

830 218/2011



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

[Signature] U 493234

Sl.No. 2543 Dt: 17-03-2011 Rs.100/-
Name : Santosh
S/o.Shankar
For Whom : M/s.Modi Ventures, Sec-bad

K.SATISH KUMAR
Licenced Stamp Vendor
LIC.No.15-18-013/2000
REN.No.15-18-016/2009
H.No.5-2-30, Premavathipet (v)
Rajendranagar Mandal,
Ranga Reddy District.
Ph.No.9849355156

SALE DEED

This Sale Deed of sale is made and executed on this the 16th day of April 2011 at SRO, Mulugu, Warangal District by and between:

1. SMT. GUNTI VARALAKSHMI, WIFE OF LATE GUNTI ODELU aged about 68 yeas, Occupation: Housewife, residing at H. No: 8-31, Mulugu Village, Mulugu Mandal, Warangal District
2. SHRI. ILLAIH ALIAS G. RAVICHANDRA, SON OF LATE G. ODELU aged about 50 yeas, Occupation: Service, residing at H. No: 104, Plot No. 33, Sakkubai Residency, Annapurna Colony, Mallapur, Hyderabad- 500 076.

Hereinafter jointly referred to as the **VENDORS** and severally as Vendor No. 1 and Vendor No. 2

IN FAVOUR OF

M/s. MODI VENTURES, 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 40 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee hills, Hyderabad., Hereinafter referred to as the '**PURCHASER**'

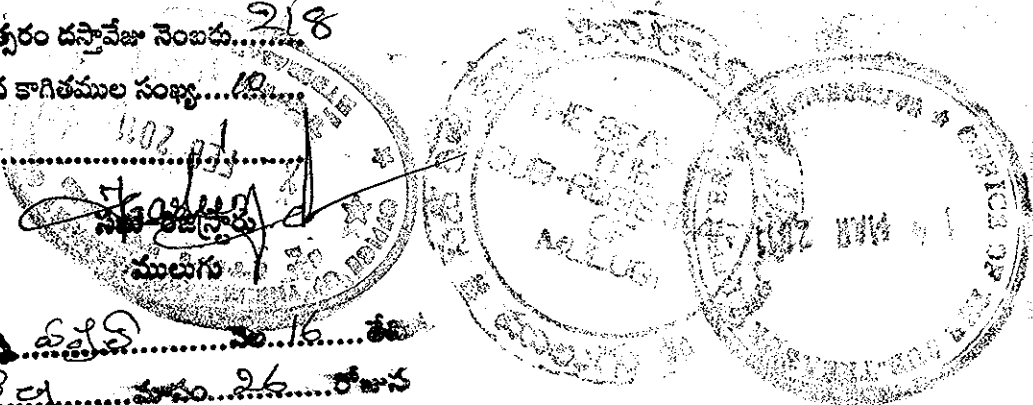
[Signature]

[Signature]

1వ పుస్తకం 2011 వ సంవత్సరం దస్తావేజు నెంబరు..... 218

ప్రచారించిన దాఖలు పరచిన కారితముల సంఖ్య..... 10

వరుస సంఖ్య..... 102



ఈ దస్తావేజు 2011 వ సం. తే. ఏప్రిల్ 16 తేది

1933..... శా. 3. జ్యేష్ఠ మాసం 26 రోజున

పగలు..... మరణం 2 గంటల మధ్య

వారం ప్రార్థన కార్యాలయము ములుగు లో

..... *South Vara Laxm*

జన్మనామ సం 1908 తేది 22-10 అమవాయి

సమర్పించిన పోలీస్ క్రాఫ్టులు మరియు 25 ముద్రలు

సమర్పించి రుసుము రూ. 767.....

వరలక్ష్మి

నిరూపకం నామం.....

వరలక్ష్మి

(VARALAKSHMI. G)

Sl/No..... LATE G. ODDELU

OCCU..... Housewife

R/O..... 8-31, MULUGU, (V & M), Warangal Dist



నిరూపకం నామం.....

(G. ILLAH ALIAS G. RAVI CHANDRA)

Sl/No..... LATE G. ODDELU

OCCU..... SERVICE

R/O..... 104, Dist NO. 33, Sakubai Residency, Annapurna Colony, Malacpur, Hyderabad - 500076.



నిరూపించినది

1. *Venka* Sl/No. Anti Reddy
(VENKAT RAMANA REDDY)

వృత్తి..... Business R/O..... Hyderabad 11-187/2, Road NO. 2, Green Hills Club

2. *Narsi* Sl/No. Late. Narsi Reddy

వృత్తి..... Business R/O..... 2-3-64/1074, Amberpet, Hyderabad.

2011వ సం. ఏప్రిల్ 16 తేది

1933..... శా. 3. జ్యేష్ఠ మాసం 26 రోజున

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The terms VENDORS and PURCHASER herein used shall wherever the context so admit mean and include their respective heirs, executors, successors, legal representators, administrators and assignees etc. as the parties themselves.

- A) WHEREAS the VENDORS are the absolute owners and possessors of Open Land admeasuring about 2002 sq .yds, forming apart of a larger peace of land bearing H. No: 8-31, forming part of Survey No. ____, situated at Mulugu Village, Mulugu Mandal, Warangal District.
- B) The VENDORS have approached the PURCHASER to sell the land admeasuring about 232.50 sq. yds (46'-6" ft. in width and 45'-0" ft. depth) out of the larger piece of land 2002 sq. yds, hereinafter refereed to as the schedule property and more fully described in the schedule given hereunder and marked in red in the plan enclosed. The VENDORS have agreed to sell to the PURCHASER the land admeasuring about 232.50 sq. yards, for a total sale consideration of Rs. 84,000/- (Rupees Eighty Four Thousand Only) on the following terms and conditions.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. That in pursuance of the said agreement and in consideration of the said sum of Rs. 84,000/- (Rupees Eighty Four Thousand Only) paid by the PURCHASER in cash and duly acknowledged by the VENDOR, the VENDOR do hereby convey, transfer and sell the Schedule Property admeasuring about 232.50 sq. yds, bearing H. No: 8-31, forming part of Survey No. ____, situated at Mulug Village, Mulug Mandal, Warangal District, which is herein after referred to as the Schedule Property and more particularly described in the schedule and the plan annexed to this Deed of Sale in favour of the Purchaser.
2. The VENDORS hereby covenant that the Scheduled Property is their absolute property alone they are the absolute owners of the same and no other person other than the VENDORS have 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
3. The VENDORS hereby covenant with the PURCHASERS that the disbursement/distribution of the sale consideration amongst the VENDORS is purely an internal arrangement and understanding among themselves and no individual VENDORS shall raise any objection/claim as to non receipt/short receipt of share in sale consideration.

అధికారి

R...

1వ పత్రం 2011 వ సంవత్సరం దస్తావేజు నెంబరు... 218

ప్రసారించిన దాఖలు పరచిన కాగితముల సంఖ్య... 10

అందులో వరుససంఖ్య... 2

[Signature]
ములుగు



Rs. 6620/- towards Stamp duty including
Transfer duty U/S 41 of I.S. Act and Rs. 120/-
towards Registration fee on the Chargeable Value of
Rs. 5,40,965/- were paid by the party through
SBH Receipt No. 540965 dated 16/11/2011
at S.B.H. Mulugu Branch.

[Signature]
Sub-Registrar, Mulugu

CERTIFICATE

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

I. STAMP DUTY

- 1. In the shape of stamp papers Rs. 100/-
- 2. In the shape of Chalan (U/S 41 of I.S. Act 1930) Rs. 6620/-
- 3. In the shape of Cash (U/S 41 of I.S. Act 1930) Rs. -
- 4. Adjustment of Stamp Duty U/S 41 of I.S. Act 1930 if any Rs. -

II. TRANSFER DUTY

- 1. In the shape of Chalan Rs. -
- 2. In the shape of Cash Rs. -

III. REGISTRATION FEE

- 1. In the shape of Chalan Rs. 120/-
- 2. In the shape of Cash Rs. -

IV. USER CHARGES

- 1. In the shape of Chalan Rs. 120/-
- 2. In the shape of Cash Rs. -

TOTAL Rs. 7260/-

[Signature]
SUB-REGISTRAR
MULUGU

1వ పత్రం 2011/ నెంబరు... 218వ

నెంబరుగా రిజిస్టరు చేయబడినది.

ఇది 16 పేజీలను కలిగి ఉంది.

100.3... రూ. 26

[Signature]
ములుగు

4. The VENDORS further covenant that the scheduled property is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the VENDORS hereby give warranty of title. If any claim is made by and person either claiming through the VENDORS or otherwise in respect of the scheduled property it shall be the responsibility of the VENDORS alone to satisfy such claims. In the event of Purchaser are put to any loss on account of any claims on the scheduled property, the VENDORS shall indemnify the Purchaser fully for such losses.
5. The VENDORS have this day 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 from this day.
6. The VENDORS hereby covenant that they 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.
7. That the VENDORS hereby covenants that they are peaceful possessors and absolute owners of the Scheduled Property and entitled to deal with the said property and there is no legal embargo to alienate the Scheduled Property and to transfer all the rights. Further, the VENDORS hereby covenants and declares that they have not entered into any agreement or executed any deed prior to this sale agreement with respect to the Scheduled Property. If any claim arises on this count the VENDORS hereby undertakes the responsibility to compensate in full value, cost and expenses to the PURCHASER or settle the matter.
8. That the VENDORS hereby further declares that the VENDORS, nor their heirs, relatives or any other person or persons have any kind of right, title, interest in and over the Scheduled Property.
9. The VENDORS hereby further covenant that there are no rights of any third party relating to any easements, right of way, etc., in respect of the schedule property.
10. The VENDORS hereby covenant that the VENDORS have 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.
11. The VENDORS have delivered the original/copy of documents of title pertaining to the said property to the PURCHASER.
12. The VENDORS further declare that the schedule land is not attracted by the provisions of A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1 of 1973.

W. G. S.

R. S. S.

1వ ప్రకం 2011 వ సంవత్సరం దస్తావేజు నెంబరు... 218

ప్రసించే దాఖలు పరచిన కాగితముల సంఖ్య... 10

కాగిత వరుస సంఖ్య... 3

[Handwritten Signature]
న.కె.ఎ.ఎ.ఎ.ఎ.
ములుగు



13. The VENDORS further covenants that the scheduled property is not assigned land within the meaning of A.P. Assigned Land (Prohibition of Transfers) Act 9 of 1977 and it does not belong to or under mortgage to Government Agencies/Undertakings.
14. Stamp duty and registration charges of the sale or deeds shall be borne by the PURCHASER in full.
15. The VENDORS hereby further declare that there are no mango trees/coconut trees/betel leaf gardens/orange groves or any such other gardens; that there are no mines or quarries of granites or such other valuable stones; that there are no machinery, no fish ponds etc. in the lands now being transferred; that if any suppressions of facts is noticed at a future date, the VENDORS will be liable for payment of deficit duty.
16. The Market value of the property is Rs. 360/- per Sq. yd. total value of the Rs. 84,000/- for 232.50 sq. yds and stamp duty paid on the market value.

SCHEDULE OF THE PROPERTY

ALL THAT PART AND PARCEL OF OPEN LAND admeasuring about 232.5 sq. yds (45 ft. depth x 46-6" ft. width) bearing H. No: 8-31, forming part of Survey No. , situated at Mulug Village, Mulug Mandal, Warangal District, marked in red in the plan annexed hereto and bounded on:

- NORTH BY : Land belonging to Gunti Mallikarjun
SOUTH BY : Land belonging to Devunuri Chinna Suresh
EAST BY : 12' wide road
WEST BY : House belonging to Adepu Samba Murthy

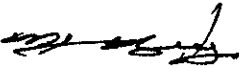
IN WITNESS WHEREOF this Sale Deed is made and executed on this 16th day of April 2011 by the parties hereto in presence of the witnesses mentioned below:

WITNESSES:

1. 



VENDOR NO. 1

2. 



VENDOR NO.2

1వ పుస్తకం 2011 వ సంవత్సరం దస్తావేజు నెంబరు... 218

ప్రచురించిన దాఖలు పరచిన తాగితముల సంఖ్య..... 10

ఈ తాగితము పరచిన సంఖ్య..... 4

[Handwritten Signature]
నవా రిజిస్ట్రార్
ములుగు



REGISTRATION PLAN SHOWING

OPEN LAND

IN SURVEY NO.

BEARING H. NO: 8-31,

Situated at

MULUGU VILLAGE,

MULUGU

Mandal, WARANGAL Dist.**VENDOR:**

M/S. MEHTA & MODI HOMES, REPRESENTED BY ITS PARTNERS

1. SMT. GUNTI VARALAKSHMI, WIFE OF LATE GUNTI ODELU

2. SHRI. ILLAIH ALIAS G. RAVICHANDRA, SON OF LATE G. ODELU

BUYER:

M/S. MODI VENTURES, REPRESENTED BY ITS MANAGING PARTNER

MR. SOHAM MODI, SON OF SRI SATISH MODI

REFERENCE:**AREA:**

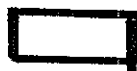
232.50

SCALE:

SQ. YDS.

INCL:

SQ. MTRS.

**EXCL:**LAND BELONGING TO
GUNTI MALLIKARJUN

45'-0"

HOUSE BELONGING TO
ADEPU SAMBA MURTHY

46'-6"

46'-6"

12' WIDE ROAD

45'-0"

LAND BELONGING TO
DEVUNURI CHINNA SURESH**WITNESSES:**

1.

2.

SIG. OF THE VENDOR

1వ స్తంభం 2011 వ సంవత్సరం దస్తావేజు నెంబరు..... 208

ప్రసెంటిడు దాఖలు పరచిన కాగితముల సంఖ్య..... 10

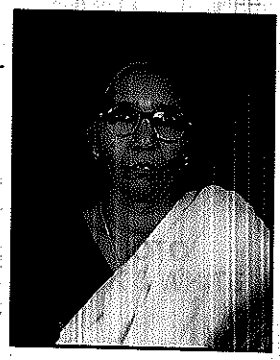
కాగితపు వరుస సంఖ్య..... 5

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ములుగు



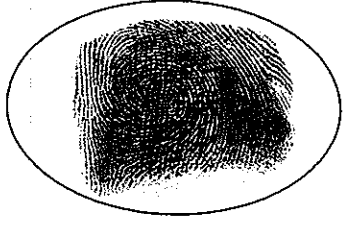
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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

- SMT. GUNTI VARALAKSHMI
W/O. LATE GUNTI ODELU
R/O. H. NO: 8-31
MULUGU VILLAGE
MULUGU MANDAL
WARANGAL DISTRICT

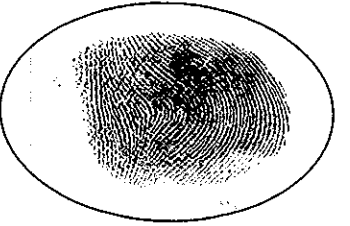


- SHRI. ILLAIH ALIAS G. RAVICHANDRA
S/O. LATE G. ODELU
R/O. H. NO: 8-31
MULUGU VILLAGE
MULUGU MANDAL
WARANGAL DISTRICT



BUYER:

M/S. MODI VENTURES
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD – 500 003.
REP. BY ITS MANAGING PARTNER
MR. SOHAM MODI
S/O. MR. SATISH MODI



REPRESENTATIVE:

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. ROAD
SECUNDERABAD – 500 003.

SIGNATURE OF WITNESSES:

-
-

SIGNATURE OF EXECUTANTS

I stand herewith my photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Mulugu, Warangal District.

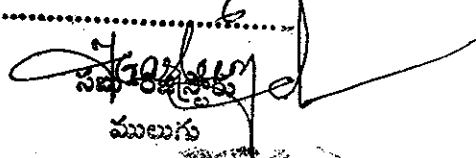
SIGNATURE OF THE REPRESENTATIVE

SIGNATURE(S) OF BUYER(S)

1వ స్థానం 2011 వ సంవత్సరం దస్తావేజు నెంబరు..... 208

ప్రదేశించిన దాఖలు పరచిన కాగితముల సంఖ్య..... 10

ఈ కాగితపు పరుస సంఖ్య..... 6


సభా రిజిస్ట్రార్
ములుగు

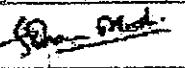


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम / NAME
SOHAN SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANLAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1989

हस्ताक्षर / SIGNATURE


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

Sohan

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MODI VENTURES

15/07/2003
 Permanent Account Number

AAJFM0646D

Signature: 

1వ స్తంభం 2011 వ సంవత్సరం దస్తావేజు నెంబరు... 218

ప్రజెంటేడు దాఖలు పరచిన కాగితముల సంఖ్య... 10....

ఈ కాగితపు వరుస సంఖ్య..... 7.....

[Handwritten Signature]
ములుగు



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI


15/01/1974

Permanent Account Number

AWSPB104E



10062008


Signature

1వ స్తంభం 2011 వ సంవత్సరం దస్తావేజు నెంబరు 218

ప్రకటించిన దాఖలు పరచిన కాగితముల సంఖ్య 10

ఈకాగితపు వరుససంఖ్య 8

(Handwritten Signature)
సహకార కార్యదర్శి
ములుగు



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE
45497SD20010D



G RAVI
G ODE
F.NO.
BLOCK
RAGHABHADRANAGAR, NACHARAM
RR DIST



Ravi

Signature
Issued on: 09/06/2009

Ranga Reddy
Licencing Authority
RTA-RANGA REDDY(E)

MS71639/08

Class Of Vehicle Validity

<u>Non-Transport</u>	LMV,MCWG	09/06/2014
<u>Transport</u>		
<u>Hazardous Validity</u>		
<u>Badge No.</u>		
<u>Reference No.</u>	DLRAP02996022009	
<u>Original LA.</u>		
<u>DOB</u>	10/06/1959	
<u>Blood Gr.</u>	O+	
<u>Date of 1st Issue</u>	09/11/2001	

Ranga Reddy

1వ పుస్తకం 2011 వ సంవత్సరం దస్తావేజు నెంబరు... 208

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ఈ కాగితపు వరుస సంఖ్య.....

(Handwritten signature)
ములుగు





Family Members Details

S.No	Name	Relation	Date of Birth	Age

వరలక్ష్మి

27/11/2006

కార్యదాసుని సహకారం/సేవలను
 తీసుకోవడానికి వసూలు చేసే విషయాలను

HOUSEHOLD CARD

Card No. : VAP214500800408
 P.P. Sheet No. :
 పేరు : గంధీ.వరలక్ష్మి
 Name of Head of Household : Gandy. Varalaxmi
 తండ్రి/భర్త పేరు : పేరు :
 Father/ Husband name : Odela
 పుట్టిన తేదీ/Date of Birth :
 వయస్సు/Age : 59
 వృత్తి/Occupation : Agriculture Labour (Migrant Laborer)
 ఇంటి.నెం./House No. :
 వీధి/Street : mulug
 Colony : mulug
 Hamlet Village/Tiranda : Mulug
 Rev. Village : Mulug
 Mandal : Mulug
 జిల్లా/District : Warangal
 Annual Income (Rs.) : 15,000
 LPG Consumer No. : No Cylinder

వరలక్ష్మి



1వ స్థానం 2011 వ సంవత్సరం దస్తావేజు నెంబరు... 218

ప్రజెంటు చేసిన దాఖలు పరచిన కాగితముల సంఖ్య... 10

ఈ కాగితం వరుస సంఖ్య..... 10

(Handwritten signature)
ములుగు

