కా.శ. 1937) నం|| పు
2152 - నెంబరు రిజిస్టరు చేయబడినది. స్కానింగ్
నిమిత్తం జి.జి.ఆర్ నెంబరు 1510-1.....2152.....20/5
జారీచేయబడింది.
20/5నం|| 24/5 నెంబరు.....3.....వ తేదీ

T. Nagaraj
జి.జి.ఆర్ అధికారి



3. The Vendor hereby covenants that the Scheduled Property was the absolute property belonging to him and he is the absolute owners of the same and no other person other than the Vendor has any right, title or interest in respect of the Scheduled Property or any portion thereof. There are no protected tenants in respect of the Scheduled Property and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Property by the Vendor herein above mentioned.
4. The Vendor hereby declares and covenants that he is the true and lawful owner of the Scheduled Property. The Vendor hereby covenants that no other person(s) other than the Vendor has any right, title or interest in respect of the Scheduled Property or any portion thereof and as such there is no encumbrance or any impediment on the ownership and enjoyment of Scheduled Property by the Vendor and none of his heirs shall have any manner of right or title over the Scheduled Property and they have no objection for the sale of the Scheduled Property to the Purchaser.
5. The Vendor further covenant that Scheduled Property is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby gives warranty of title. The Vendor hereby declares that they have not entered into any agreement or executed any deed prior to this deed with respect to the Scheduled Property. If any claim is made by any person either claiming through the Vendor or otherwise in respect of Scheduled Property it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Purchaser is put to any loss on account of defective title or on account of any claims on the Scheduled Property, the Vendor shall indemnify the Purchaser fully for such losses.
6. The Vendor has delivered vacant peaceful possession of the Scheduled Property to the Purchaser and the Purchaser shall be entitled to hold and enjoy the same as absolute owner thereof.
7. The Vendor hereby covenants that he shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Property unto and in favour of the Purchaser in the concerned departments.
8. The Vendor hereby further covenants that there are no rights of any third party relating to any easements, right of way, etc. in respect of Scheduled Property.
9. The Vendor hereby covenants that the Vendor has paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Property payable as on the date of this deed of sale. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.

For MODI & MODI CONSTRUCTIONS



Partner

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Joint SubRegistrar
Shamirpet




SCHEDULE OF LAND

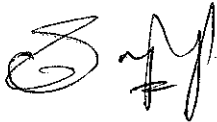
All that part and parcel of land admeasuring about Ac. 1-00 Gts. in Sy. No. 100/2, situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan enclosed herein and bounded by:

North	Land belonging to Vendor in Sy. No. 100/2
South	Sy. No. 100/1
East	Land belonging to Cheera Narsimha in Sy. No. 100/2
West	Neighbours Land

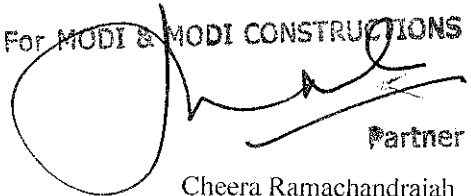
IN WITNESS WHEREOF the VENDOR and PURCHASER have affixed their signatures on this sale deed on the day, the month and year first above mentioned in presence of the following witnesses at Hyderabad.

Witnesses:

1. 

2. 

For MODI & MODI CONSTRUCTIONS



Partner

Cheera Ramachandraiah
Represented by his GPA holder
M/s. Modi & Modi Constructions
VENDOR

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Shamirpet



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REGISTRATION PLAN SHOWING

OPEN LAND

IN SURVEY NO. 100/2

Situated at

RAMPALLY VILLAGE,

KEESARA

Mandal, R.R. Dist.

VENDOR: SHRI. CHEERA RAMACHANDRAIAH, S/O. SHRI. CHEERA PENTIAH REP. BY ITS AGPA HOLDER

M/S. MODI & MODI CONSTRUCTIONS REP. BY ITS AUTHORISED SIGNATORY

MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER: M/S. MODI & MODI CONSTRUCTIONS REP. BY ITS AUTHORISED SIGNATORY

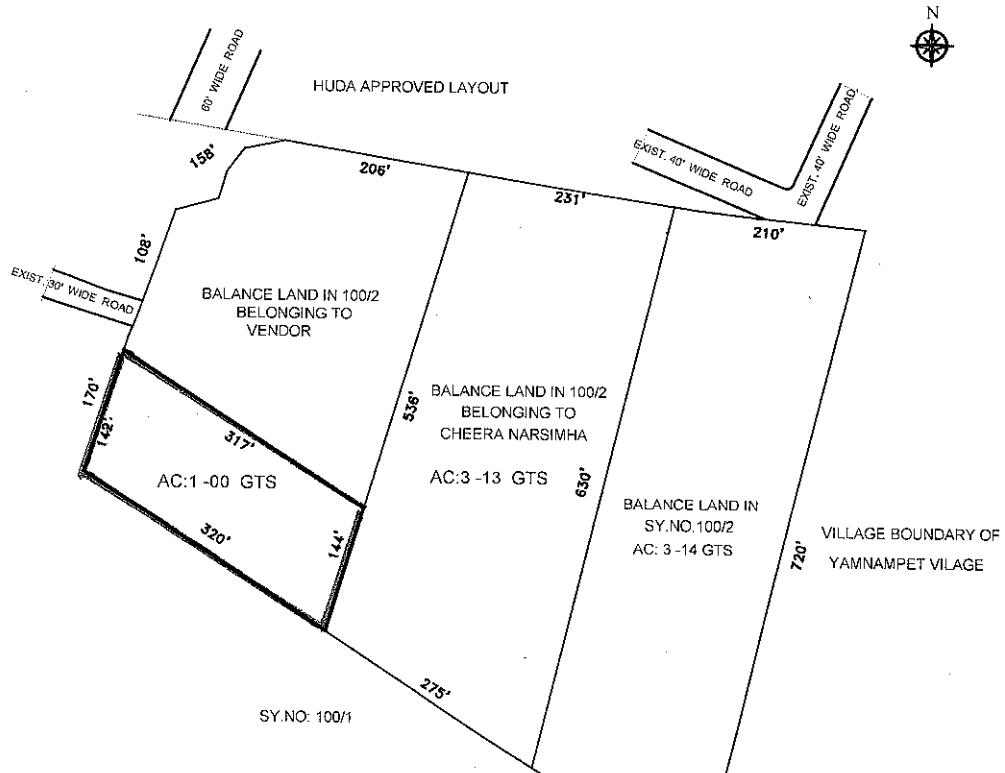
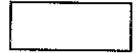
MR. SOHAM MODI, SON OF SRI SATISH MODI

REFERENCE: **SCALE:**
AREA: AC.1-00 GTS.

INCL: **SQ. MTRS.**



EXCL:



WITNESSES:

- 1.
- 2.

FOR MODI & MODI CONSTRUCTIONS

 Partner

SIG. OF THE VENDOR

SIG OF THE PURCHASER

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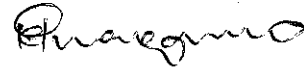

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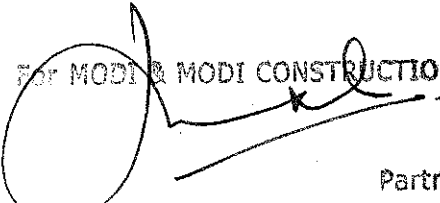


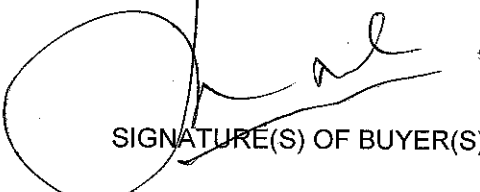
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**


<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>
			<p><u>VENDOR:</u> SHRI. CHEERA RAMACHANDRAIAH S/O. SHRI. CHEERA PENTAI AH REP BY ITS AGPA HOLDER M/S. MODI & MODI CONSTRUCTIONS HAVING ITS OFFICE, 2ND FLOOR SOHAM MANSION, M. G. ROAD, SECUNDERABAD REPRESENTED BY ITS AUTHORISED REPRESENTATIVE MR. SOHAM MODI S/O. MR. SATISH MODI</p>
			<p><u>BUYER:</u> M/S. MODI & MODI CONSTRUCTIONS HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REPRESENTED BY ITS AUTHORISED REPRESENTATIVE MR. SOHAM MODI S/O. MR. SATISH MODI</p>

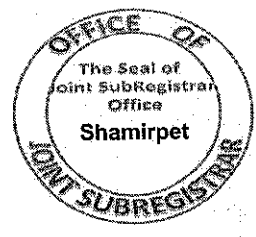
SIGNATURE OF WITNESSES:

1. 
2. 

FOR MODI & MODI CONSTRUCTIONS

 Partner
 SIGNATURE OF EXECUTANTS


 SIGNATURE(S) OF BUYER(S)


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VENDOR:

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MODI AND MODI
CONSTRUCTIONS

27/02/2004
Permanent Account Number
AAKFM7214N

Signature



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6725H

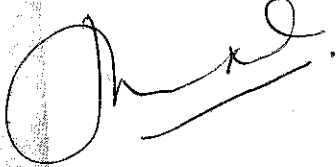

नाम / NAME
SOHAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1969

हस्ताक्षर / SIGNATURE

Chief Commissioner of Income-tax, Andhra Pradesh



WITNESS:




आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI

15/01/1974
Permanent Account Number
AWSP8104E

Signature






आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

R SANJAY KUMAR
UPADHYAY RAMNIVAS

31/12/1983
Permanent Account Number
AKQPR4284H

Signature



Prabhakkar

Sanjay

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