SCANNED 2418 of 2012

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH

AU 151671

SL.No. 16061 Date 19-04-2012 Rupees 100/-
Sold to : C. Ramesh, S/o. C. Narsing Rao, R/o. Hyd.
For whom: Modi & Modi Constructions.

S. ANJAMMA
Licensed Stamp Vendor Li No.9/94/ R 16/7/005-2012
H.No.3-5-948/11, Gandhi Kutter, Narayanaguda,
Hyderabad-29. Cell: 9394086136, 9866378260

# SALE DEED

This Sale Deed is made and executed on this the 23rd day of April 2012 at S.R.O, Keesara, Ranga Reddy District 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 42 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. Chivukula Venkata Subrahmanya Prasad, son of Late C. V. S. Murty, aged about 61 years, Occupation: Service, residing at 2001, Sector 'C', Pocket-2, Vasant Kunj, New Delhi - 110 070., 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

Partner

REGISTRAR STAMPS SALES DEPOT
13 APR 2012

ఈ పుస్తకము 2012 వ సం॥కు ..... 2418 .....
దస్తావేజు మొత్తం లాగితముల సంఖ్య ..... 10 .....
ఈ లాగితము చివరన సంఖ్య .....

సబ్-రిజిస్ట్రార్

## ENDORSEMENT

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

| Sl. No. | Description of fee/duty | In the form of | | | | | |
|---|---|---|---|---|---|---|---|
| | | Cash | | | | DD/BC/ Pay order | Total |
| 1 | Stamp Duty | 100 | 95900 | | | | 96000 |
| 2 | Transfer Duty | | | | | | |
| 3 | Registration fee | | | | | | 6000 |
| 4 | User charges | | | | | | 100 |
| 5 | Total | | | | | | 102100 |

THE SEAL OF THE SUB REGISTRAR OF KEESARA
కీసర

***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:

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.

For MODI & MODI CONSTRUCTIONS

Partner

2418

. ఎ పుస్తకము 20/2 వ సం॥పు.....

పస్తావేజు మొత్తం కాగితముల సంఖ్య.....10.....

కాగితము చతుస సంఖ్య.....1.....

2012 సం॥ ఏప్రిల్ నెల 30 వ తేది

1934 వ.శా.శ. వైశాఖ మాసం 10 వ తేది

పగలు 2 మరియు 3 గంటల మధ్య

కీసర సబ్ - రిజిస్ట్రారు ఆఫీసులో

శ్రీ/శ్రీమతి K. Prabhakar Reddy

రిజిస్ట్రేషన్ చట్టము 1908లోని సెక్షన్ 32.ఎ ను అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు మరియు వేలిముద్రలతో సహా దాఖలు చేసి రుసుము రూ. 6000/— లు చెల్లించినారు

పైనియిచ్చిపట్టు ఒప్పుకొన్నది

పరుమ బొటన వేలు

సబ్-రిజిస్ట్రార్

THE SEAL OF THE SUB REGISTRAR OF KEESARA

కీసర

నిరూపించినది

K. Prabhakar Reddy S/o. K. P. Reddy
Occ: Service R/o. 5-4-187/3 & 4, 2nd Floor, Soham mansion, M.G. Road, Secbad through SPA for presentation of documents vide SPA No. 12/BK II/2008, dt. 5.03.2008 of SRO Keesara, R.R. Dist.

(1) CH. KRISHNA PRASAD S/o. Late K. Hanumantha Rao 1-21-54/1/1, Venkatagiri Colony Secbad-15

(2) CH. Venkatramana Reddy S/o. K. P. Reddy Service, R/o 11-187/2, Road No. 2, Greenhills colony Saroornagar, Hyderabad.

2012 సం॥ పు. ఏప్రిల్ నెల 30 వ తేది

1934 వ శా.శ. వైశాఖ మాసము 10 వ తేది

T. Nagaiah
సబ్-రిజిస్ట్రార్
కీసర

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.

D) The Vendee is desirous of purchasing a plot of land bearing no.7, admeasuring 117 sq. yds., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.12,00,000/-(Rupees Twelve Lakhs Only) and the Vendor is desirous of selling the same on the following terms and conditions:

**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:**

1. The Vendor do hereby convey, transfer and sell the Plot No.7, 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.12,00,000/-(Rupees Twelve Lakhs 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. 1,02,000/- is paid by way of challan No. 18226, dated 24.04.2012, drawn on SBH, Keesara Branch, Ranga Reddy District.

For MODI & MODI CONSTRUCTIONS

Partner

సంవత్సరం 2012 వ సం॥కు ..... 2418 .....

దస్తావేజు మిత్తం కాగితముల సంఖ్య ..... 10 .....

ఈ కాగితము వరుస సంఖ్య ..... 3 .....

సబ్-రిజిస్ట్రార్

Rs. 95900/- towards stamp duty including T.D. under section 41 of the I.S. Act 1899. and Rs. 6000/- towards Registration fee on the chargeable value of Rs. 12,00,000/- were paid by the party through Bank. 182206 vide challan/DD/BC/Pay order No. 24/4/12 date"

T. Nagaiah
Sub-Registrar
Collector U/S 41 of I.S. Act

పుస్తకము 2012 సం॥ (శా.శ. 1934)
2418 నెంబరుగా రిజిష్టరు చేయబడినది. స్కానింగ్ నిమిత్తం గుర్తింపు నెంబరు 1630 2418/2012 ఇవ్వబడినది.
2012 సం॥ ఏప్రిల్ నెల 30 వ తేది

T. Nagaiah
సబ్-రిజిస్ట్రార్

THE SEAL OF THE SUB REGISTRAR OF KEESARA
కీసర

## SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 7, admeasuring about 117 sq. yds. forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 in the project known as "NILGIRI HOMES" situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:

| | |
|---|---|
| North | Park |
| South | Plot No. 6 |
| East | Neighbour's Land |
| 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. (K. KRISHNA PRASAD)

2.

For MODI & MODI CONSTRUCTIONS

Partner

(Soham Modi)
VENDOR

VENDEE

ఈ పుస్తకము 2012 సం॥లు.....2418.....

పస్తావేజు పేజీల లాగితముల సంఖ్య.....10.....

ఈ లాగితము చతుర సంఖ్య.....4.....

సబ్-రిజిస్ట్రార్

THE SEAL OF THE SUB REGISTRAR OF KEESARA

కీసర

**REGISTRATION PLAN SHOWING** PLOT NO. 7, FORMING A PART

**IN SURVEY NO.** 128, 129, 132, 133, 134, 135 & 136, IN THE PROJECT KNOWN AS 'NILGIRI HOMES **Situated at**

RAMPALLY VILLAGE, KEESARA **Mandal, R.R. Dist.**

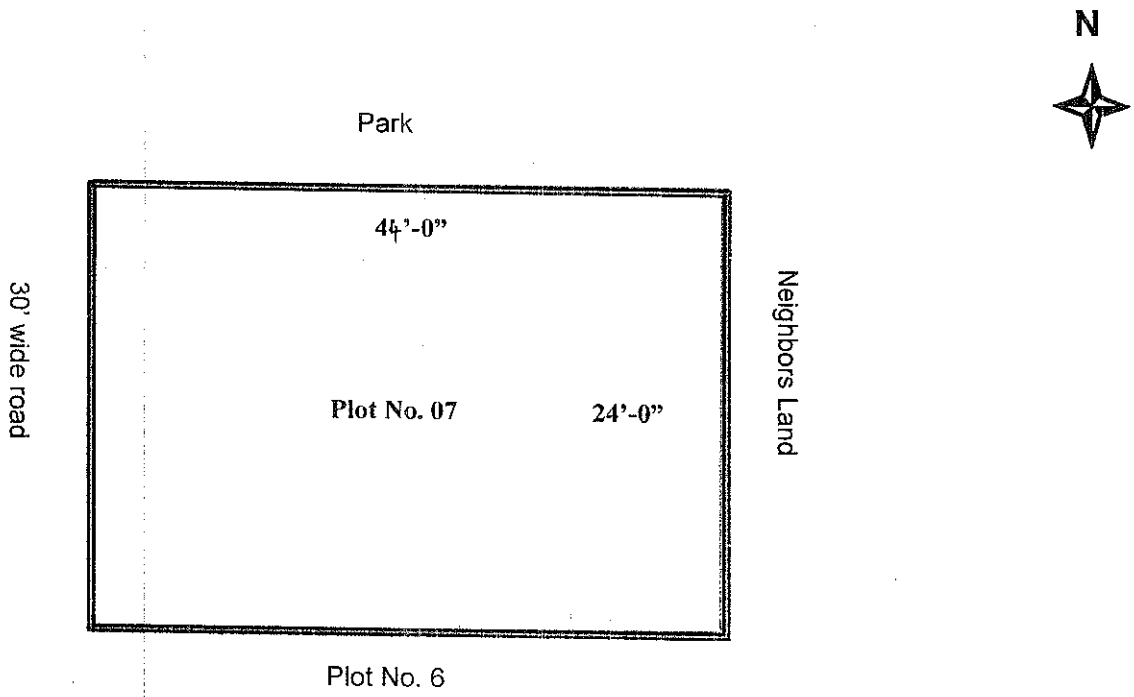
**VENDOR:** M/S. MODI & MODI CONSTRUCTIONS, REPRESENTED BY ITS PARTNER

MR. SOHAM MODI, SON OF SRI SATISH MODI

**BUYER:** MR. CHIVUKULA VENKATA SUBRAHMANYA PRASAD, SON OF LATE C. V. S. MURTY

**REFERENCE:** **SCALE:** **INCL:** **EXCL:**

**AREA:** 117 **SQ. YDS.** **SQ. MTRS.**




For MODI & MODI CONSTRUCTIONS

Partner

**WITNESSES:**

1. CH. KRISHNA (PRASAD)

2.

**SIG. OF THE VENDOR**

**SIG. OF THE BUYER**

ఈ పుస్తకం 2012 సం॥రపు.....2418.....

పస్తావేజు మొత్తం కాగితముల సంఖ్య...10.....

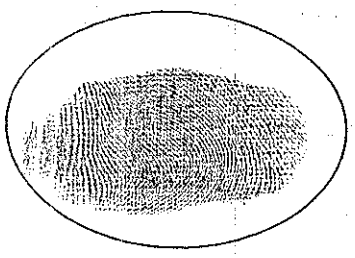
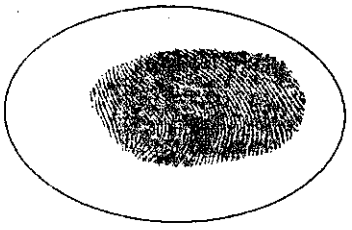
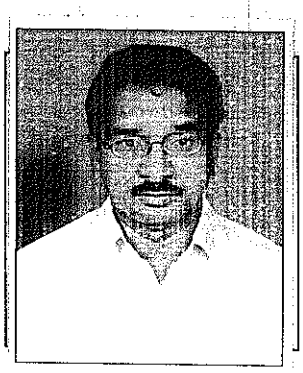
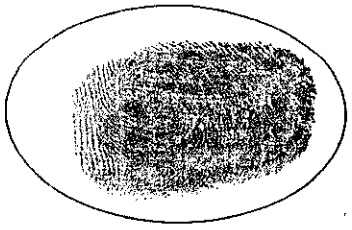
ఈ కాగితము వరుస సంఖ్య.....5.....

సబ్-రిజిస్ట్రార్

THE SEAL OF THE SUB REGISTRAR OF KEESARA

కీసర

# 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 |
|---|---|---|---|
| |  |  | **VENDOR:**<br>M/S. MODI & MODI CONSTRUCTIONS,<br>HAVING ITS OFFICE AT 5-4-187/3 & 4<br>III FLOOR, SOHAM MANSION<br>M. G. ROAD, SECUNDERABAD<br>REP. BY ITS MANAGING PARTNER<br>MR. SOHAM MODI<br>S/O. MR. SATISH MODI |
| |  |  | **SPA FOR PRESENTING DOCUMENTS:**<br>**VIDE DOC.NO. 12/BK - IV/2008, Dt: 05.03.2008**<br>MR. K. PRABHAKAR REDDY<br>S/O. MR. K. PADMA REDDY<br>(O). 5-4-187/3 & 4<br>III FLOOR, SOHAM MANSION<br>M. G. ROAD<br>SECUNDERABAD – 500 003. |
| |  |  | **BUYER:**<br>MR. CHIVUKULA VENKATA SUBRAHMANYA PRASAD<br>S/O. LATE C. V. S. MURTY<br>R/O. 2001, SECTOR 'C'<br>POCKET - 2, VASANT KUNJ<br>NEW DELHI - 110 070 |

SIGNATURE OF WITNESSES:

1. CH. KRISHNA PRASAD

2.

For MODI & MODI CONSTRUCTIONS

Partner

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, Keesara, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE OF BUYER

ఈ పుస్తకము 2012 వ సం॥రపు ..... 2418 .....

దస్తావేజు మొత్తం కాగితముల సంఖ్య ..... 10 .....

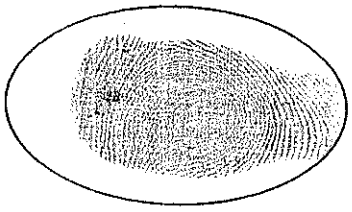
ఈ కాగితము వరుస సంఖ్య ..... 6 .....

సబ్-రిజిస్ట్రార్

సబ్ రిజిస్ట్రార్ కార్యాలయం కీసర

THE SEAL OF THE SUB REGISTRAR OF KEESARA

# 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 |
|---|---|---|---|
| |  |  | **WITNESSESS:**<br>1. MR. CH. VENKATA RAMANA REDDY<br>S/O. LATE ANJI REDDY<br>R/O. H. NO: - 11187/2<br>ROAD NO. 2, GREENHILLS COLONY<br>SAROORNAGAR.<br>HYDERABAD. |
| |  |  | 2. MR. K. KRISHNA PRASAD<br>S/O. LATE HANMANTH RAO<br>R/O. H. NO: - 1-21/54/1/1<br>VENKATAPURAM<br>ALWAL<br>HYDERABAD. |

SIGNATURE OF WITNESSES:

1. CH. KRISHNA PRASAD

2.

పుస్తకము 2012వ సంవత్సరము.....2418.....

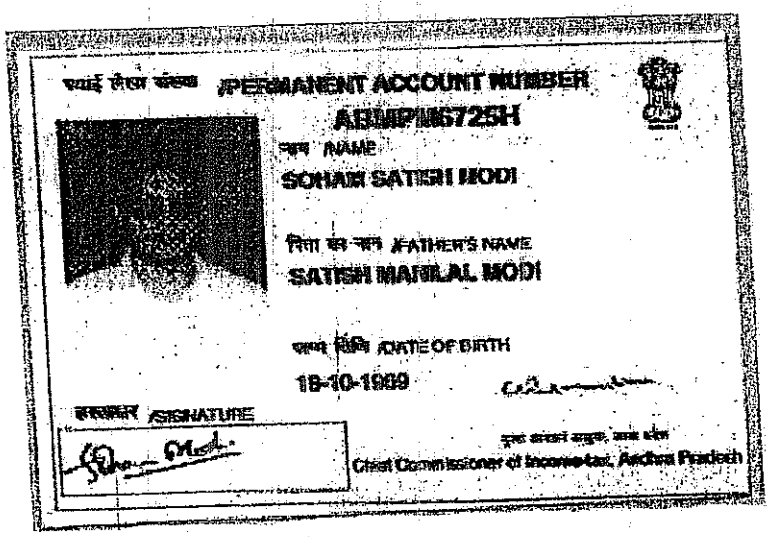
పత్రాలు మొత్తం కాగితముల సంఖ్య....10.....

ఈ కాగితము వరుస సంఖ్య.....7.....

సబ్-రిజిస్ట్రార్

THE SEAL OF THE SUB REGISTRAR OF KEESARA

కీసర



PERMANENT ACCOUNT NUMBER

ABMPM6725H

NAME

SOHAM SATISH MODI

FATHER'S NAME

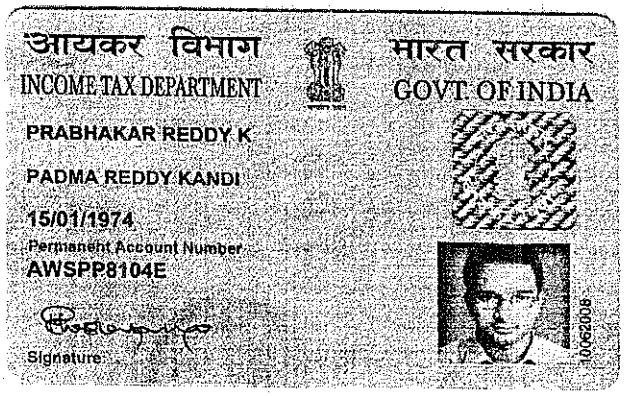
SATISH MANILAL MODI

DATE OF BIRTH

18-10-1969

SIGNATURE

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

10062008

For MODI & MODI CONSTRUCTIONS

Partner

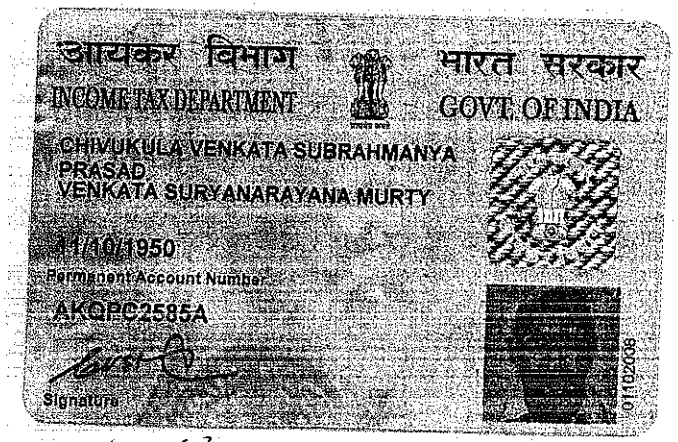
ఈ పుస్తకము నెం 12వ నంబరు.....2418.....

పస్తావేజు మొత్తం కాగితముల సంఖ్య.....10/8.....

ఈ కాగితము వరుస సంఖ్య.....

సబ్-రిజిస్ట్రార్

THE SEAL OF THE SUB REGISTRAR OF KESARA



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

CHIVUKULA VENKATA SUBRAHMANYA PRASAD
VENKATA SURYANARAYANA MURTY

11/10/1950

Permanent Account Number
AKQPC2585A

Signature

01102008

Self Attested

Attested

ఈ పుస్తకము 2012 సం॥లో ..... 2418 .....

పస్తావేజు మొత్తం కాగితముల సంఖ్య ..... 10

ఈ కాగితము వరుస సంఖ్య ..... 9 .....

సబ్-రిజిస్ట్రార్

THE SEAL OF THE SUB REGISTRAR OF KEESARA

కీసర

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

V RAMANA REDDY CHEERUKA

ANJI REDDY CHEERUKA

05/03/1972

Permanent Account Number

AHNPC8363Q

Signature

WITNESS-2

WITNESS NO-1

DRIVING LICENCE

KRISHNA PRASAD K
K HANMANTH RAO
1-21-54/1
VENKATA PURAM
ALWAL
RR DIST

23/06/2006 RTA - MEDCHAL, RR DIST

M3337079/08

| Class Of Vehicle | Validity |
|---|---|
| LMV | 15/06/2014 |

| | |
|---|---|
| Non-Transport | |
| Transport | |
| Hazardous Validity | |
| Badge No. | |
| Original No. | DLFAP12875632006 |
| Original LA. | RTA MEDCHEL |
| DOB | 16/06/1964 |
| Blood Gr. | |
| Date of 1st Issue | 23/06/2006 |

ఎ పుస్తకము 2011 వ సం॥కు ..... 2418 .....

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THE SEAL OF THE SUB REGISTRAR OF KEESARA