

3547/08

SCANNED

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



सत्यमेव जयते

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ రాష్ట్రం ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

LEELA G CHIMALG!

STAMP VENDOR

N 12/2008

5-4-76/A, Laxmi Ranguni SECUNDERABAD-500 003

1816 15808 100

G. Venkatesh

G. A. Rao

Modi and Modi Constructions

SALE DEED

This Sale Deed is made and executed on this the 23<sup>rd</sup> day of May 2008 at Secunderabad by and between:

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 38 years, 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. V. RAMAKRISHNAN, SON OF MR. G. VENKATASUBRAMANYAN aged about 36 years, residing at Flat No. 303-B, Sterling White Fields, White Fields, Kondapur, Hyderabad, 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

1వ పుస్తకము 2008 వ సం॥ నెం... 2547  
 కస్టోడియన్ మొత్తం కార్యక్రమం సంఖ్య... 7  
 ఈ కార్యక్రమం వరుస సంఖ్య... 1

2008 సం॥...  
 1930 వ.శా.శ సం॥...

సబ్-రెజిస్ట్రార్



2008 సం॥ వై... నెం... 23 వ తేది  
 1930 వ.శా.శ సం॥... మాసం... 2 వ తేది  
 పేరు... 2... పరిమితి... 3... గంటల మధ్య  
 కేసరం - రిజిస్ట్రారు ఆఫీసులో  
 ప్రతీకాత్మక... K. Pradeep Reddy  
 రిజిస్ట్రేషన్ పత్రము 1908లోని సెక్షన్ 32.ఎ ను  
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు  
 మరియు పేరిముద్రలతో సహా దాఖలు చేసి రుసుము  
 రూ॥ 1200/-... లు చెల్లించినారు.

*[Handwritten signature]*

*[Handwritten signature]* s/o. K. P. Reddy, occ: service  
 (1) 5-4-187/3 & 4, 2nd floor, Soham mansion,  
 M.G. Road, Sec'bad, through attested GPA for  
 presentation of documents, vide GPA No  
 12/ BK 2/ 2008, at SRO, Keesara, R.R Dist.



విరూపిణి

*[Handwritten signature]*

P. Pradeep s/o. P. Dharmaj occ: service  
 R/o. 1-10-263, new Bomangally, Sec'bad

*[Handwritten signature]*

A-Laxmi KANTH s/o. A. JADHARMA occ: Service  
 (1) 5-4. 187/3 & 4, Soham mansion, m.g. Road, Sec'bad

*[Handwritten signature]*

2008 సం॥ వై... నెం... 23 వ తేది  
 1930 వ.శా.శ సం॥... మాసము... 2 వ తేది  
 సబ్-రిజిస్ట్రారు  
 కేసరం

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, 132-136 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:

- Shri M. Hanumath Rao, S/o. Late Shri Chinna Rama Chary
- Shri M. Kashinatham, S/o. Late Shri Chinna Rama Chary
- Shri M. Venunadham, S/o. Late Shri Chinna Rama Chary
- Shri M. Srinivasa Chary, S/o. Late Shri Chinna Rama Chary
- Shri M. Narayana, S/o. Late Shri Chinna Rama Chary
- Shri M. Pranavanadham, S/o. Hanumath Rao
- 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 & MODI CONSTRUCTIONS



Partner

1 వుత్తరము 2008 నంబర్ 3547  
 దస్తావేజు మొత్తము కలిగితముల సంఖ్య 9  
 ఈ కలిగితముల వరుస సంఖ్య 2

*[Signature]*  
 సబ్-రిజిస్ట్రారు

**ENDORSEMENT**  
 Certified that the following amounts have been paid in respect of this document  
 By Challan No. 789265 Dt. 22/1/08  
 S.B.H. Keesara, the basic of the m.v./ consideration of R.S. S 24/08

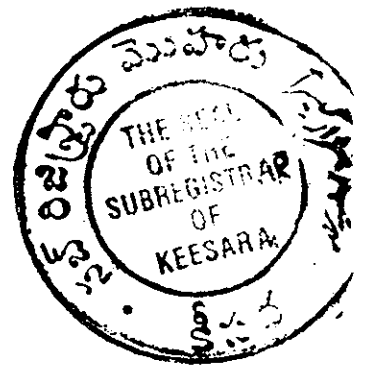
<b>I. Stamp Duty :</b>	
1. in the shape of stamp papers	Rs. 100
2. in the shape of challan (u/s 41 of I.S. Act. 1899)	Rs. 21500
3. in the shape of cash (u/s 41 of I.S. Act. 1899)	Rs.
• adjustment of stamp duty (u/s 16 of I.S. Act. 1899, if any)	Rs.
<b>II. Transfer Duty :</b>	
1. in the shape of challan	Rs.
2. in the shape of cash	Rs.
<b>III. Registration fees :</b>	
1. in the shape of challan	Rs. 1200
2. in the shape of cash	Rs.
<b>IV. User Charges</b>	
1. in the shape of challan	Rs. 100
2. in the shape of cash	Rs.
<b>22900</b>	

*[Signature]*

1వ వుత్తరము 2008 నంబర్ (శా.శ 1930) నంబరు 3547 మొత్తముగా రిజిస్ట్రారు కేసుబడినది. స్వామింగ్ సమీక్షం గుర్తింపు నెంబరు 1530-13547/2008 జవ్వడమైనది.

2008 నంబర్ 22 నెంబర్ 27 శతద

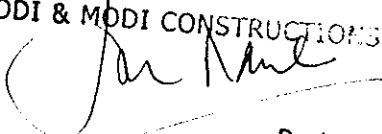
*[Signature]*  
 సబ్-రిజిస్ట్రారు అధికారి



- 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/Ptg/HUDA/07 dated 16/11/2007.
- D) The Vendee is desirous of purchasing a plot of land bearing no. 50 admeasuring 240 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.2,40,000/- (Rupees Two Lakhs Forty Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

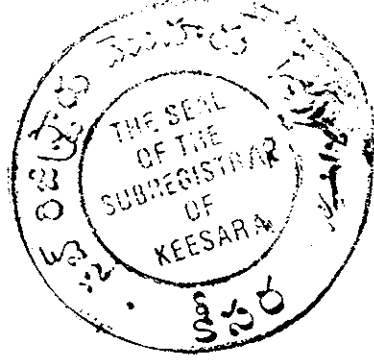
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 50 admeasuring 240 sq. yds. forming part of Sy. No. 128, 129, 132-136 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.2,40,000/- (Rupees Two Lakhs Forty Thousand Only) and 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. 22800/- is paid by way of challan No. 789265, dated 23.5.08, drawn on SBH, Keesara, R. R. District.

For MODI & MODI CONSTRUCTIONS  
  
Partner

1 ప్రస్తావనము 2009 సం॥ పు ..... 3547  
అప్రైవేజ్ మొత్తము కాగితముల సంఖ్య ..... 9  
ఈ కాగితముల వరుస సంఖ్య ..... 9

సబ్-రజిస్ట్రారు



SCHEDULED PLOT

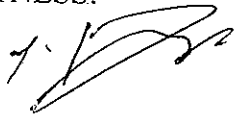
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 50 admeasuring about 240 sq. yds. forming part of Sy. No. 128, 129, 132, 133, 134, 15 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Plot No. 51
South	Plot No. 49
East	Plot No. 57
West	30' wide road

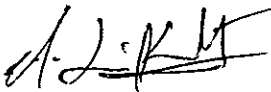
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

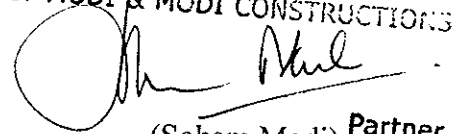
1.



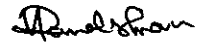
2.



For MODI & MODI CONSTRUCTIONS



(Soham Modi) Partner  
VENDOR



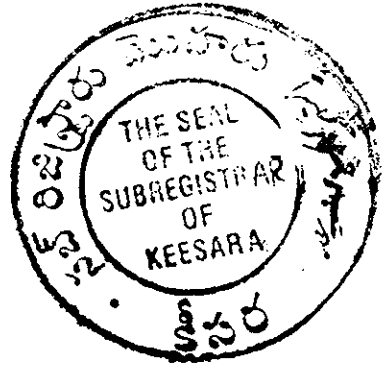
VENDEE

1 వస్తకము 2000 సం. 3547

దస్తావేజు మొత్తము లాగితముల సంఖ్య 7

ఈ లాగితముల వరుస సంఖ్య 4

*[Handwritten Signature]*  
నల్-రిజిస్ట్రారు





**STRATION PLAN SHOWING**

PLOT NO. 50, FORMING A PART.

**SURVEY NO.**

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 MANAGING PARTNER

1. MR. SOHAM MODI, SON OF SRI SATISH MODI

**BUYER:**

MR. V. RAMAKRISHNAN, SON OF MR. G. VENKATASUBRAMANYAN

**REFERENCE:**  
**AREA:**

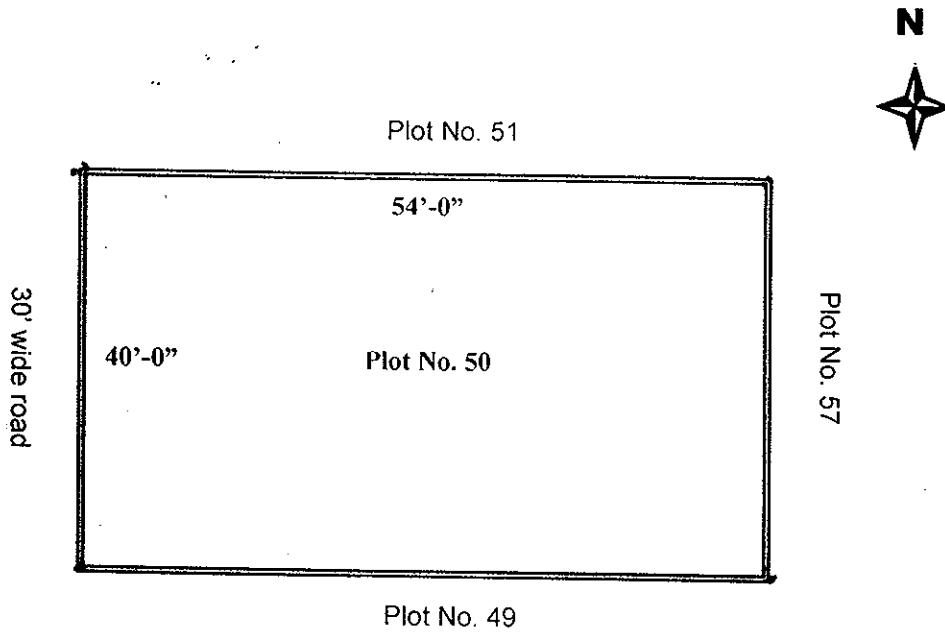
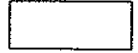
240

**SCALE:**  
**SQ. YDS.**

**INCL:**  
**SQ. MTRS.**



**EXCL:**



**WITNESSES:**

1.

2.

For MODI & MODI CONSTRUCTIONS

Partner

SIG. OF THE VENDOR

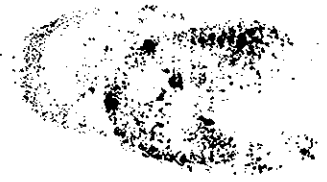
SIG. OF THE BUYER

1 ప్రస్తావనము 2008 సం॥ నెం॥ 2542

దస్తావేజు మొత్తము లాగితముల సంఖ్య 9

ఈ లాగితముల వరుస సంఖ్య

నబ-రిజిస్ట్రారు



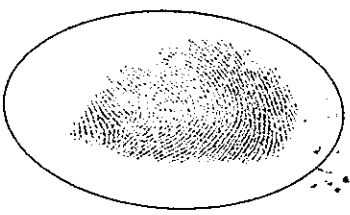
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

S.L. NO.

FINGER PRINT IN BLACK (LEFT THUMB)

PASSPORT SIZE PHOTOGRAPH BLACK & WHITE

NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER



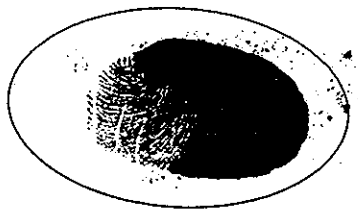
VENDOR:

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



SPA 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.



PURCHASER:

MR. V. RAMAKRISHNAN  
 S/O. MR. G. VENKATASUBRAMANYAN  
 R/O. FLAT NO. 303-B  
 STERLING WHITE FIELDS  
 WHITE FIELDS  
 KONDAPUR  
 HYDERABAD.

SIGNATURE OF WITNESSES:

*[Handwritten signatures of witnesses]*

For MODI & MODI CONSTRUCTIONS

*[Handwritten signature of partner]*

SIGNATURE OF EXECUTANTS <sup>Partner</sup>

*[Handwritten signature]*

1 ప్రస్తావన 2008 సం. నె. 3542  
దస్తావేజు మొత్తము రాగి పత్రముల సంఖ్య 9  
ఈ రాగి పత్రముల పనుల సంఖ్య 6

వక-రజిస్ట్రారు

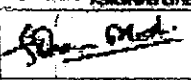


PERMANENT ACCOUNT NUMBER  
**ABMPM6725H**

NAME  
**SOHAN SATISH MODI**

FATHER'S NAME  
**SATISH MANLAL MODI**

DATE OF BIRTH  
**18-10-1989**

SIGNATURE  


Chief Commissioner of Income-tax, Andhra Pradesh

ANDHRA PRADESH  
**DRIVING LICENCE**  
**DLDAP011193022002**

PRAMOD K  
 K P  
 2-3  
 JOINT  
 HYDERABAD

30-07-2002 **DUPLICATE**

Licensing Authority  
 RTA-HYDERABAD-02

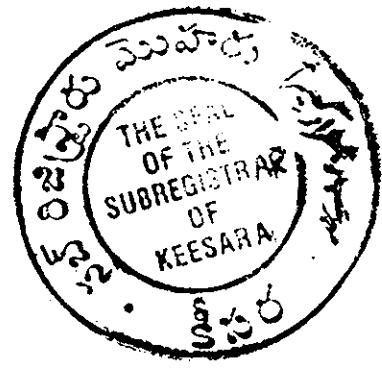
For MODI & MODI CONSTRUCTIONS

*Modi*

Partner

1 ప్రక్షకము 2008 తేదీనకు ..... 3542  
దస్తావేజు మొత్తము వాగితముల సంఖ్య ..... 9  
ఈ వాగితముల వరుస సంఖ్య ..... 7

నజ్-రజిస్ట్రారు



वर्तमान पर सेवा प्रतिष्ठान, UTHSL  
प्लॉट नं. 3, सेक्टर 11, CBD बेलपुर,  
नवी मुंबई - 400 614.  
यदि यह कार्ड खोया जाय तो कृपया सूचना देना/वापस करना :  
Income Tax PAN Services Unit, UTHSL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.  
संख्या: 3, सेक्टर 11, नवी मुंबई, महाराष्ट्र.  
फोन नं. 2221 800-898.

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

V RAMAKRISHNAN  
G VENKATASUBRAMANIAN  
28/05/1971  
Permanent Account Number  
ADKPV9389G



V.R. Ramakrishnan  
Signature

*V.R. Ramakrishnan*

1 వృత్తకము 2003 నెంబర్ 2547  
దస్తావజ్ మొత్తము లాగితముల సంఖ్య 9  
ఈ లాగితముల వరుస సంఖ్య 8

నవ-రిజిస్ట్రారు



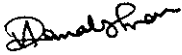




**Photographs and FingerPrints As per Section 32A of Registration Act 1908**

C.S.No./Year: 4403/2008 of SRO: 1530(KEESARA)


23/05/2008 14:58:19

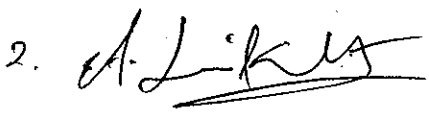
SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) V.RAMAKRISHAN R/O.FLAT NO 303,STERLING WHITE FIELDS KONDAPUR HYD	
2	Manual Enclosure	Manual Enclosure	(EX) SOHAM MODI [R] MODI & MODI CONSTRUCTIONS OFFICE AT 5-4- 187/3&4,11 FLOOR SOHAM MANM.G.ROAD SECUNDERABAD	
3	Manual Enclosure	Manual Enclosure	(EX) MODI & MODI CONSTRUCTIONS OFFICE AT 5-4- 187/3&4 11 FLOOR SOHAM MANM.G.ROAD SECUNDERABAD	

Witness  
Signatures

Operator  
Signature

Subregistrar  
Signature

1. 

2. 

1 ఫివ్రవరీ 2008 నుండి 3542  
దస్తావేజు మొత్తము రూ. 9  
ఈ రూ. 9 నుండి

సబ-రెజిస్ట్రారు

