

5272/08

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



सत्यमेव जयते

ONE HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

*Leela G Chimalgi*  
P 532091

LEELA G CHIMALGI  
STAMP VENDOR

N 12/2008

6-4-76/A, Cella, Ranigummi  
SECUNDERABAD-500 00.

2912 21/10/08 100/-

*Se*

*G. Venkatesh*

*G. A. Rao*

*Modi & Modi Constructions*

SALE DEED

This Sale Deed is made and executed on this the <sup>th</sup> 16 day of July 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

Mrs. G. Renuka, wife of Mr. G. Parshuram aged about 37 years, residing at 104, 1<sup>st</sup> Floor, GBS Enclave, Tirumalagiri Main Road, Secunderabad - 500 015, 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

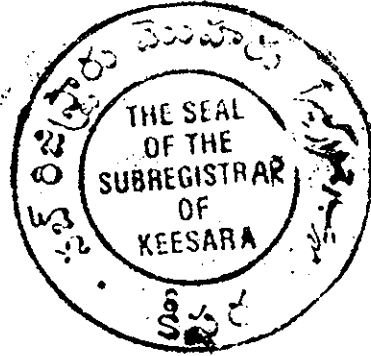
*[Signature]*  
Partner

1 వుత్తము 2008 సం॥ వు 5272

వస్త్రావేది మొత్తము కాగితముల సంఖ్య.....

ఈ కాగితముల వదుల సంఖ్య.....

సబ్-రిజిస్ట్రారు



**DISBURSEMENT**

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

Challan No. 716674 Dt. 2/3/18

In the shape of the m.v. 1,30,000  
Registration of B.S.

<b>Stamp duty</b>	
1. In the shape of stamp papers	Rs 100
2. In the shape of stamp paper (M.S. No. 118 of 1987)	Rs 15200
3. In the shape of stamp paper (M.S. No. 118 of 1987)	Rs
4. In the shape of stamp paper (M.S. No. 118 of 1987)	Rs
<b>Taxation</b>	
1. In the shape of stamp paper	Rs
2. In the shape of stamp paper	Rs
<b>Registration fee</b>	
1. In the shape of stamp paper	Rs 850
2. In the shape of cash	Rs
<b>User Charges</b>	
1. In the shape of challan	Rs 100
2. In the shape of cash	Rs
<b>Total 16250</b>	

*[Handwritten signature]*

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.

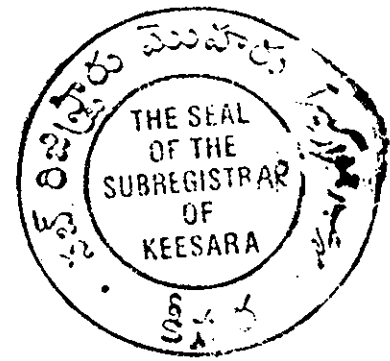
- C) The Vendor is desirous of developing the Scheduled Land by constructing row / independent house thereon and have obtained a tentative layout from HUDA vide Permit No. 6092/MP2/Plg/HUDA/07 dated 16/11/2007.

For MODI & MODI CONSTRUCTIONS

  
Partner

వ పుస్తకము లెక్క ప సంఖ్య.....5272.....  
 గస్తావీణ మొత్తం కాగితముల సంఖ్య.....8.....  
 ఈ కాగితము వరుస సంఖ్య.....2.....

సబ్-రిజిస్ట్రార్



2008 సం. 2వ తేదీ నెం 16 వ తేదీ  
 1930 వ.శ.శ.సం. 25 వ తేదీ  
 గంటల మధ్య  
 కేసర పట్టణ - రిజిస్ట్రారు ఆఫీసులో  
 శ్రీ కె. ప్రభాకర్ రెడ్డి  
 రిజిస్ట్రారు పట్టణం 1908లోని సెక్షన్ 32.ఎ ను  
 ఆనుసరించి తమిళం చేయబడిన హాబ్ గ్రాంటు  
 చుట్టూ చేయబడినట్లు సహా దాఖలు చేసి యనుమతి  
 యా. 200/- లు చెల్లించినారు.

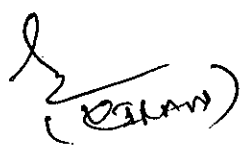
కేసర

కేసర

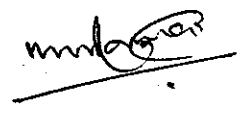


నిరూపించినది

K. Prabhakar Reddy S/o. K.P. Reddy occ: Service  
 No. S-H-187/244, 2nd floor, Soham mansion, M.G. Road  
 Sec Bad, through attested GPA for Presentation of  
 Documents, vide GPA No. 12/2008, dt. 29-03-2008  
 at SRO, Keesara, R.R. Dist

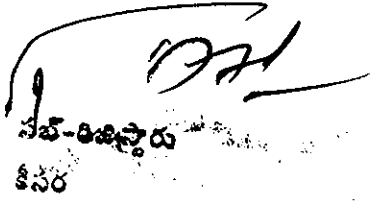
1)  (Kieran)

Kieran S/o. LAXMINARAYANA. SERVICE  
 R/o. 101, 5th SAI APTS, A SRAO NAGAR  
 X'ROADS, SEC-BAD.

2) 

Rama Rao S/o. Venkateshwar Rao occ: Business  
 R/o. 1.51, Kothanagar, Meerpet. Hyderabad

2008 సం. 2వ తేదీ నెం 16 వ తేదీ  
 1930 వ.శ.శ.సం. 25 వ తేదీ

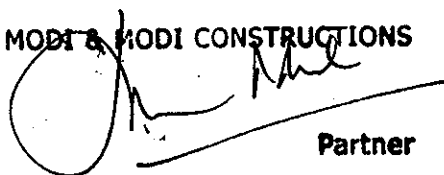
  
 సబ్-రిజిస్ట్రారు  
 కేసర

.D) The Vendee is desirous of purchasing a plot of land bearing no. 72 admeasuring 170 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.1,70,000/- (Rupees One Lakh Seventy 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. 72 admeasuring 170 sq. yds. forming part of Sy. No. 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.1,70,000/- (Rupees One Lakh Seventy 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. 16,150/- is paid by way of challan No. TI 6674, dated 02.07.08, drawn on SBH, Keesara Branch, R. R. District.

For MODI & MODI CONSTRUCTIONS



Partner

1 వుత్తరము 2008 సం॥ పు 5272  
 వస్తావేజు రెజిస్ట్రేషన్ వాగితముల సంఖ్య 8  
 ఈ లాగితముల వదున సంఖ్య 3

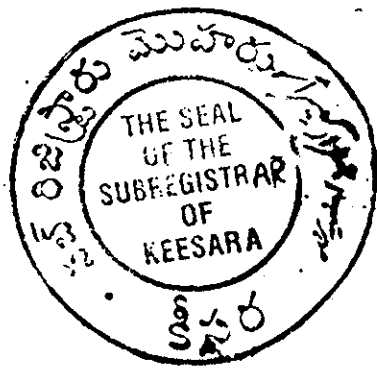
*[Signature]*  
 సబ్-రిజిస్ట్రారు

An Amount of Rs. 1900 towards stamp duty  
 including transfer duty and Rs. 850  
 towards registration fee on the Market value  
 of Rs. 1,29,000 was paid by me.  
 Party through cheques Receipt No. 716674  
 dated 2/7/8 at SBH Thumkunta Br. Thumkunta KEESARA

*[Signature]*  
 Sub-Registrar  
 Shamirpet KEESARA

18 వుత్తరము 2008 సం॥ (వౌ.క 1930) సం॥పు  
5272 చొప్పుగా రిజిస్ట్రేషన్ చేయబడినది. స్టాంపు  
 నిమిత్తం గుర్తింపు నెంబరు 11530-1 5272/2008  
 ఇవ్వబడినది.  
 2008 సం॥ 20 నెం. 16 వ తేది

*[Signature]*  
 సబ్-రిజిస్ట్రారు ఆధికారి



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 72 admeasuring about 170 sq. yds. forming part of Sy. No. 128, 129, 132-136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Plot No. 73
South	Plot No. 71
East	30' wide road
West	Plot No. 65

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:

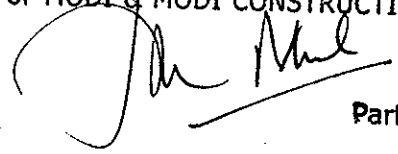
1.



2.



For MODI & MODI CONSTRUCTIONS



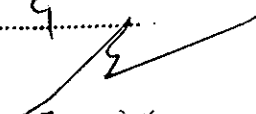
Partner

(Soham Modi)  
VENDOR



VENDEE

1 వుస్తకము 2008 సం॥ ను ..... 5272 .....  
వస్త్రావేళ మొత్తము లొగితముల సంఖ్య ..... 8 .....  
ఈ లొగితముల నమూనా సంఖ్య ..... 4 .....

  
అవ-రిజిస్ట్రారు





**REGISTRATION PLAN SHOWING**

PLOT NO. 72 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 PARTNER

MR. SOHAM MODI, SON OF SRI SATISH MODI

**BUYER:** MRS. G. RENUKA WIFE OF MR. G. PARSHURAM

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

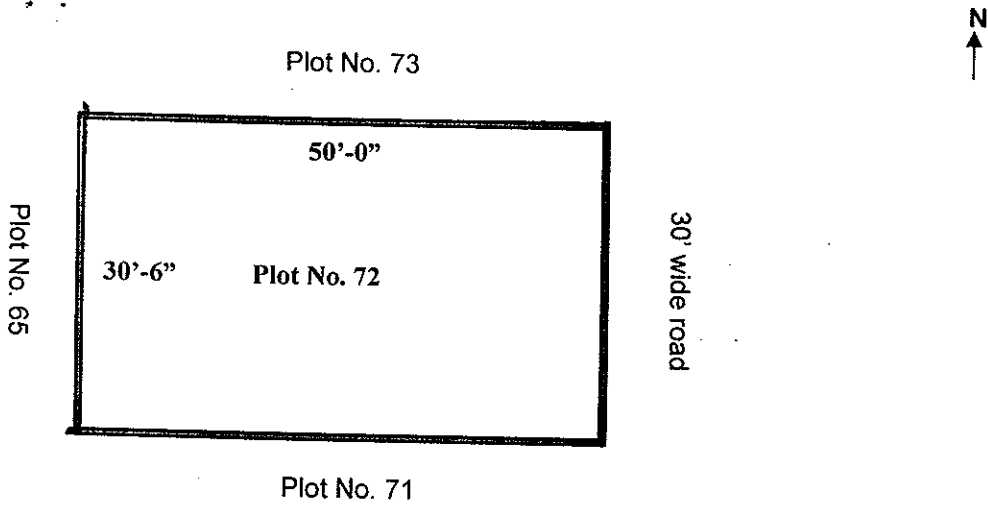
170

**SCALE:**  
SQ. YDS.

**INCL:**  
SQ. MTRS.



**EXCL:**



**WITNESSES:**

*[Handwritten signature]*

*[Handwritten signature]*

For MODI & MODI CONSTRUCTIONS

*[Handwritten signature]*

Partner

SIG. OF THE VENDOR

*[Handwritten signature]*

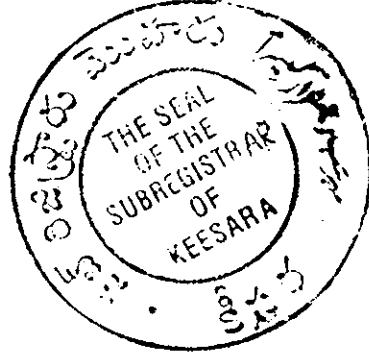
SIG. OF THE BUYER

1 వుత్తకము 2008 నంబు పు 5272

వస్త్రావేదా మొత్తము తాగితముల సంఖ్య 8

ఈ తాగితముల వయస్ సంఖ్య 5

సహ-రిజిస్ట్రారు



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

SL. NO. FINGER PRINT IN BLACK (LEFT THUMB)

PASSPORT SIZE PHOTOGRAPH

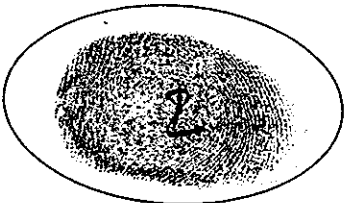
NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER



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:  
 VIDE SPA NO. 12/15/08, Dt. 29.03.08  
 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:  
 MRS. G. RENUKA  
 W/O. MR. G. PARSHURAM  
 R/O. 104, 1<sup>ST</sup> FLOOR  
 GBS ENCLAVE, TIRUMALAGIRI MAIN ROAD  
 SECUNDERABAD - 500 015.



REPRESENTATIVE:  
 MR. G. ASHOK  
 S/O. LATE MR. G. RAOUU  
 R/O. 3-1-177, S. S STREET  
 R. P. ROAD,  
 SEC-BAD.

SIGNATURE OF WITNESSES:

*(Handwritten signatures of witnesses)*

For MODI & MODI CONSTRUCTIONS

*(Handwritten signature of partner)*

Partner  
 SIGNATURE OF EXECUTANTS

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,  
G. ASHOK as I / We cannot appear personally before the Registering Officer in the Office of  
 Sub-Registrar of Assurances, Keesara, Ranga Reddy District.

*(Handwritten signature of representative)*

SIGNATURE OF THE REPRESENTATIVE

*(Handwritten signature of buyer)*

SIGNATURE(S) OF BUYER(S)

1 ప్రకటన 2008 సం॥ పు ..... 5272 .....


వస్తావేళా మొత్తము కిరీతముల సంఖ్య..... 8

ఈ కిరీతముల వివర సంఖ్య ..... 6

సహ-రిజిస్ట్రారు



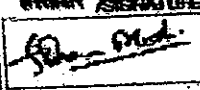
**PERMANENT ACCOUNT NUMBER**  
**ABMPN5725H**



**NAME**  
**SONAM SATISH MODI**



**FATHER'S NAME**  
**SATISH MANLAL MODI**

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

**SIGNATURE**  


Chief Commissioner of Income Tax, Andhra Pradesh

**INDIA ANDHRA PRADESH**  
**DRIVING LICENCE**  
**DLDAPO11193022002**

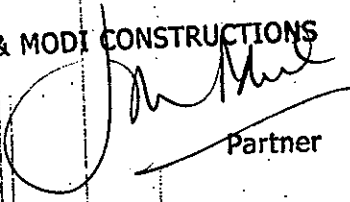



**FRANKIE JERRY K**  
**K PANDA JERRY K**  
**2-2-10111111**  
**JOISUR, HYDERABAD**

**30-07-2002** **DUPLICATE**

Licensing Authority  
 RTA-HYDERABAD-E2

For MODI & MODI CONSTRUCTIONS

  
 Partner

1 వుత్తరము 2003 సం॥ వు ..... 5232 .....

వస్తానేడా మొత్తము కాగితముల సంఖ్య..... 8

ఈ కాగితముల నమన సంఖ్య ..... 7

పవ/రిజిస్టరు



भारत गणराज्य REPUBLIC OF INDIA



Renuka

आईएम / Type: IND  
 राष्ट्रीय कोड / Country Code: IND  
 पासपोर्ट नं. / Passport No.: B 5938905  
 उपनाम / Surname: SIOHADHA  
 दिये जाये नाम / Given Name: RENUKA  
 राष्ट्रियता / Nationality: INDIAN  
 लिंग / Sex: FEMALE  
 जन्म तिथि / Date of Birth: 12-12-1970  
 जन्म स्थान / Place of Birth: HYDERABAD - AP  
 जारी करने का स्थान / Place of Issue: P.O. HYDERABAD  
 जारी करने की तिथि / Date of Issue: 31-8-2001  
 समाप्ति की तिथि / Date of Expiry: 30-8-2011

पिता का नाम/कानूनी अभिरक्षक / Name of Father/Legal Guardian

SIOHADHA GOVINDAIAH GOUD

माता का नाम / Name of Mother

SIOHADHA BALANMA

पति का पत्नी का नाम / Name of Spouse

GADAMEEJI TARUSHARAM - GOUD

पता / Address

4-4-93012  
KANDASWAMY LANE  
SULTAN BAZAR HYDERABAD

पुराने पासपोर्ट का नं. और इसके जारी होने का स्थान एवं तिथि / Old Passport No. with date and Place of Issue (AP)

आईएम नं. / IIC No.

295528101

Renuka

1వ ప్రకటన 2003 నంబర్ ..... 5272

కర్ణాటక మొత్తము లాగితముల సంఖ్య ..... 8

ఈ లాగితముల పనుల సంఖ్య ..... 8

సబ్-రిజిస్ట్రారు

