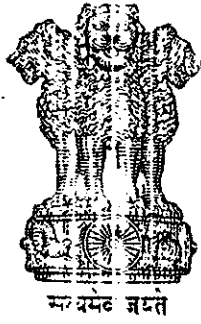


भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

W 423746

K. SATISH KUMAR

Licensed Stamp Vendor

LIC. NO. 19-018/2000

REG. NO. 19-018/2000

...

...

Sale No. 39453 Date 13/06/2011 Rs. 100/-

Sold to Satish

S/o. D/A. W/o. Shankar

Modi & Modi Constructions

SALE DEED

This Sale Deed is made and executed on this the 4th day of July 2011 at SRO, Keesara, Ranga Reddy District by:

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 41 years, Occupation: Business, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

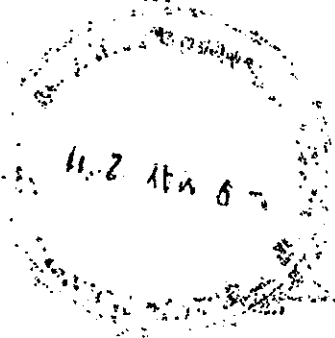
IN FAVOUR OF

MR. ALAGANI MAHESH GOUD, SON OF MR. A. NAGABHUSHNAM aged about 39 years, Occupation: Business, residing at H. No. 5-3-839/3, Satavahana Nagar, Vanasthalipuram, Hyderabad - 500 070.. 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

[Handwritten Signature]

Partner



.....
 పన్ను వేల మొత్తం కాగితముల పంపు.....
 ఈ కాగితము వరుస పంపు.....

సబ్-రిజిస్ట్రార్

ENDORSEMENT

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

S. No	Description of fee	Amount				AD/BW Payable	Total
		Rs.	P.	A.	Cent		
1	Stamp Duty	100		89500			89600
2	Transfer Duty						5600
3	Registration fee						100
4	Other charges						95300



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, 133, 134, 135 & 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.

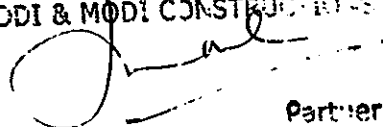
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R.R. District and are executed by the following owners:

- a. Shri M. Hanumath Rao, S/o. Late Shri Chinna Rama Chary
- b. Shri M. Kashinatham, S/o. Late Shri Chinna Rama Chary
- c. Shri M. Venunadham, S/o. Late Shri Chinna Rama Chary
- d. Shri M. Srinivasa Chary, S/o. Late Shri Chinna Rama Chary
- e. Shri M. Narayana, S/o. Late Shri Chinna Rama Chary
- f. Shri M. Pranavanadham, S/o. Hanumath Rao
- g. 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 CONSTRUCTORS


Partner

... వ పుస్తకము 2011 వ సం॥ 2617

... పన్నుదేహ మొదల కాగితముల పంఖ్య... 4

... ఈ కాగితము నకు సంఖ్య... 2

2011 సం॥ 200తి వెం... 7

1953 వ సం॥ 200తి మాసం... 16

... 3 గంటల వరకు

... రిజిస్ట్రారు అఫీసులో

... K. Prabhakar Reddy

... 1953 వ సం॥ 200తి

... అనుబంధం గమనించవలసిన లాభాన్ని

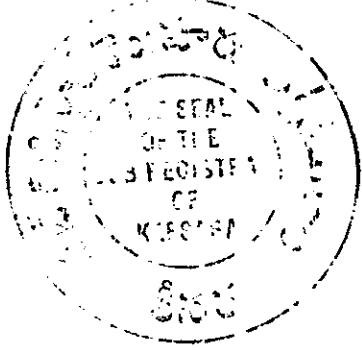
... ఎందుకు చేరినాడో తెలియజేయవలసిందిగా

... 5600

... గమనించవలసిందిగా

... అనుబంధం

సబ్-రిజిస్ట్రార్



Procurator

Procurator

Signature: K. Prabhakar Reddy

Name: K. Prabhakar Reddy

No: S/O. K.P. Reddy

Occ: Senior

No: S-11-187/2 & 4, 2nd Floor, Soham mansion, M.G. Road, Sec 003, Through GPA

for presentation of documents, vide GPA No. 12/21K-N/2008, Dt: 5-3-08 of SRO, Keerati E.R. Dist.



నిరూపించినది

1) Vooj

CH. Venkat Ramana Reddy s/o. Late Anji Reddy Occ: Senior. s/o 11-187/2, Green Hills Colony, Sarabonagar, Hyderabad.

2) K. Krishna Prasad

s/o. Late K. Hanumantha Rao s/o. 1-21-54/1/11 Nekkathampally Sec bad - 15.

2011 సం॥ 200తి వెం... వ తేదీ

1953 వ సం॥ 200తి మాసం... 16... వ తేదీ

D) The Vendee is desirous of purchasing a plot of land bearing no. 30, admeasuring 117 sq. yds along with semi-finished construction having a total area of 1659 sft (built-up area 1467 sft + terrace area 50 sft – portico area 142 sft) hereinafter referred to as the Scheduled Property forming part of the Scheduled Land for a consideration of Rs.11,20,000/- (Rupees Eleven Lakhs Twenty 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. 30, admeasuring 117 sq. yds. along with semi-finished construction having a total area of 1659 sft (built-up area 1467 sft + terrace area 50 sft + portico area 142 sft) forming part of Sy. Nos. 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 Property 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.11,20,000/- (Rupees Eleven Lakhs Twenty Thousand Only) issued by Tata Capital Housing Finance Limited., The Vendor hereby admit and acknowledge the receipt of the said consideration.
2. The Vendor hereby covenant that Scheduled Property 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 Property.
3. The Vendor further covenant that the Schedule Property 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 Property 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 Property, the Vendors shall indemnify the Vendee fully for such losses.
4. The Vendor have this day delivered vacant peaceful possession of Scheduled Property 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 Property 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 Property 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. 95,200/- is paid by way of challan No. 814956, dated 7.07.11, drawn on State Bank of Hyderabad, Keesara Village, Ranga Reddy District.

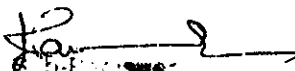
For MODI & MODI CONSTRUCTION


Partner

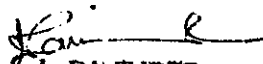
ప్రామాణికము 2011 / సం. (కా.క. 2011) నంబర్ 2617
 వస్తావేళ మొత్తం రాగి కమల పంఖ్య U
 ఈ రాగి కమల వరుక పంఖ్య 3

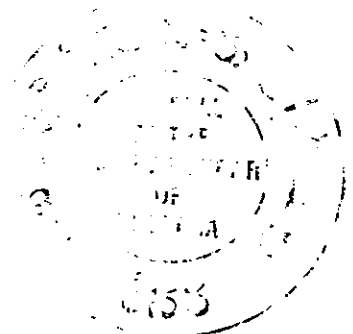

 సబ్-రిజిస్ట్రార్

"Rs 89500 towards a annuity including TD
 under section 41 of the I.S. Act 1889
 and Rs 5600 towards Registration fee on the
 chargeable annuity of Rs 11,20,000 were paid by
 the party through F.D. No. 814956 vide
 challan/DD/B/C No. 7/6/11 date'


 Collector, I.S. Act

ప్రామాణికము 2011 / సం. (కా.క. 2011) నంబర్
2617 నుబంబరు 2617 వేయి 2617 క్యా.వేళ
 నిమిత్తం ఉత్తరము నెంబరు 2617-2617 (2011)
 ఇవ్వబడ్డది.
 2011/08 2000 నెంబరు 7 తేదీ.


 L. RAVINDRA
 సబ్-రిజిస్ట్రార్, తిరు



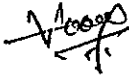

SCHEDULED PROPERTY

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 30, admeasuring about 117 sq. yds, along with semi-finished construction having a total area of 1659 sft (built-up area 1467 sft + terrace area 50 sft -- portico area 142 sft) in the project known as "Nilgiri Homes" forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	30' wide road
South	30' wide road
East	Plot No. 29
West	Park

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:

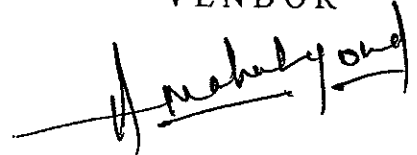
1. 
(Ch. Venkat Ramana Reddy)
2. 
(K. Krishna Prasad)

For MODI & MODI CONSTRUCTIONS



Partner

(Soham Modi)
VENDOR



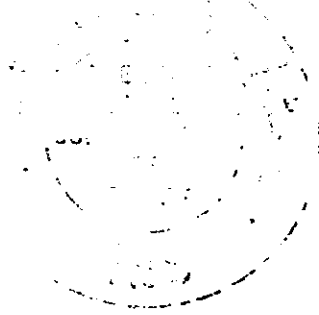
VENDEE

... పుస్తకము 2011 సం. 2612

... వస్త్రాదేహి వేదము 2 సం. 11

... ఈ కారితము వస్తున సంఖ్య

... రిజిస్ట్రార్



ANNEXTURE - 1 - A

1. Description of the Building : ALL THAT PIECE AND PARCEL OF LAND along with semi-finished construction on Plot No. 30 in the project known as "NILGIRI HOMES" forming part of Sy Nos 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District
- (a) Nature of the roof : R. C. C. (G+1)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 117 sq. yds.
4. Built up area Particulars:
- a) Portico & Terrace Area : 192 sft
- b) In the Ground Floor : 601 sft
- c) In the First Floor : 647 sft
- d) In the Second Floor : 219 sft
-
- Total Built up Area : 1659 Sft**
-
5. Annual Rental Value
6. Municipal Taxes per Annum
7. Executant's Estimate of the MV of the Building : Rs. 11,20,000/-

For MODI & MODI CONSTRUCTIONS

Partner

Date: 04.07.2011

Signature of the Executants

C E R T I F I C A T E

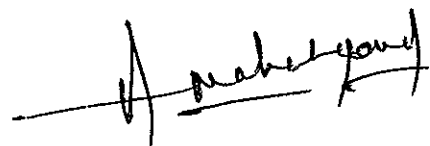
I do hereby declare that what is stated above is true to the best of my knowledge and belief.

For MODI & MODI CONSTRUCTIONS

Partner

Date: 04.07.2011

Signature of the Executants



వ పుస్తకము 2011 వ సం॥నా 2617.....

విశ్వాచీన మొత్తం కలిగించిన పంఖ్య... 1).....

ఈ కాలిగ్రామ దేవాలయ పంఖ్య..... 5.....

15-10-11



REGISTRATION PLAN SHOWING

PLOT NO.30, FORMING A PART

IN SURVEY NOS.

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:

MR. ALAGANI MAHESH GOUD, SON OF MR. A. NAGABHUSHNAM

REFERENCE:
AREA:

117

SCALE:
SQ. YDS.

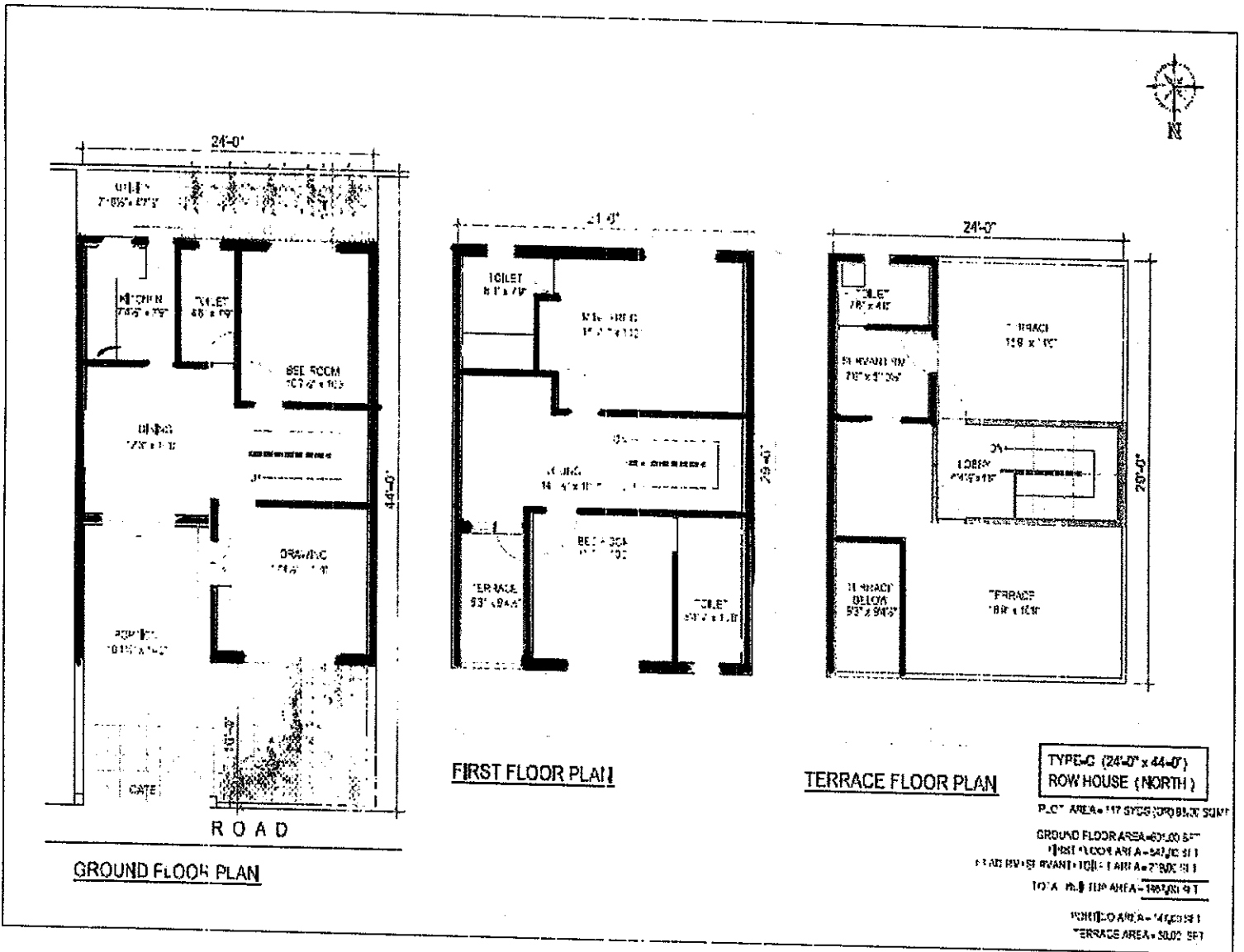
INCL:
SQ. MTRS.



EXCL:



Total Built up Area : 1659 Sq. ft.



WITNESSES:

- 1.
- 2.

For MODI & MODI CONSTRUCTIONS

Partner

SIG. OF THE VENDOR

SIGN. OF THE BUYER

చివరి పుస్తకము 2011 నవంబరు... 2617



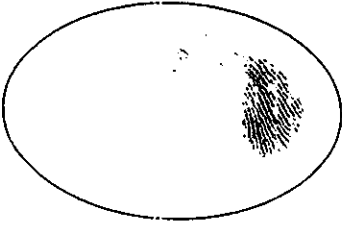



మొత్తం పుస్తకాల గణాంకముల పంపు... 11

ఈ గణాంకము ముద్రణ పంపు... 6



స. వి. రెడ్డి



**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
			<p><u>VENDOR:</u></p> <p>M/S. MODI & MODI CONSTRUCTIONS, HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR SOHAM MANSION M. G. ROAD, SECUNDERABAD REP. BY ITS MANAGING PARTNER MR. SOHAM MODI S/O MR. SATISH MODI</p>
			<p><u>SPA FOR PRESENTING DOCUMENTS:</u> <u>VIDE DOC.NO. 12/BK - IV/2008, Dt: 05.03.2008</u></p> <p>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.</p>
			<p><u>BUYER:</u></p> <p>MR. ALAGANI MAHESH GOUD S/O. MR. A. NAGABHUSHNAM R/O H. NO. 5-3-839/3 SATAVAHANA NAGAR VANASTHALIPURAM HYDERABAD - 500 070.</p>

SIGNATURE OF WITNESSES:

1. 
2. 

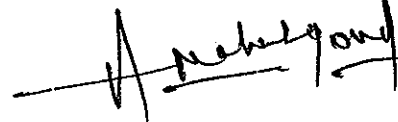
For MODI & MODI CONSTRUCTIONS



Partner

SIGNATURE OF THE EXECUTANTS

SIGNATURE(S) OF BUYER(S)



..... 2617

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..... 2

సబ్-డివిజన్

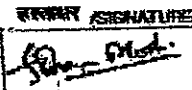


स्थायी लेखा संख्या PERMANENT ACCOUNT NUMBER
 AEMPM672EH

नाम NAME
 SONARI SATESH MODI

पिता का नाम FATHER'S NAME
 SATISH MANILAL MODI

जन्म तिथि DATE OF BIRTH
 18-10-1989

हस्ताक्षर SIGNATURE


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

आयकर विभाग
 INCOME TAX DEPARTMENT



भारत सरकार
 GOVT. OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number
 AWSPP8104E

Signature



10065008

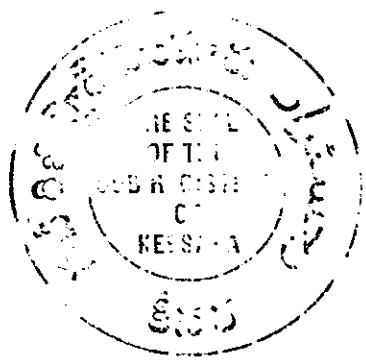
Prabhakar Reddy

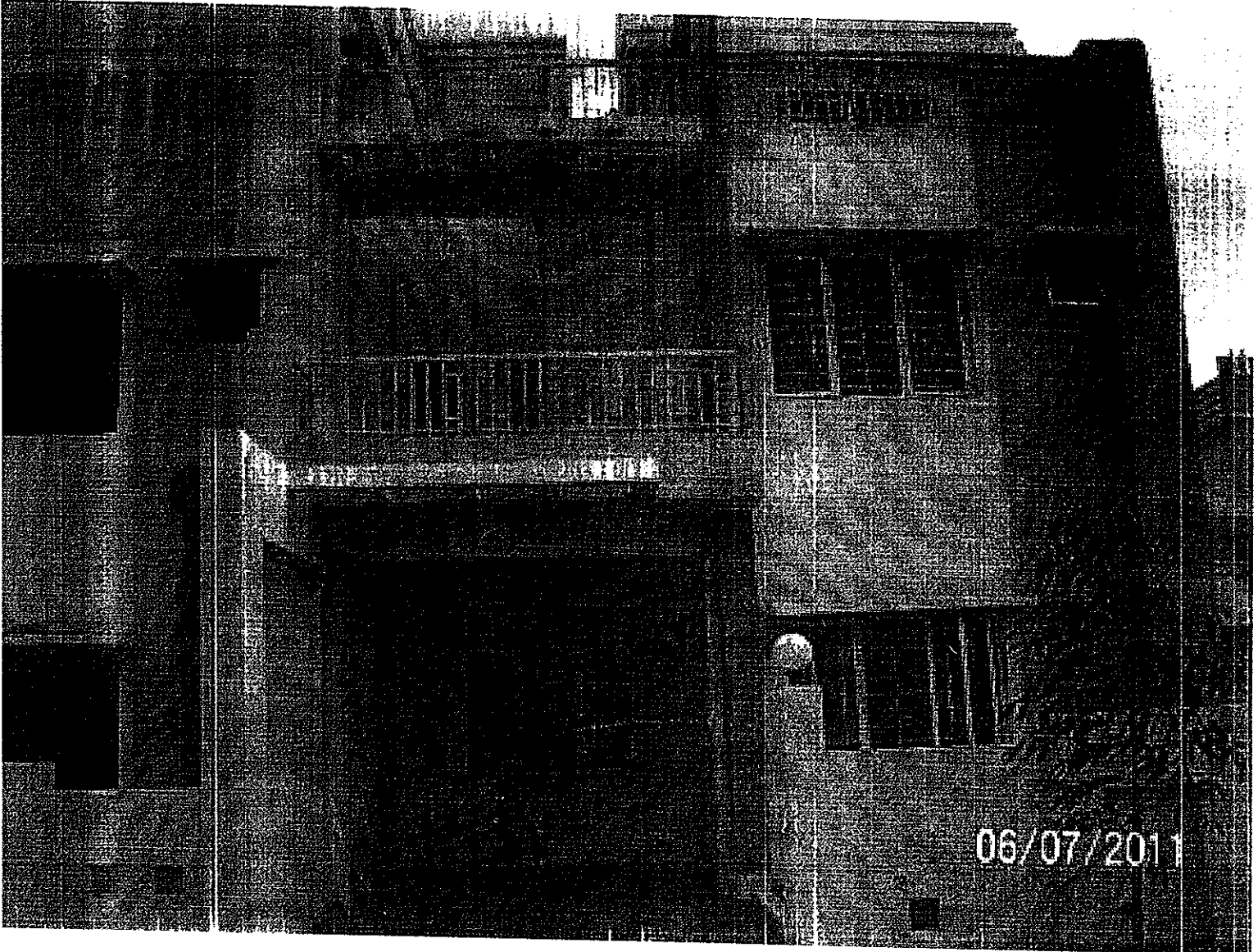
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సబ్-రిజిస్ట్రార్





06/07/2011

..... 26/7.....
..... 4.....
..... 9.....

సర్ - రిజిస్ట్రార్



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MAHESH GOWD ALAGANI

A N GOUD

17/09/1972

Permanent Account Number
AKOPM6640E

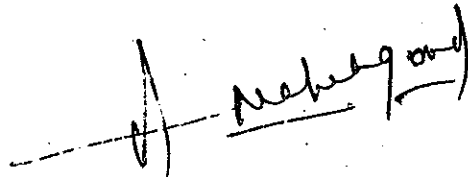
220
3
HYD3978




SIGNATURE

In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTHSI,
Plot No. 3, Sector 11, CBD Belapur,
New Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें / लौटावे
आयकर पैन सेवा यूनिट, UTHSI,
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई - 400 614.



2617

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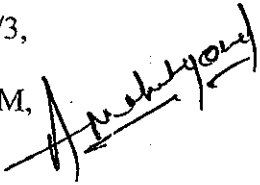


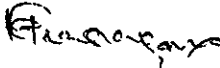
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 002666/2011 of SRO: 1530(KEESARA)

Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 07/07/2011 14:29:27



This report prints the Photos and FPs taken on (7/7/2011 14:28:09)

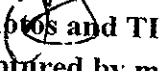
SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) ALACANI MAHESH GOUD R/O. H.NO. 5-3-839/3, SATAVAHANA NGR.VANASTHALIPURAM, HYDRABAD.-70	
2			(EX) K. PRABHAKAR REDDY (SPA FOR PRESENTING DOCUMENTS) R/O. 5-4- 187/3. & 4. I FLOOR,SOHAM MANSION, M.G.ROAD SECUNDERABAD.	


Identified by

Witness 1

Witness 2


Photos and TIs
captured by me


Capture of Photos and TIs
done in my presence

... 2617

... ..

... ..

...-...