



AKK
944
9/3
929

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

T 009050

No. 2659 Date 23/01/2010
Sold to Venkatesh
S/o. D/o. M/o. C.A. Rao
For Whom M/s. Modi & Modi Construction

[Signature]
K. SATISH KUMAR
S.V.L. No. 13/2009, R.No. 16/2009
5-2-30, Premavathipet (VIII),
Ajendra Nagar (Mdi), R.R. Dist

SALE DEED

This Sale Deed is made and executed on this the 23rd day of March 2010 at SRO, Keesara, Ranga Reddy District by:

M/S. MODI & MODI CONSTRUCTIONS a registered partnership firm having its office at 54-187/3 & 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 39 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

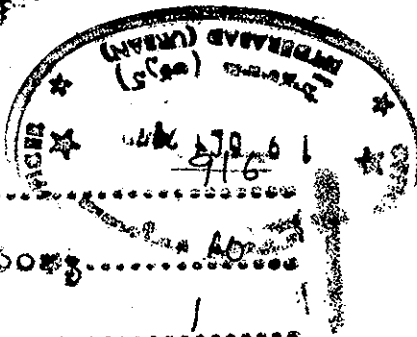
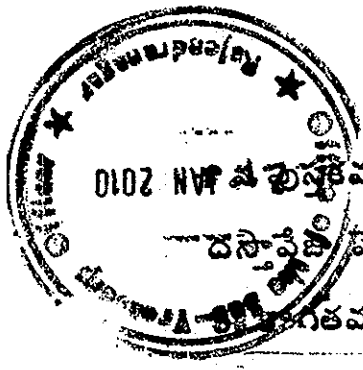
1. MR. B. SHARAD REDDY, SON OF MR. B. NARASIMHA REDDY aged about 30 years, Occupation: Service,
2. MR. B. NARASIMHA REDDY, SON OF. LATE SHRI. B. DATTA REDDY aged about 60 years, Occupation: Service, both are residing at H. No. 1-1-18/110-118, Flat No. G-5, Laxmi Ganapathi Apartments, Jawahar Nagar, RTC 'X' Roads, Hyderabad - 500 020, 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

[Signature]
B. Sharad Reddy

[Signature]
B. Narasimha Reddy



0102 NVP 2010 వ సరికొత్త...
 దస్తావేజు మొత్తం కాగితముల సంఖ్య...
 గతము వరుస సంఖ్య...

సబ్-రిజిస్ట్రార్



ENDORSEMENT

Certified that the following amounts have been paid in respect of this document.
 By challan No... 5.5.190.3... Dt... 11/3/10

I. Stamp Duty:

- 1. in the shape of stamp papers Rs 100 |
- 2. in the shape of challan (u/s.41 of I.S.Act.1899) Rs 10430 |
- 3. in the shape of cash (u/s.41 of I.S.Act.1899) Rs
- 4. adjustment of stamp duty u/s.16 of I.S. Act 1899 if any Rs

II. Transfer Duty:

- 1. in shape of challan Rs
- 2. in the shape of cash Rs

III. Registration fees:

- 1. in the shape of challan Rs 585 |
- 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

11215 |

SUB REGISTRAR
 KEESARA

WHEREAS:

- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-28 Gts. forming part of Sy. Nos. 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:

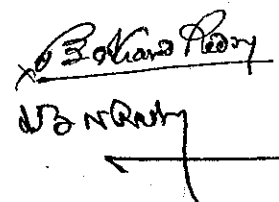
- Shri M. Hanumath Rao, S/o. Late Shri Chinna Rama Chary
- Shri M. Kashinatham, S/o. Late Shri Chinna Rama Chary
- Shri M. Venunadham, S/o. Late Shri Chinna Rama Chary
- Shri M. Srinivasa Chary, S/o. Late Shri Chinna Rama Chary
- Shri M. Narayana, S/o. Late Shri Chinna Rama Chary
- Shri M. Pranavanadham,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

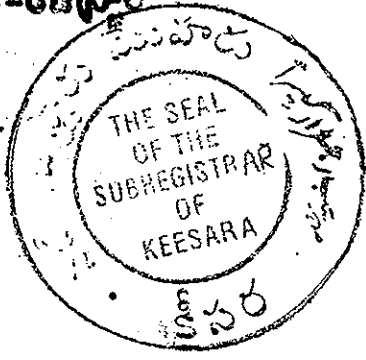
For MODI & MODI CONSTRUCTIONS


Partner


Partner

1 వ పుస్తకము 2010వ పుస్తకము..... 916
 వస్త్రావేజా మొత్తం కాగితముల సంఖ్య..... 10
 ఈ కాగితము వరుస సంఖ్య..... 2

చక్-రిజిస్ట్రార్



2010 సం॥ వూర్తి నెల..... 11 వ తేది
 1931 వ.కా.శ. సం. వొల్లూరు మాసం 20 వ తేది
 పగలు 2 పరియ్య 3 గంటల వచ్చు
 కీసర్ పట్ - రిజిస్ట్రారు ఆఫీసులో
 క్రింది వారు K. Prabhakar Reddy
 తండ్రిగారి పేరుతో 1908లోని సెక్షన్ 32.ఎ ను
 అనుసరించి సమన్వయపరచిన ఫోటో గ్రాఫులు
 పరిష్కారం చేయించుటలో సహా దాఖలు చేసి రుసుము
 చూ॥ 585/- లు చెల్లించినారు.
 వ్రాసి యిచ్చినట్లు ఒప్పుకొన్నది
 ఎడమ చొటన వేలు

Prabhakar
 Prabhakar



K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/SPA for presentation
 of documents, Vide GPA/SPA No. 12/352/08
 dated 29.3.08 registerer at SRO, Keesara
 Ranga Reddy District.

నిరుపేక్షాన

① D. Venk Reddy

D. Venk Reddy S/o Late D. Rama Reddy
 Acc'd Business 1-8-574 NIRD Road
 Rajula Nagar, Hyderabad-30

② D. Narayan Reddy

D. Narayan Reddy
 S/o Late. Ram Reddy.
 Business, Ganesh Nagar Lam Nagar
 Gudu. Rajshahabad. Hyderabad.


2010 సం॥ వూర్తి నెల..... 11 వ తేది
 1931 వ.కా.శ. సం. వొల్లూరు మాసము..... 20 వ తేది

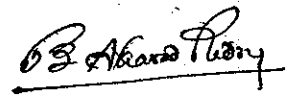
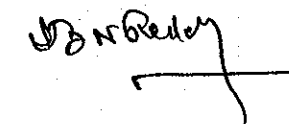
D) The Vendee is desirous of purchasing a plot of land bearing no. 31 admeasuring 117 sq. yds., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.1,17,000/- (Rupees One Lakh Seventeen Thousand Only) and the Vendor is desirous of selling the same 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. 31 admeasuring 117 sq. yds., 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 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. 1,17,000/- (Rupees One Lakh Seventeen Thousand Only). 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. 11,115/- is paid by way of challan No. 551903, dated 11.03.10 drawn on SBH, Keesara Branch, Ranga Reddy District.

For MODI & MODI CONSTRUCTIONS


Partner

1. భూస్వామి 2010 వ సం॥ 916
 దస్తావేజు మొత్తం కాగితముల సంఖ్య 10
 ఈ కాగితము వరుస సంఖ్య 3

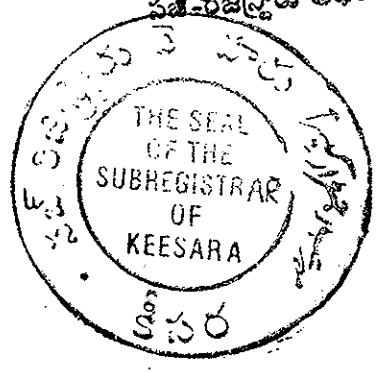
సబ్-రజిస్ట్రార్

An amount of Rs. 10430/- towards stamp duty including transfer duty, and Rs. 585/- towards registration fee on the Market Value of Rs. 117000/- was paid by me Party through challan receipt No. 551903 dated 11/3/10 at SDH Keesara Br Keesara

[Signature]
 Sub-Registrar
 Keesara.

భూస్వామి 2010 సం॥ (శ.శ. 1957) నంబర్ 916 మెంబరుగా రిజిస్టరు చేయబడినది. స్టాంప్ ఎమిత్తం గుర్తింపు నెంబరు 1500- 916/2010 ఇవ్వడమైనది. 2010 సం॥ మార్చి 11 వ తేది

[Signature]
 సబ్-రజిస్ట్రారు అధికారి



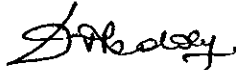
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 31 admeasuring about 117 sq. yds., 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	Park
West	Plot No. 32

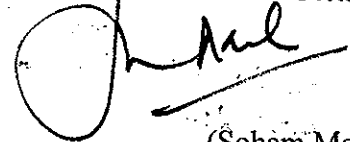
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

2. 

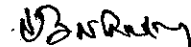
For MODI & MODI CONSTRUCTIONS

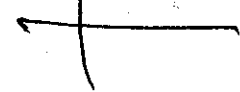


Partner

(Soham Modi)
VENDOR

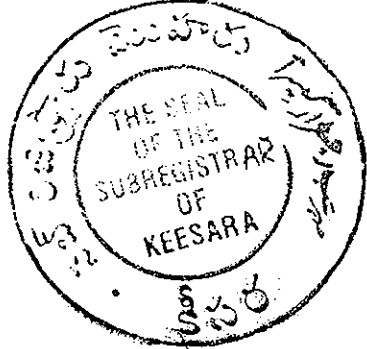

VENDEE





1 వ పుస్తకము 20.10 వ సంచిక..... 916
 దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 10
 ఈ కాగితము వరుస సంఖ్య..... 4

పబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO.31, 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: 1. MR. B. SHARAD REDDY, SON OF MR. B. NARASIMHA REDDY

2. MR. B. NARASIMHA REDDY, SON OF MR. LATE SHRI. B. DATTA REDDY

REFERENCE:
AREA: 117

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.

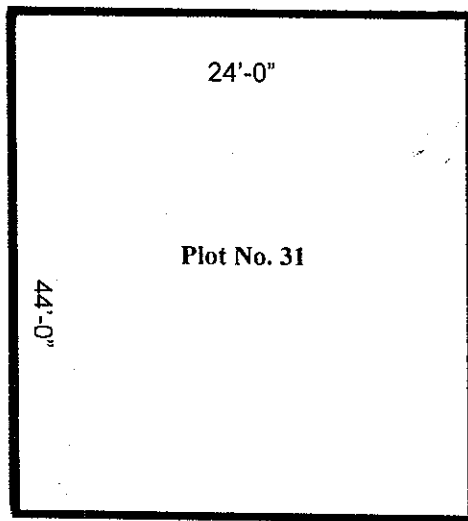


EXCL:



30' wide road

Plot No. 32



Park



30' wide road

WITNESSES:

- 1.
- 2.

For MODI & MODI CONSTRUCTIONS

Partner

SIG. OF THE VENDOR

X
SIG. OF THE BUYER

1 వ పుస్తకము 20/10 వ సంచిక..... 9+6
దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 10
ఈ కాగితము వరుస సంఖ్య..... 5

పబ్-రిజిస్ట్రార్

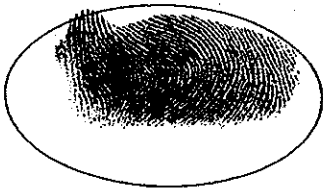


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



VENDOR:

M/S. MODI & MODI CONSTRUCTIONS,
HAVING ITS OFFICE AT 5-4-187/3 & 4
II FLOOR, SOHAM MANSION
M. G. RAOD, SECUNDERABAD
REP. BY ITS PARTNERS.

MR. SOHAM MODI
S/O. MR. SATISH MODI

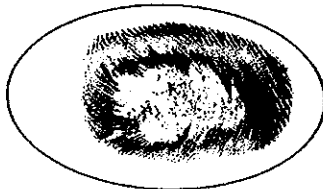
GPA FOR PRESENTING DOCUMENTS
VIDE DOC NO. 12/BK/IV/2008 DT. 29.03.2008

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.



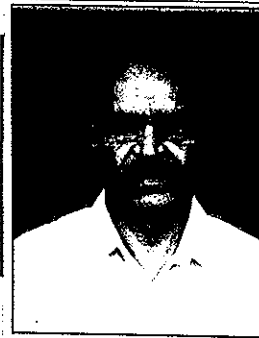
BUYERS:

1. MR. B. SHARAD REDDY
S/O. MR. B. NARASIMHA REDDY
R/O. H. NO. 1-1-18/110-118,
FLAT NO. G-5,
LAXMI GANAPATHI APARTMENTS,
JAWAHAR NAGAR,
RTC'X' ROADS,
HYDERABAD - 500 020.



BUYER CUM REPRESENTATIVE:

2. MR. B. NARASIMHA REDDY
S/O. LATE SHRI DATTA REDDY
R/O. H. NO. 1-1-18/110-118,
FLAT NO. G-5,
LAXMI GANAPATHI APARTMENTS,
JAWAHAR NAGAR,
RTC'X' ROADS,
HYDERABAD - 500 020.



SIGNATURE OF WITNESSES:

- 1.
- 2.

For MODI & MODI CONSTRUCTIONS

SIGNATURE OF EXECUTANTS **Partner**

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

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE OF BUYER

1 వ పుస్తకము 20.10వ పంపు..... 916
దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 10
ఈ కాగితము వరుస సంఖ్య..... 6

పబ్-రజిస్ట్రార్




स्थायी लेखा संख्या **PERMANENT ACCOUNT NUMBER**
ABMP16725H

नाम / NAME
SOHAN SATESH MODI

पिता का नाम / FATHER'S NAME
SATISH MANLAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1969

हस्ताक्षर / SIGNATURE


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


Handwritten signature


आयकर विभाग **INCOME TAX DEPARTMENT**

भारत सरकार **GOVT. OF INDIA**

PRABHAKAR REDDY K
PADMA REDDY KANDI

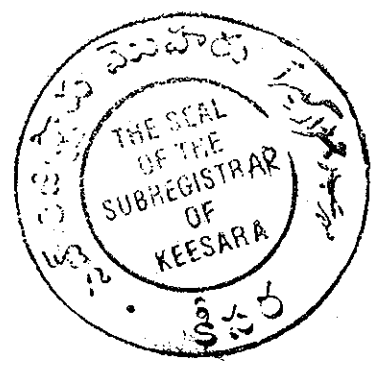
15/01/1974
 Permanent Account Number
AWSP8104E

हस्ताक्षर / Signature




1. పశువుల కమిషన్ వసూలు..... 91-6
 దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 10
 ఈ కాగితము వరుస సంఖ్య..... 7

పబ్-రిజిస్ట్రార్



आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

B SHARAD REDDY

BAIMEDI NARASIMHA REDDY

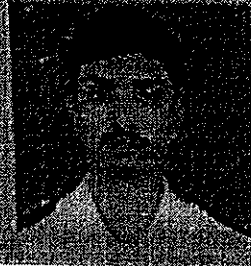
23/06/1979

Permanent Account Number

AJFPR1933F




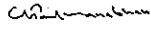
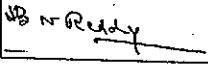
Signature

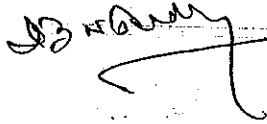


1 వ పుస్తకము 20.10వ పంపు..... 916
 దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 10
 ఈ కాగితము వరుస సంఖ్య..... 2

పబ్-రిజిస్ట్రార్



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	AEDPB7395A	
नाम /NAME	NARASIMHA REDDY BAIMEDI	
पिता का नाम /FATHER'S NAME	DATTA REDDY BAIMEDI	
जन्म तिथि /DATE OF BIRTH	20-12-1950	
हस्ताक्षर /SIGNATURE		मुख्य आयकर आयुक्त, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh



इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
मुख्य आयकर आयुक्त,
आयकर भवन,
बशीर बाग,
हैदराबाद - 500 004.

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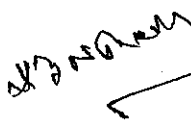
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ఈ కాగితము వరుస సంఖ్య..... 9

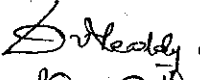
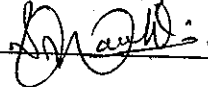


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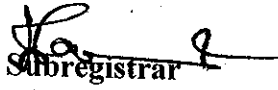
C.S.No./Year: 929/2010 of SRO: 1530(KESARA)

11/03/2010 12:23:51

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1	Manual Enclosure	Manual Enclosure	(CL) B. SHARAD REDDY R/O. H.NO 1-1-18/110-118, F.NO G-5,LAXMI GANAPATHI APTMTS, RTC X ROADS, HYD	
2			(CL) B. NARASIMHA REDDY R/O. H.NO 1-1-18/110-118, F.NO G-5,LAXMI GANAPATHI APTMTS, RTC X ROADS, HYD	
3	Manual Enclosure	Manual Enclosure	(EX) M/S MODI & MODI CONSTRUCTIONS REP BY SOHAM MODI O/O. 5-4-187/3 & 4, II FLOOR, SOHAMMANSION, M.G. ROAD, SEC-BAD.	



 Witness Signatures


 Operator Signature


 Subregistrar Signature

1 వ పుస్తకము 20-10 వ పంక్తి..... 916
 వస్తావేణ మొత్తం కాగితముల సంఖ్య..... 10
 ఈ కాగితము వరుస సంఖ్య..... 10

పబ్లికేషన్

