



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

T 904013

Sl.No. 45764 Dt: 21-07-2011 Rs.100/-

Name : Santosh

S/o.Shankar

For Whom : Modi & Modi Constructions

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 2nd day of September 2011 at S. R. O. 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.)

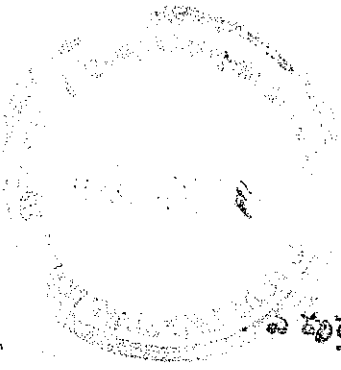
IN FAVOUR OF

Mr. BHARATH GUDIPATI, SON OF Mr. RAMANAIAH, aged about 30 years, Occupation: Service, residing at Plot No. 791, H.No 6-1-132/31, Padmarao Nagar, Secunderabad -500 061., 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



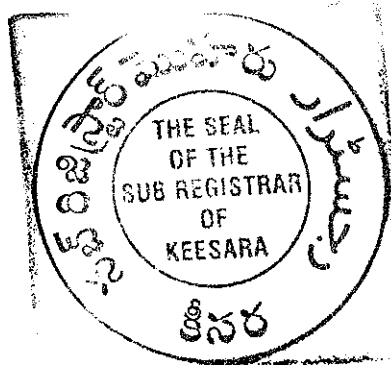
విద్యార్థి సంఖ్య 20 (వ సం||)..... 3643
 దస్తావేజు యొక్క కాగితముల సంఖ్య..... 9
 ఈ కాగితము వరుస సంఖ్య..... 1

సబ్-రెజిస్ట్రార్

ENDORSEMENT

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

Sl. No.	Description of fee/duty	In the form of				Total
		Stamp duty u/s 16 of I.S. act	Cash	Stamp duty u/s 16 of I.S. act	DD/BC/ Pay order	
1	Name Duty	100	9900			10000
2	Transfer Duty					
3	Registration fee					625
4	Deer charges					100
5	Total					10725



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

చిట్టెకము జిల్లా సబ్ రిజిస్ట్రార్ 3643
 గస్తావేజా మొత్తం కార్యముల సంఖ్య 9
 2

2011 నెంబు సెప్టెంబర్ నెల 3 వ తేదీ

1933వ శా. శాసనము ప్రకారము 12 వ తేదీ

పేజీలు 2 మరియు కే. గుంటల పురపాలక సంఘం

కీసర నగర్ - రిజిస్ట్రార్ ఆఫీసులో

శ్రీ/శ్రీమతి K. prabhakar Nedy

రిజిస్ట్రేషన్ చట్టము 1908లోని సెక్షన్ 32ఎ ను

అనుసరించి సమర్పించవలసిన ఖాతా గ్రాపులు

మరియు వేతిముద్రలతో సహా దాఖలు చేసి రుసుము

రూ. 625/- లు చెల్లించినారు

వారియొద్ద నుండి ఒప్పాకోప్పాది

విషయ బొటన వేలు

సబ్-రిజిస్ట్రార్



[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. 12/BK/2008
 dated 5.3.08 registerer at SRO, Keesara,
 Keesara Reddy District.

నిరూపించినవారే

① Lakshmi Kantu
Lakshmi Kantu

S/O K. Sri Ramulu Sany
 OCC: SOFTWARE ENGINEER
 H.NO: 1-8-468, CHIKKADAPALLY,
 HYD-500020.

② Hasavi.K

d/o K. Sree Ramulu Sany
 occ. SOFTWARE ENGINEER
 H.NO: 6-1-132/68, Padmarao Nagar
 Sec-bad-500061

2011 నెంబు సెప్టెంబర్ నెల 3 వ తేదీ నది-రిజిస్ట్రార్

1933వ శా. శా. ప్రకారము 12 వ తేదీ 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. 42, admeasuring 125 sq. yds., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.1,25,000/- (Rupees One Lakh Twenty Five 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. 42, admeasuring 125 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.1,25,000/- (Rupees One Lakh Twenty Five 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. 10,625/- is paid by way of challan No. 404600, dated 3.09.11, drawn on SBH, Keesara Branch, Ranga Reddy District.

For MODI & MODI CONSTRUCTIONS



Partner

వి. ఉ. స్టాంపు 2011/ వ సం||పు..... 3643
 పన్ను వేల మొత్తం కాగితముల సంఖ్య..... 9
 ఈ కాగితము వరుస సంఖ్య..... 3

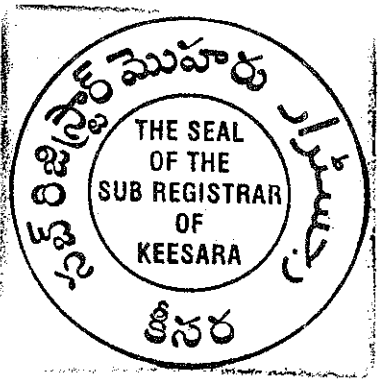
సబ్-రిజిస్ట్రార్

"Rs. 9900 towards stamp duty including T.D. under section 41 of the I.S. Act 1899. and Rs. 625 towards Registration fee on the chargeable value of Rs. 125000 were paid by the party through Bank. 404600 vide challan/DD/BC/Pay order No. 3/9/11 date"

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

స్టాంపు 2011 సం|| (సా.శ.1899) సం||పు
 3643 మంబరూర్ రిజిస్ట్రారు చేయబడినది. స్కానింగ్
 నిమిత్తం గుర్తింపు సంఖ్య 1530-3643./2011
 ఇవ్వబడినది.
 20 Nov 2011 నెంబర్ నెం..... 3..... వ తేది.

L. RAVINDER
 సబ్-రిజిస్ట్రారు, కీసర



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 42, admeasuring about 125 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	Plot No. 43
South	Plot No. 41
East	30' wide Road
West	Neighbour's land

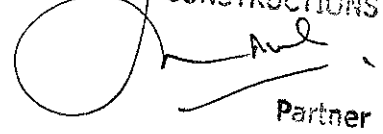
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. Lakshmi Kantu

2. Nasari K

For MODI & MODI CONSTRUCTIONS



Partner

(Soham Modi)

VENDOR

Sharath G.

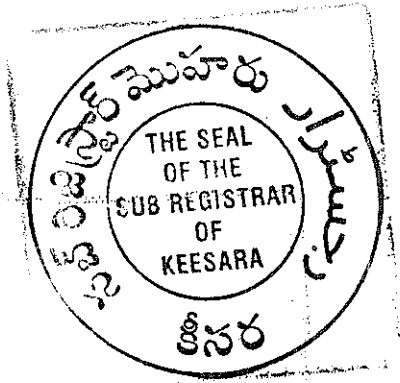
VENDEE

..... 3643

..... 9

..... 4

నల్ల-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO. 42, 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. BHARATH GUDIPATI, SON OF MR. RAMANAIAH

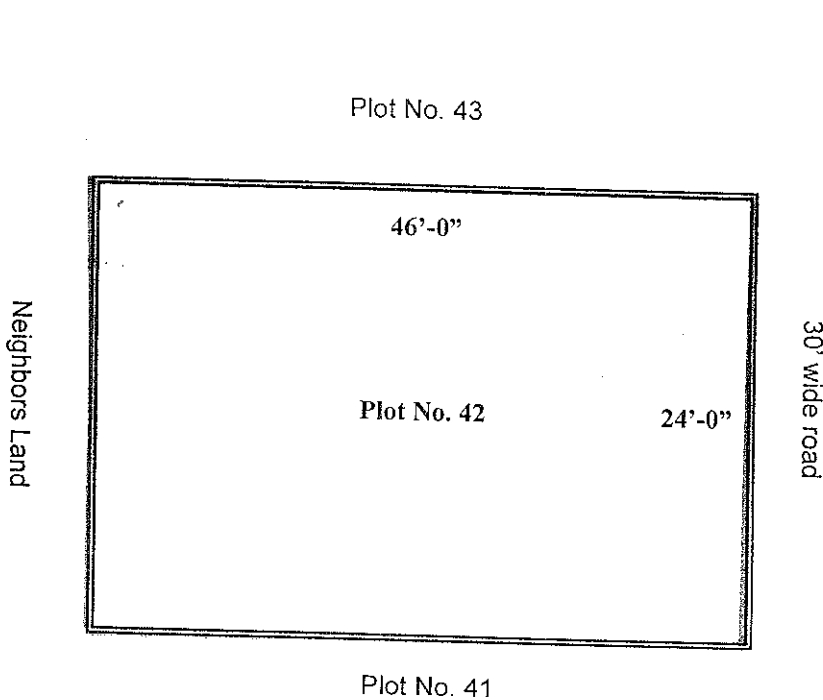
REFERENCE:
AREA: 125

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



For MODI & MODI CONSTRUCTIONS

[Signature]
Partner

SIG. OF THE VENDOR

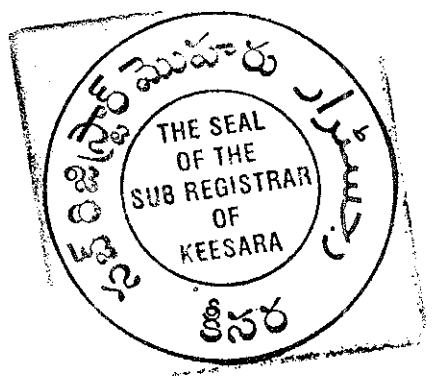
WITNESSES:

1. *Lakshmi Kantak*
2. *Vasavik*



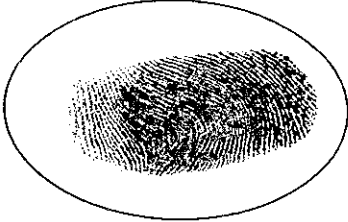
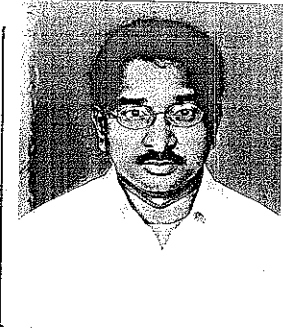
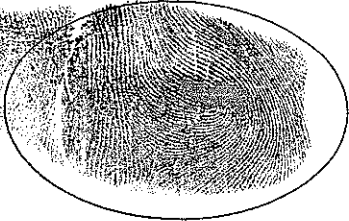

[Signature]
SIG. OF THE BUYER

... ప్రతినిధి 20 (వ సంవత్సరం)..... 3643
... ప్రతినిధి కేంద్రం కార్యకర్తల సంఖ్య..... 9
... కార్యకర్తల సంఖ్య..... 5

సబ్-రెజిస్ట్రార్



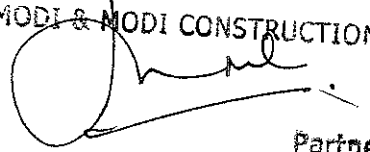
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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 REPRESENTED 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. BHARATH GUDIPATI S/O. MR. RAMANAIAH R/O. PLOT NO. 791 H. NO: - 6-1-132/31 PADMARAO NAGAR SECUNDERABAD -500 061.</p>

SIGNATURE OF WITNESSES:

1. *Lakshmi Karthik*
2. *Vasavi K*

For MODI & MODI CONSTRUCTIONS



Partner

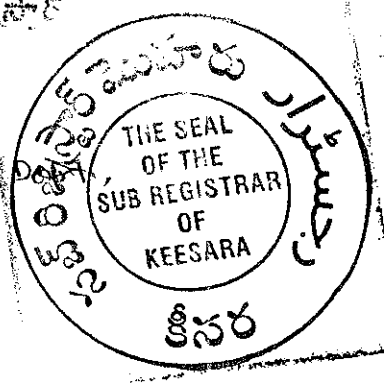
SIGNATURE OF EXECUTANTS

Bharath-G.

SIGNATURE OF BUYER

1. అభ్యర్థిని పంపిణీ చేసిన తేదీ..... 3643
 2. పంపిణీ చేసిన కార్యాలయ సంఖ్య..... 9
 3. పంపిణీ చేసిన వ్యవస్థ సంఖ్య..... 6

సబ్-రెజిస్ట్రార్



"Address proof of the party verified with Pan card
AIXPST0UE
 bearing its district No. _____ Issued by Income Tax Dept
 (authority)"

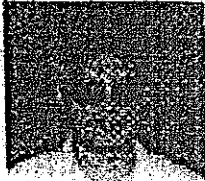

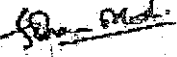
"Address proof of the party verified with Pan card
AIXPG 77 49m
 bearing its district No. _____ Issued by Income Tax Department
 (authority)"



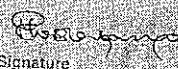

intress ○

"Address proof of the party verified with Driving License
DLEA P00958902002
 bearing its district No. _____ Issued by RTA, Khammam
 (authority)"

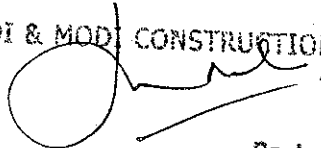
"Address proof of the party verified with Driving License
DLEA P00933)39 2002
 bearing its district No. _____ Issued by RTA, Hyderabad
 (authority)"

[Signature]

	PERMANENT ACCOUNT NUMBER ABMP16725H	
	नाम / NAME SOHAN SATISH 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		
 Signature		

For MODI & MODI CONSTRUCTIONS



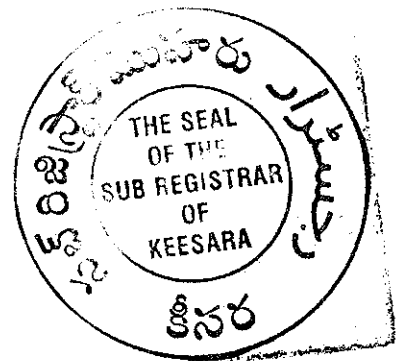
Partner

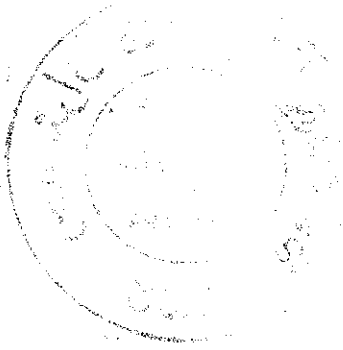
... పుస్తకము కేసు // ఎ నంబరు..... 3643

... కన్యకా మొక్కల కారితముల సంఖ్య..... 9

... కారితము మరల సంఖ్య..... 7

నవ-రిజిస్ట్రార్ ✓





इस कार्ड के खो जाने पर / खोया हुआ कार्ड मिलने पर
कृपया सूचित करें / लौटावें
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, ई.एस. वॉर्ल्ड, ए.विंग, कामला मिल्स कंपाउंड
एस.बी. मार्ग, लोअर परेल, मुंबई - 400 013

*If this card is lost / someone's lost card is found
please inform / return to*

Income Tax PAN Services Unit, NSDL
3rd Floor, Trade World, A Wing,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013

Tel: 91-22-2499 4650, Fax: 91-22-2493 0664
email: tininfo@nsdl.co.in

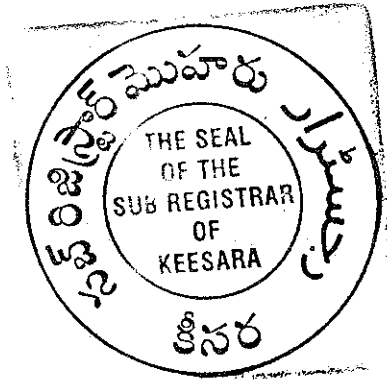
Bharath - G.

పుస్తకము 201 వ సం. గు..... 3643.....

వస్త్రాల మొత్తం కారితముల సంఖ్య..... 9.....

ఈ కారితము వదులు సంఖ్య..... 8.....

చుట్ - రిజిస్ట్రార్







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

C.S.No./Year: 3714/2011 of SRO: 1530(KEESARA)

Presentant Name(Capacity): **SOHAM MODI(SP)**

Report Date: 03/09/2011 12:44:02

This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) BHARATH GUDIPATI R/O. H.NO 6-1-132/31, PADMARAO NGR, SEC-BAD.	<i>Bharath G.</i>
3			(EX) REP BY SPA HOLDER K. PRABHAKAR REDDY O/O. 5-4-187/3 & 4 II FLOOR, SOHAMMANSION, M.G. ROAD, SEC-BAD.	<i>Prabhakar</i>

Identified by

Witness 1

Witness 2

Laxshikanta
Nalaviti

Photos and TIs captured by me

[Signature]

Capture of Photos and TIs done in my presence

[Signature]

అనుబంధము 20 (వ సం. 11)..... 3643
దస్తావేజుల వెయ్యది శాసితముల సంఖ్య..... 9
ఈ శాసితముల పునరుంధ్యము..... 9

సబ్-రెజిస్ట్రార్

