

SCANNED

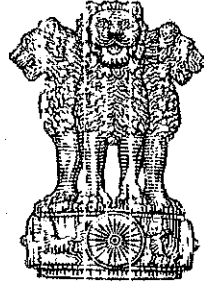
1786/11

27

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

U 493221

Sl.No. 2453 Dt: 17-03-2011 Rs.100/-
Name : Santosh
S/o.Shankar
For Whom : M/s.Modi & Modi Constructions, 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 is made and executed on this the 7th day of May 2011 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 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. TANGIRALA B. V. S. K. S. P. SARMA, SON OF LATE T. B. C. RAM MOHAN RAO, aged about 40 years, Occupation: Service, residing at H. No. 1-1-189/1 & 2, Balaji Enclave, Kapra, Hyderabad - 500 062. 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



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It is noted that the following amounts have to be paid in respect of this document:

Challan No. B.1.4224 D. 13/5/11

Stamp Duty:

1. In the shape of stamp papers

Rs 100

2. In the shape of...

Rs 9660

3. In the shape of...

Rs

4. In the shape of...

Rs

Registration Fee

1. In the shape of...

Rs

2. In the shape of...

Rs

User Charges

1. In the shape of...

Rs 610

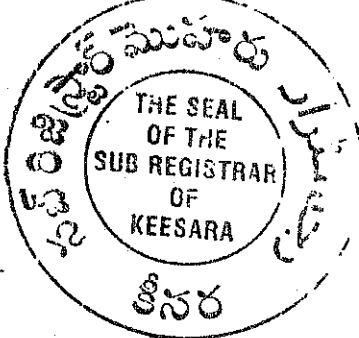
2. In the shape of...

Rs

Rs 600

Total

10470



T. Nagarish
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.

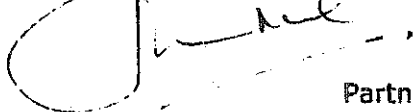
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R.R. District and are executed by the following owners:

- 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 patteddar 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.

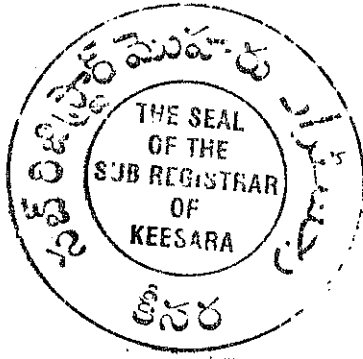
For MODI & MODI CONSTRUCTIONS



Partner

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K. prabhakar Reddy

610/
Handwritten signature



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. 10/BK/08, dated 05.03.08 registerer at SRO Keesara, Ranga Reddy District.

Handwritten signature

CH. Venkat Ramana Reddy S/o Late Anji Reddy
Occ: Service. R/o - 11-187/2, Road No. 2
Green Hills Colony, Serorumnagar, Hyderabad

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K. K. RAO PRASAD. S/o Late K. Ramanna
1-21-54/1, Venkateswara, Secbad-15.

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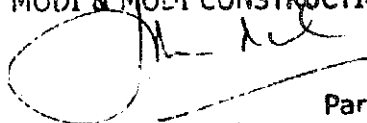
T. Nagajal

- 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. 27, admeasuring 122 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.1,22,000/- (Rupees One Lakh Twenty Two 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. 27, admeasuring 122 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.1,22,000/- (Rupees One Lakh Twenty Two 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. 10,370/- is paid by way of challan No. 814524, dated 15/11/11, drawn on SBH, Keesara Branch, Ranga Reddy District.

For MODI & MOE1 CONSTRUCTIONS


Partner

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an amount of Rs. 9660/- towards stamp duty
including transfer tax of Rs. 650/-
towards registration fee on the Market Value
of Rs. 122,000/- was paid by me
Party No. 814224
dated 13/5/11

T. Nagaraj
Sub-Registrar
Keesara

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T. Nagaraj
Sub-Registrar




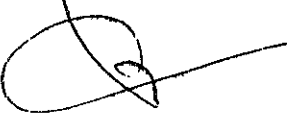
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 27, admeasuring about 122 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:

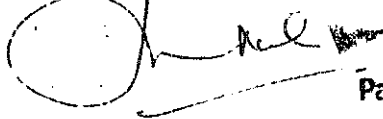
North	30' wide Road
South	Plot No. 26
East	30' wide road
West	Neighbour's land

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. 
(VENKATESH RAMANA REDDY)
2. 
(KRISHNA PRASAD)

For MODI & MODI CONSTRUCTIONS

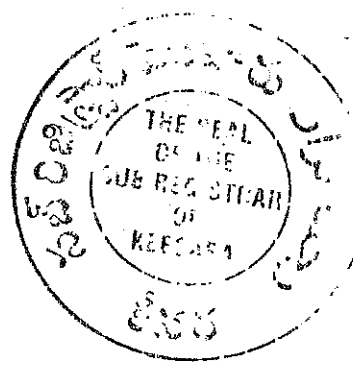

Partner

Soham Modi)
VENDOR


VENDEE

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~~USA~~



REGISTRATION PLAN SHOWING

PLOT NO. 27, FORMING A PART

IN SURVEY NO. 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. TANGIRALA B. V. S. K. S. P. SARMA, SON OF LATE. T. B. C. RAM MOHAN RAO

REFERENCE:
AREA:

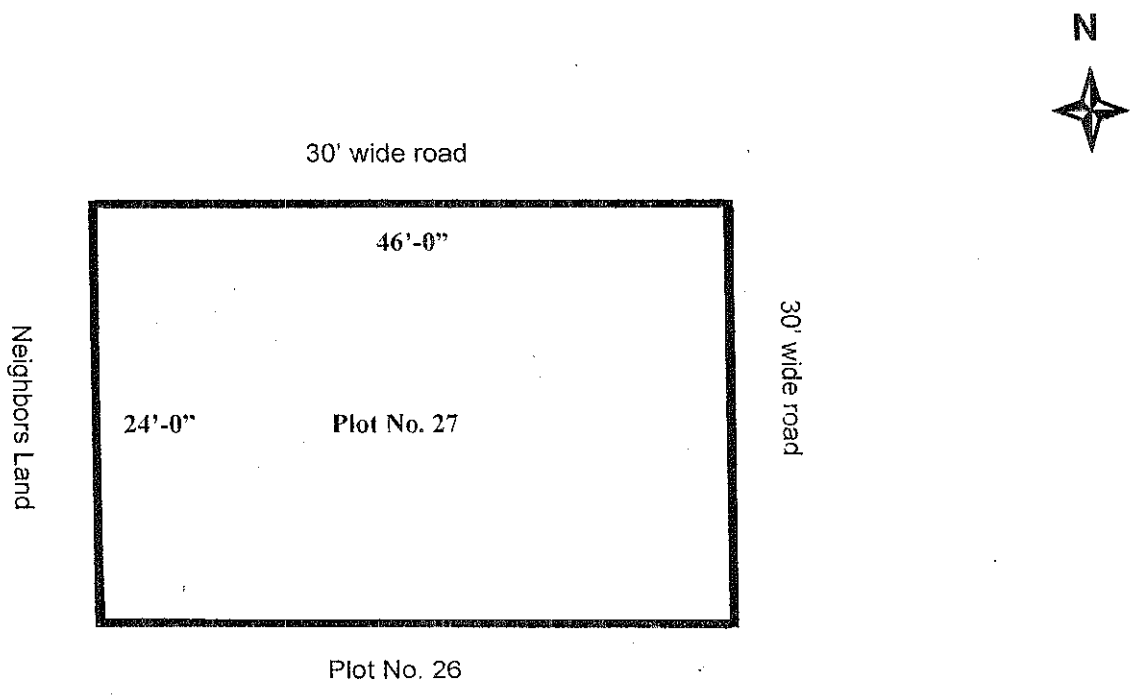
122

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



WITNESSES:

1.

2.

For MODI & MODI CONSTRUCTIONS

Partner

SIG. OF THE VENDOR

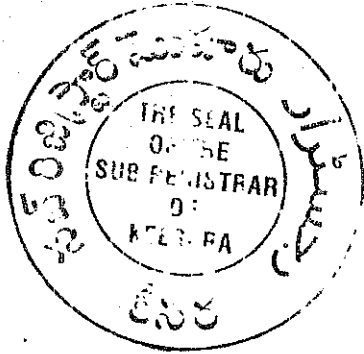
SIG. OF THE BUYER

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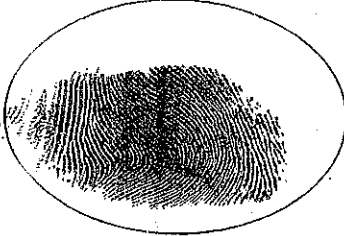

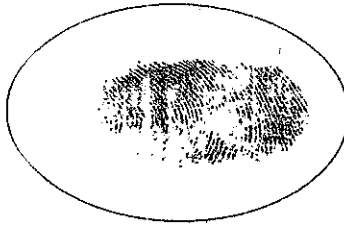

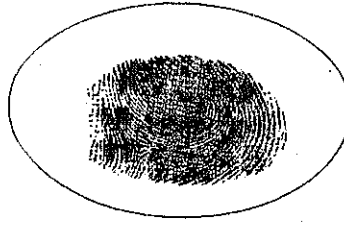

కన్యకా శిక్షణ పాఠశాల క కనాసె..... 8

ఈ పాఠశాలను కనాసె కలెక్టర్..... 5

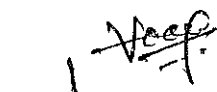
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కనాసె - 500005




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

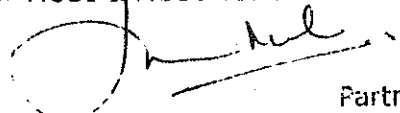
<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
			<p><u>VENDOR:</u></p> <p>M/S. MODI & MODI CONSTRUCTIONS, HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD REP. BY ITS MANAGING PARTNER</p> <p>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>BUYERS:</u></p> <p>MR. TANGIRALA B. V. S. K. S. P. SARMA S/O. LATE T. B. C. RAM MOHAN RAO R/O.H. NO. 1-1-189/1 & 2 BALAJI ENCLAVE KAPRA HYDERABAD - 500 062</p>

SIGNATURE OF WITNESSES

1. 

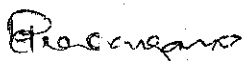
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For MODI & MODI CONSTRUCTIONS

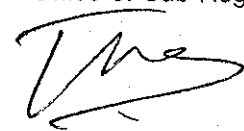

Partner

SIGNATURE OF THE 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 THE BUYER


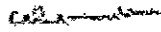
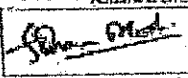
వి పుస్తకము పేరి (క నంబరు)..... 1786

పస్తాకము పేరి (క నంబరు)..... 8

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~~UJON~~
68-100-5



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ADMP16725H	
नाम / NAME	SONAM SATESH MODI	
पिता का नाम / FATHER'S NAME	SATESH MANLAL MODI	
जन्म तिथि / DATE OF BIRTH	15-10-1989	
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

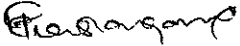
15/01/1974

Permanent Account Number
AWSPP8104E


Signature



10062008



చిట్టెలు 201/26 నంబర్..... 1786

దస్తవీరు బిల్లుల కొరతను బట్టి..... 8

ఈ కొరతను పూరించు..... 7

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17/01/2003
సబ్-రెజిస్ట్రార్





श्री श्री श्री / PERMANENT ACCOUNT NUMBER
ACXPT8012C



श्री श्री / NAME
BYSKSP SARMA TANGIRALA

श्री श्री श्री / THE R/S NAME
BALA CHANDRA RAMMOCHAN RAO
TANGIRALA

श्री श्री श्री / DATE OF BIRTH

19-08-1970

श्री श्री / SIGNATURE

(Handwritten Signature)

श्री श्री श्री / THE R/S NAME
BALA CHANDRA RAMMOCHAN RAO
TANGIRALA

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