

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 445504

1/196 23/03/2010 140

Mr. Katesh

C.A. Rao

M/s. Modi & Modi Constructions

K. SATISH KUMAR SVL No. 13/2000 R.No. 16/2009 S-2-20 Premavathipet (V), R.R. Bist.

SALE DEED

This Sale Deed is made and executed on this the 3rd day of NOVEMBER 2010 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 40 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

WG. CDR. KOTAMRAJU RAJASEKHAR, SON OF MR. KOTAMRAJU ANJANEYULU aged about 36 years, Occupation: Service, residing at H. No. 2-2-647/117 & 118, Flat No. 405, Sri Rama Towers, Central Excise Colony, Bagh Amberpet, Hyderabad - 500 013, 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

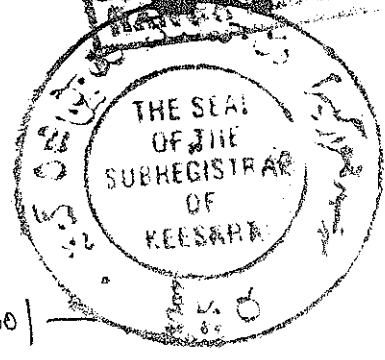
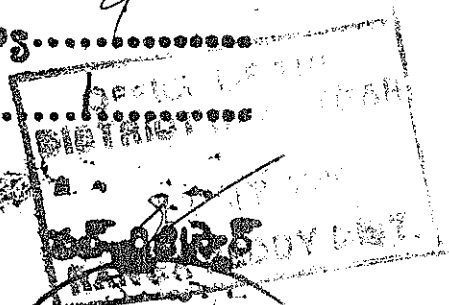
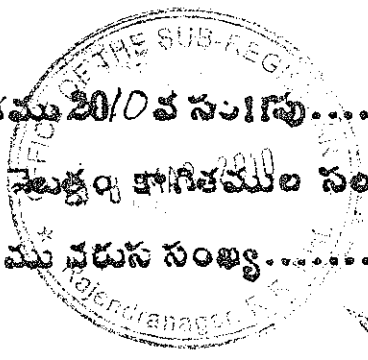
[Signature]

Partner

2 ఏ పుస్తకము 2010 వ సం॥ను..... 4089

3 సావేజ్ వెబ్సైట్ క్లాసికముల సంఖ్య..... 9

4 కొనితము వరుస సంఖ్య.....



ENDORSEMENT

Certified that the following amounts have been paid in respect of this document:
By Challan No. 4.6.7.35401.3/11/10

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. 14220 / -
- 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) 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. 895 / -
- 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. 15315 / -

[Signature]
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. No. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Raᅡga 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.

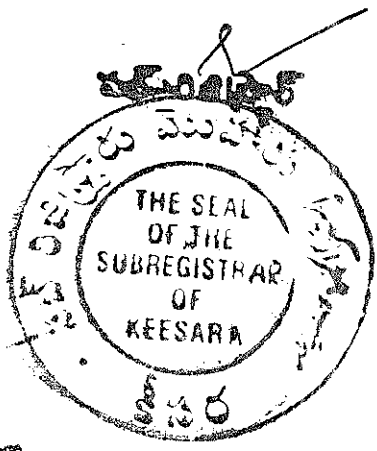
For MODI & MODI CONSTRUCTIONS



Partner

2010 వ సం॥ నంబర్ 4089
 దస్తావేజు సేతుత్తం కాగితముల సంఖ్య 9
 ఈ కాగితము వకుస సంఖ్య 2

2010 సం॥ నంబర్ నెం. 3 వ తేది
 1932 వ.శ. సం. కార్తీక మాసం 12 వ తేది
 పంజాబ్ 2 పరియం 3 గంటల పువ్య
 (పద నవ - తిత్తిస్తారు అఫసులో
 శ్రీ/శ్రీమతి. K. Prabhakar Reddy
 తిత్తిస్తాన నట్టము 1900లోని సెక్షన్ 32.ఎ ను
 అనుసరించి నమకాంపవలసిన హోల్ గ్రావులు
 మరియు వేరుముద్రలతో సహా దాఖలు చేసి తునుము
 చా॥ 895/- లు చెల్లించినా
 వాటిలుచింపగా ఉప్పుకొన్నది
 రెండు దాఖలు పుస్తకం



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/BK/08
 dated 29.3.08 registerer at SRO, Keesara
 Ranga Reddy District.

పాపింబినది

R. Avinash

R. AVINASH, S/O R. RAMAKRISHNA
 OCCUPATION: LYRICIST, FLAT NO 405,
 SRIRAMA TOWERS, P.No. 2-2-647/118,
 C.E. COLONY, BAGH AMBERPET, HYD - 500013

B. Raj Kumar

B. RAJ KUMAR S/O. ANUKUND RAO, OCC. BUSINESS
 R/o. 1-5/, ALWAL, SEC BAD.

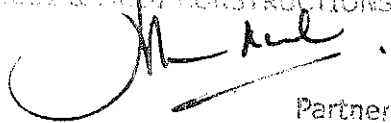
2010 సం॥ నంబర్ నెం. 3 వ తేది *Prabhakar*
 1932 వ శ.శ. సం. కార్తీక మాసము 12 వ తేది రికార్డు

D) The Vendee is desirous of purchasing a plot of land bearing no. 8 admeasuring 179 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.1,79,000/- (Rupees One Lakh Seventy Nine 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. 8 admeasuring 179 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.1,79,000/- (Rupees One Lakh Seventy Nine 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 Scheduled 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. 15,215/- is paid by way of challan no. 46233 dated 03.11.10, drawn on SBH, Keesara Branch, Ranga Reddy District.

FOR HODI & MUTHU CONSTRUCTIONS



Partner

2వ పుస్తకము 2010 వ సం||పు..... 4089.....

వస్తావేజు తెలుగు కాగితముల సంఖ్య..... 9.....

ఈ కాగితము వరుస సంఖ్య..... 3.....

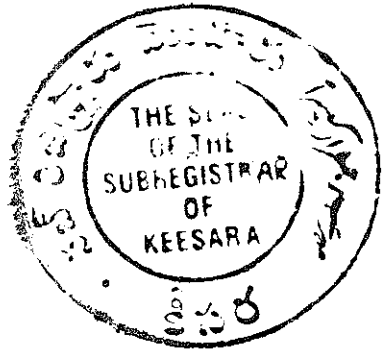
అధికారి

An amount of Rs. 14220/- towards stamp duty including transfer duty and Rs. 895/- towards registration fee on the Market Value of Rs. 179880/- was paid by me Party through challan Receipt No. 662354 dated 3/11/10 at SBH Keesara Br. Keesara

[Signature]
Sub-Registrar
Keesara

పుస్తకము 2010 సం|| (సా.శ.1932) సం||పు 4089. మంబరుగా రిజిస్టరు చేయబడినది. స్వాసింగ్ రిజిస్ట్రం సుర్తింపు నెంబరు 1530-4089/2010 ఇవ్వబడినది.
జి.వి.సి. కమిషన్ నెంబరు 3 వ తది.

[Signature]
L. RAVINDER
సబ్ రిజిస్ట్రారు, కిసరా



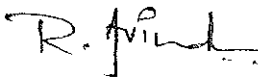
SCHEDULED PLOT


ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 8 admeasuring about 179 sq. yds. forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, hereto and bounded on:

North	Plot No. 9
South	30' wide Road
East	30' wide Road
West	Plot No. 14

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. 
R. AVINASH

2. 


(Soham Modi)
VENDOR


VENDEE

2 వ ఘనము 2010 వ సంవత్సరం..... 4089
చట్టావేజా వెలుక్తం కాగితముల సంఖ్య..... 9
కాగితము వరుస సంఖ్య..... 4

సబ్ రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO. 8, FORMING A PART

IN S. AVEY 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

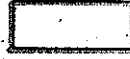
MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER: WG. CDR. KOTAMRAJU RAJASEKHAR SON OF MR. KOTAMRAJU ANJANEYULU

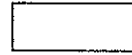
REFERENCE:
AREA: 179

SCALE:
SQ. YDS.

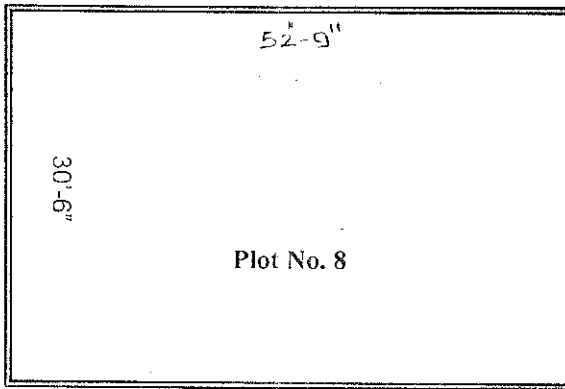
INCL:
SQ. MTRS.



EXCL:



Plot No. 09

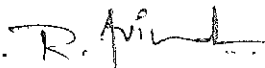



Plot No. 14


30' Wide Road

30' Wide Road

WITNESSES:

1. 
R. AVINASH

2. 


Partner


SIG. OF THE VENDOR


SIGN. OF THE BUYER

7వ పుస్తకము 2010 వ సం॥ను..... 4089.....

కస్తావేజు మొత్తం కాగితముల సంఖ్య..... 9.....

.. కాగితము వరుస సంఖ్య..... 5.....


చేయిస్తాను



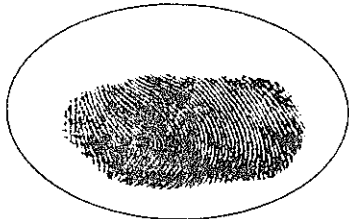
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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VENDOR:

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



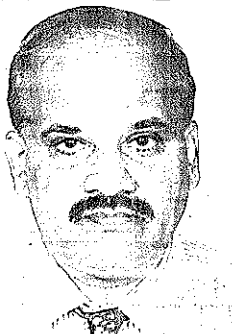
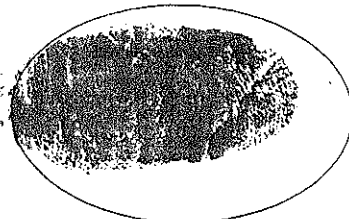
**GPA FOR PRESENTING DOCUMENTS
VIDE DOC.NO. 12/BK/IV/2008, Dt. 29.03.2008:**

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.



BUYER:

WG. CDR. KOTAMRAJU RAJASEKHAR
S/O. MR. KOTAMRAJU ANJANEYULU
H. NO. 2-2-647/117 & 118,
FLAT NO. 405,
SRI RAMA TOWERS,
CENTRAL EXCISE COLONY,
BAGH AMBERPET,
HYDERABAD - 500 013



REPRESENTATIVE:

MR. R. RAMA KRISHNA
S/O. LATE MR. R.V. KRISHNA RAO,
FLAT NO. 405,
SRI RAMA TOWERS,
C.E. COLONY,
BAGH AMBERPET,
HYDERABAD - 500013.

SIGNATURE OF WITNESSES:

1. R. AVINASH
2. G. RANG

I stand herewith my photograph(s) and finger prints in the form prescribed, through my representative, Mr. R. Rama Krishna, 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

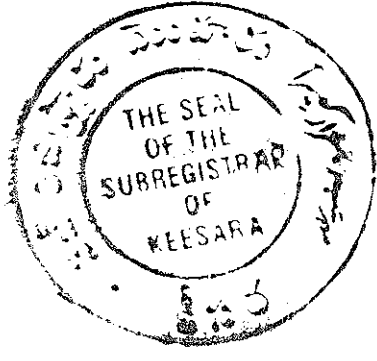
For MODI & MODI CONSTRUCTIONS

Partner
SIGNATURE OF EXECUTANTS

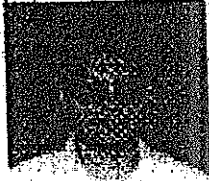
SIGNATURE OF BUYER

వి పుస్తకము 2010 వ సం॥ గ్రా..... 4089
వస్తావేణా మొత్తం కాగితముల సంఖ్య..... 9
* కాగితము వరుస సంఖ్య..... 6

నమోదిస్తార్

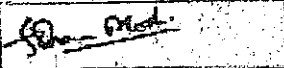


स्थायी लेखा संख्या / **PERMANENT ACCOUNT NUMBER**
ABNPM6725H


नाम / NAME
SONAM SATERI 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

आयकर विभाग / **INCOME TAX DEPARTMENT**

भारत सरकार / **GOVT. OF INDIA**

PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
 Permanent Account Number
AWSPB104E

हस्ताक्षर
 Signature



10062008

Prabhakkar Reddy K

పై పుస్తకము 20/0 వ సం. గ్రా..... 4089

దస్తావేజు తెలుగు కాగితముల సంఖ్య..... 9

ఈ కాగితము వరుస సంఖ్య..... 7

పక్కాపాఠశాల



आयकर विभाग

INCOME TAX DEPARTMENT

KOTAMRAJU RAJASEKHAR

KOTAMRAJU ANJANEYULU

29/01/1974

Permanent Account Number

ATMPS2762G

Kotamraju

Signature



भारत सरकार

GOVT. OF INDIA



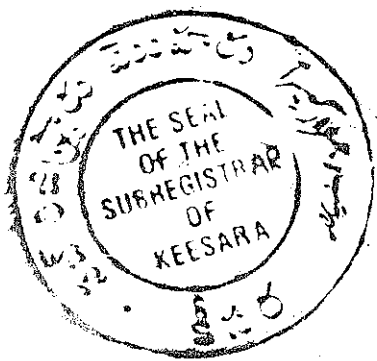
25012010

శ్రీ పుస్తకము 2010 వ సం. గ్రంథం..... 4089.....

సాక్షాత్తుల మొత్తం కాగితముల సంఖ్య..... 9.....

కాగితము వరుస సంఖ్య..... 8.....

నామోదించినది

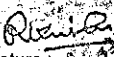





आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAMA KRISHNA R
V K R RAVINUTHALA

14/05/1953
Permanent Account Number
ALYPR1058A


Signature

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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटारें :
आयकर पैन सेवा यूनिट, यू टी आई सी एस एल,
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बलापुर,
नवी मुंबई-400 614.

దేవుస్థకము 20/0 వ సంగ్రహము..... 4089.....

కస్తావేజు మొత్తం కాగితముల సంఖ్య..... 9.....

కాగితము వకుస సంఖ్య..... 9.....

సబ్ రిజిస్ట్రార్

