

Handwritten marks at the top left.

1975/08

E-101

A-23

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA INDIA NON JUDICIAL

SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

03-07-2008

Serial No : 26,752

Denomination : 100

K 287966

Purchased By :

RAMESH D. SENGUARAM

Handwritten signature

928

Sub Registrar

SALE DEED Stamp Vendor Office, Hyd

For Whom :

MODI VENTURES

This Sale Deed is made and executed on this the 27 day of July, 2008 at Secunderabad by:

M/S. MODI VENTURES, a registered partnership firm having its office at 5-4-187/3&4, II Floor, M. G. Road, Secunderabad 500 003, represented by its Managing Partner Mr. Soham Modi, Son of Sri Satish Modi, aged about 38 years, Occupation: Business, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

M/S. SRI SAI BUILDERS, a registered partnership firm having its office at 25, A & B Electronic Complex, Kushaiguda, Hyderabad - 500 062, represented by Mr. Soham Modi, S/o. Sri Satish Modi, aged about 38 years, Managing Partner of M/s. Modi Ventures who are the Agreement of Sale cum General Power of Attorney Holders by virtue of document no. 10302/05 registered at S.R.O. Uppal, hereinafter called the "Firm" (which expression where the context so permits shall mean and include its successors in interest, nominee, assignee).

IN FAVOUR OF

1. MR. S. VAITHIYANATHAN S/O. LATE MR. K. SUBBAIAH, aged about 48 years
2. MRS. V. DHANA LAKSHMI, WIFE OF MR. S. VAITHIYANATHAN, aged about 42 years both are residing at 35/204, Shravana Apartments, HUDA Complex, Saroornagar, Hyderabad - 500 035, hereinafter referred to as the Purchaser (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For MODI VENTURES

Handwritten signature of Partner

Partner

MARKET VALUE Rs: 125000 / -



1వ పుస్తకము 2008...వ సంపు...
2వ పుస్తకము కాగితముల సంఖ్య.....9
ఈ కాగితపు వరుస సంఖ్య.....

2008 వ సం...నెల...24...వ తేది

19...వ తేది

పగలు...గంటల

మధ్య భాగం...కాగితము

శ్రీ...
రెజిస్ట్రేషన్ పుస్తకము...
అనుబంధించి మనం...
మరియు వేరొకటి...
ఉన్నాయి...

(Handwritten signature)



(Handwritten signature)

వ్రాసి ఇచ్చినట్లు ఒప్పకొన్నది
ఎడమ బొటన ప్రింటు

(Handwritten text)
K. P. REDDY
15-4-187/364, 2 Block, SATHAN mansion, M. C. Road,
Sec 8 and attested through CPA for
presentation of Documents vide
CPA No. 120/BKLD/2006 at SRO, Uppal, R.R. Dist.



రూపించినది

(Handwritten signature)

Ramesh S. Venkateswara
1-54, Krishna Nagar, Model, Hyderabad

(Handwritten signature)

Ram Motun Ho. Nanyore Road, our Service
Rt. 1-12-168/A, Ram Nagar, Hyderabad

2008 వ సం...నెల...24...వ తేది
1930 శా...వ సంపు...వ తేది...
(Handwritten signature)

Whereas the PURCHASER has purchased flat no.101 on the first floor in block 'E', admeasuring 975 sft. of super built up area together with proportionate undivided share of land to the extent of 59.96 sq. yds. and a reserved parking space for two wheeler on the stilt floor bearing no. 1, admeasuring about 15 sft., in residential apartment named as Gulmohar Gardens, forming part of Survey Nos. 93, 94 & 95, situated at Mallapur, Uppal Mandal, Ranga Reddy District vide Sale Deed bearing document no. 15752/06 dated 26.10.2006 registered at SRO, Uppal, Ranga Reddy District.

Whereas the VENDOR is the absolute owner of car parking no. 16 in the stilt floor of block no. 'E' admeasuring about 100 sft., in the project known as 'GULMOHAR GARDENS' situated at Survey Nos. 93, 94 & 95, Mallapur Village, Uppal Mandal, Kapra Municipality, Ranga Reddy District, herein after referred to as the 'Scheduled Property'.

At the request of the PURCHASER, the VENDOR has agreed to sell the said car parking for a consideration of Rs. 1,25,000/- (Rupees One Lakh Twenty Five Thousand Only) on the following terms and conditions:

NOW THIS SALE DEED WITNESSETH AS UNDER:

- 1) That in pursuance of the aforesaid agreement and in consideration of said sum Rs. 1,25,000/- (Rupees One Lakh Twenty Five Thousand Only) paid by the PURCHASER herein, the receipt of which is acknowledged by the VENDOR, the VENDOR do hereby sell, transfer, convey unto the PURCHASER the Scheduled Property which is more particularly described at the foot of this document.
- 2) Henceforth the VENDOR shall not have any right, title or interest in the Schedule Property which shall be enjoyed absolutely by the PURCHASER without any let or hindrance from the VENDOR or anyone claiming through them.
- 3) The VENDOR has delivered vacant position of the Schedule Property to the PURCHASER and the PURCHASER doth hereby confirms and acknowledges the same.
- 4) The PURCHASER shall not make any structural alteration or modifications of the said property which encroaches upon the right of the owners of the premises or endanger their property.
- 5) The VENDOR covenants with the Purchaser that the Schedule Premises is free from all encumbrances, charges, gifts, mortgages, liens, and court attachments.
- 6) The market value of the property is Rs. 1,25,000/-.
- 7) Stamp duty and Registration amount of Rs. 9,375/- paid by way of Challan No. 752159, dated 19-7-08, drawn of SBH, Kushaiguda Branch, Hyderabad.

For MODI VENTURES


Partner

1వ పుస్తకము 2008.....వ సం. 1975.....దస్తావేజులు

మొత్తము కొగతముల సంఖ్య.....9.....

ఈ కొగతపు వరుస సంఖ్య.....2.....

[Signature]
సబ్-రిజిస్ట్రారు

Sub-Registrar

Verified that the following amounts have been paid in receipt of the following Challan No. 15269 19/2/08 -

I. Stamp Duty	
1. In the shape of challan	Rs. 100 / —
2. In the shape of cash	
(u/s. 43 of the Act 1953)	Rs. 6150 / —
3. In the shape of cash	
(u/s. 43 of the Act 1953)	Rs. —
4. Adjustment of stamp duty	
(u/s. 31 of the Act 1953)	Rs. —
II. Transfer Fee	
1. In shape of challan	Rs. 2500 / —
2. In the shape of cash	Rs. —
III. Registration Fees	
1. In the shape of challan	Rs. 625 / —
2. In the shape of cash	Rs. —
IV. User Charges	
1. In the shape of challan	Rs. 100 / —
2. In the shape of cash	Rs. —
Total Rs.	9475

[Signature]
SUB REGISTRAR
KAPRA

1వ పుస్తకము 2008 సం./ కా.క. 1975 వ
పు.....1975.....సంఖ్యగా రిజిస్టరు చేయబడి
స్టాంప్ నిమిత్తం గుర్తింపు సంఖ్య 1526
1975/2008 గా యివ్వబడినది
2008 సం. 1975 నెం. 24 వ తేది

[Signature]
సబ్-రిజిస్ట్రారు





SCHEDULE OF THE PROPERTY

All that the portion forming car parking space no.16 on Stilt Floor in Block No. 'E' admeasuring about 100 sft., in the group housing scheme known as 'GULMOHAR GARDENS' situated at Survey Nos. 93, 94 & 95, Mallapur Village, Uppal Mandal, Kapra Municipality, Ranga Reddy District and more fully shown in the plan in red colour annexed hereto and bounded by:

North	: Car Parking no. 15
South	: Car Parking no. 17
East	: Passage
West	: Scooter Parking

In WITNESS WHEREOF this Sale Deed is made and executed on the date mentioned above by the parties hereto in the presence of the witnesses mentioned below:

WITNESSES:

1. 
2. 

For MODI VENTURES



Partner

VENDOR

1. 

2. V. Dhana Lakshmi
PURCHASER

1వ పుస్తకము 200 క్రి.....వ సం పు..7975 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య.....9

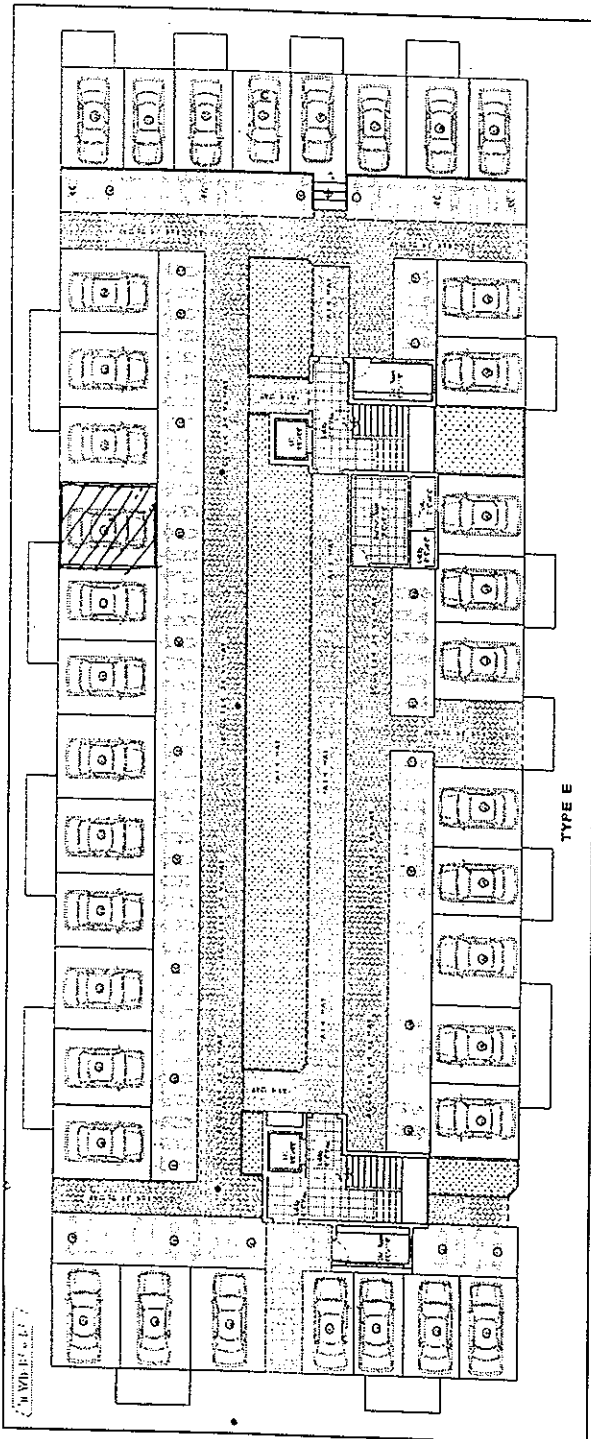
ఈ కాగితపు వరుస సంఖ్య.....3

నవ-రిజిస్ట్రారు



Plan showing Car Parking No. 16 on the stilt floor in block no. 'E' of Gulmohar Gardens, situated at Survey Nos. 93, 94 & 95, Mallapur Village, Uppal Mandal, Kapra Municipality, Ranga Reddy District.

Vendor: M/s. Modi Ventures, Represented by its partner
 Mr. Soham Modi, S/o. Mr. Satish Modi
 Purchaser: 1. Mr. S. Vaithyanathan S/o. Late Mr. K. Subbaiah
 2. Mrs. V. Dhana lakshmi W/o. Mr. S. Vaithyanathan
 Parking Area: 100 Sft.



Boundaries:

North	Car Parking no. 15
South	Car Parking no. 17
East	Passage
West	Scooter Parking

For MODI VENTURES

[Handwritten Signature]

Partner

VENDOR
 1. *[Handwritten Signature]*

2. V. Dhana lakshmi
 PURCHASER

1వ పుస్తకము ఖరీదార్లు.....వ సం పు.....1957.....దస్తావేజులు







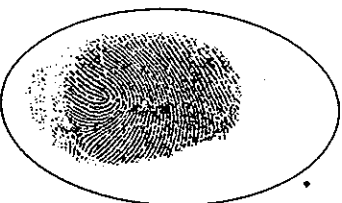

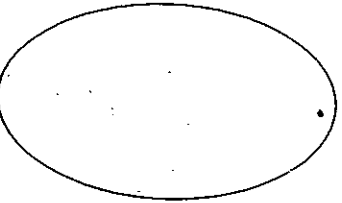

మొత్తము కాగితముల సంఖ్య.....9.....

ఈ కాగితపు వరుస సంఖ్య.....4.....

పబ్-రిజిస్ట్రారు




**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 CUM FIRM : M/S. MODI VENTURES M/S. SRI SAI BUILDERS HAVING ITS OFFICE AT 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD – 500 003. BOTH REPRESENTED BY SRI SOHAM MODI SON OF SATISH MODI
			GPA FOR PRESENTING DOCUMENTS: 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: 1. MR. S. VAITHIYANATHAN S/O. LATE MR. K. SUBBAIAH R/O. 35/204 SHRAVANA APARTMENTS HUDA COMPLEX, SAROORNAGAR HYDERABAD - 500 035 .
			2. MRS. V. DHANA LAKSHMI W/O. MR. S. VAITHIYANATHAN R/O. 35/204 SHRAVANA APARTMENTS HUDA COMPLEX, SAROORNAGAR HYDERABAD - 500 035
			REPRESENTATIVE: G. PRADEEP KUMAR S/O. MR. G. DHAN RAJ R/O. 1-10-283 BOWNEPALLY SEC-BAD

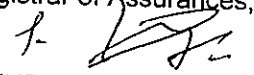
SIGNATURE OF WITNESSES:

- 
- 

For MODI VENTURES


SIGNATURE OF EXECUTANTS
Partner

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative,
Mr. G. Pradeep Kumar, as I / We cannot appear personally before the Registering Officer in the Office of
Sub-Registrar of Assurances, Kapra, Ranga Reddy District.


SIGNATURE OF THE REPRESENTATIVE



V. Dhana Lakshmi
SIGNATURE OF BUYER

1వ పుస్తకము 200౯.....వ సం పు. 1975 దస్తావేజులు.

మొత్తము కాగితముల సంఖ్య.....9.....

ఈ కాగితపు పదున సంఖ్య.....


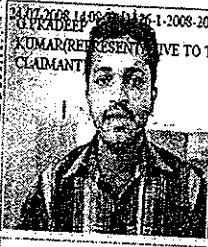
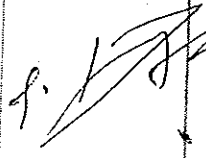
సబ్-రిజిస్ట్రారు



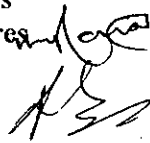
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 002052/2008 of SRO: 1526(KAPRA)

24/07/2008 14:08:34

SIN o.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1	Manual Enclosure	Manual Enclosure	(CL) S.VAITHIYANATHAN 35/204,SHRAVANA PATS.,HUDA COMPLEX,SAROORNAGAR, HYD	
2	Manual Enclosure	Manual Enclosure	(CL) V.DHANA LAKSHMI 35/204,SHRAVANA PATS.,HUDA COMPLEX,SAROORNAGAR, HYD	
3			(CL) G.PRADEEP KUMAR(REPRESENTATIVE TO THE CLAIMANT)	
4	Manual Enclosure	Manual Enclosure	(EX) M/S MODI VENTURES REP BY MNG.PRTNR : SOHAM MODI OFF:5-4- 187/3&4, SOHAM MANSION, M.G.ROADSECBAD	
5	Manual Enclosure	Manual Enclosure	(EX) M/S SRI SAI BUILDERS REP BY:SOHAM MODI OFF:5-4-187/3&4, SOHAM MANSION, M.G.ROADSECBAD	

Witness
Signatures



Operator
Signature


Subregistrar
Signature

1వ పుస్తకము 200 డి.....వ సం పు. 1975 దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 9

ఈ కాగితపు పరుస సంఖ్య..... 6



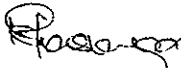
~~సబ్-రిజిస్ట్రారు~~



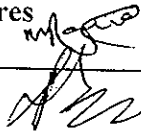
Photographs and FingerPrints As per Section 32A of Registration Act
1908

C.S.No./Year: 002052/2008 of SRO: 1526(KAPRA)

24/07/2008 14:08:34

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
6			(EX) K.PRABHAKAR REDDY(GPA FOR PRESENTING DOCUMENTS)	

Witness
Signatures



U. Kishore
Operator
Signature

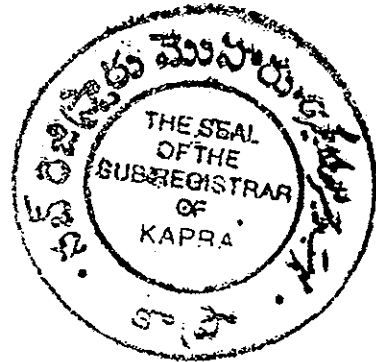

Subregistrar
Signature

1వ పుస్తకము 2009.....వ సం పు! 975.....దస్తావేజులు

మొత్తము కాగితముల సంఖ్య..... 9

ఈ కాగితపు వరుస సంఖ్య..... 7

~~సబ్-రిజిస్ట్రారు~~

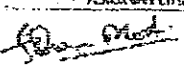


PERMANENT ACCOUNT NUMBER
AD52725H

NAME
SOMESH SATESH MODI

FATHER'S NAME
SATESH HARELAL MODI

DATE OF BIRTH
19-10-1988

SIGNATURE


Chief Commissioner of Income Tax, Andhra Pradesh

DRIVING LICENCE
DRAP011137822002

PROBATIONARY X
 R PRADEEP
 7-3-1988
 JOYSON
 HYDERABAD

30/07/2002 **DUPLICATE**

Licensing Authority
 RTA-HYDERABAD EC

For MODI VENTURES


 Partner

1వ పుస్తకము 200 క్రి.....వ సం పు.....¹⁹⁷⁵ దస్తావేజులు

మొత్తము లాగితముల సంఖ్య.....⁹.....

ఈ లాగితపు వదున సంఖ్య.....⁸.....

~~పబ్-రిజిస్ట్రారు~~





Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Dhanalakshmi	Wife		43
3	Meenakshi	Daughter	01/09/87	19
4	Jayanthi	Daughter	02/03/90	16
5	S.v.kumaran	Son	04/10/99	7

[Signature]

01/02/2006

కర్మచారుని సంతకం/వేరిముద్ర

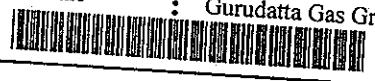
జారీచేయు తేదీ 01/02/2006

[Signature]

V. Dhanalakshmi

HOUSEHOLD CARD

Card No : PAPI585382C0315
 F.P Shop No : 382
 పేరు : సుబ్బయ్య . వైద్యనాథ
 Name of Head of Household : Subbaiah . Vaidyanath
 తండ్రి/భర్త పేరు : సుబ్బయ్య
 Father/ Husband Name : Subbaiah
 పుట్టినతేదీ/Date of Birth : 28/12/1958
 వయస్సు/Age : 48
 వృత్తి /Occupation : Employee-Govt.
 ఇంటి.నెం./House No. : 11-20-35/204
 వీధి /Street : SAROORNAGAR
 Colony : HUDA COMPLEX
 Ward No. : వార్డు 40/ ward-40
 Municipality : ఏల.బి.నగర్ / L.B.Nagar
 జిల్లా /District : రంగం రెడ్డి / Ranga Reddy
 Annual Income (Rs.) : 250,000
 LPG Consumer No. : 29816/(Double)
 LPG Dealer Name : Gurudatta Gas Green , IOC



1వ పుస్తకము 200౫.....వ సం పు. 1975.....చిహ్నవేదలు

మొత్తము కాగితముల సంఖ్య.....9

ఈ కాగితపు వరుస సంఖ్య.....9

స.వ.-03/స్థారు

