

3775/2011



ఆంధ్రప్రదేశ్ రాష్ట్రం ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

*Satish Kumar* T 880979

Sl.No. 54691 Dt: 29-08-2011 Rs.100/-  
 Name : Ramesh  
 S/o.Narsing Rao  
 For Whom : M/s. 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 9<sup>th</sup> day of September 2011 at SRO, Keesara, Ranga Reddy District by and between:

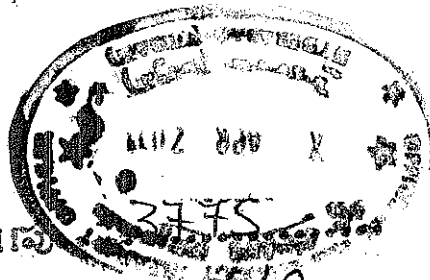
M/s. MODI & MODI CONSTRUCTIONS a registered partnership firm having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 41 years, Occupation: Business, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

**IN FAVOUR OF**

Mr. BURADA VENKATA RAMANA, SON OF LATE B. CHINNARAO aged about 22 years, Occupation: Business, residing at H. No: - 3-138, Narsimha Reddy Nagar, Malkajgiri, Hyderabad - 500 047., 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

*Soham Modi*  
 Partner



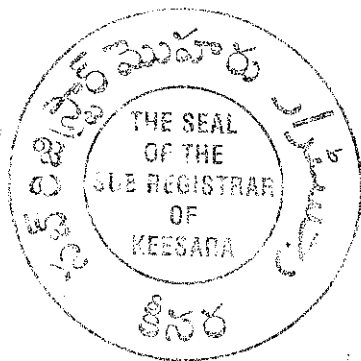
వస్తువము 2011 త సుంపు  
 ప్రస్తావన మొత్తం కాగితముల సంఖ్య..... 10  
 కాగితము వరుస సంఖ్య..... 1

సబ్-రిజిస్ట్రార్

**ENDORSEMENT**

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

Sl. no.	Description of payment	In the form of				Total
		Stamp duty u/s act	Cash	Stamp duty u/s 16 of I.S. act	DD/BC/ Pay order	
1	Stamp duty	100	13500			13600
2	Transfer fee					
3	Registration fee					850
4	Other charges					100
5	Total					14550



**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.
<b>Total Extent of Land</b>				<b>Ac. 6-28 Gts.</b>

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

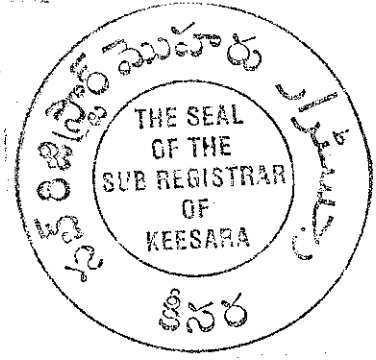
  
Partner

వి ఉత్తరము సరి | వ సం | గు..... 3775  
 వస్తాదేజా మొత్తం శా గితముల సంఖ్య..... 10

2011 సం సెప్టెంబర్ నెల..... 12 వ తేది  
 1933 వ శా. సం. 2012 మూసము..... 21 వ తేది

పరిశు..... 2 పరిశు..... 3 గంటల మధ్య

సబ్-రిజిస్ట్రార్



కీసర పట్టణం - రిజిస్ట్రారు ఆఫీసులో  
 క్రి. ప్ర. పతి..... K. Prabhakar Reddy

రిజిస్ట్రేషన్ నంబరు 1908లోని సెక్షన్ 32.ఎ ను  
 అనుసరించి ప్రమతింపవలసిన ఫోటో గ్రాఫులు

మరియు వేచియుండవలసిన డాక్యుమెంట్లు  
 ధా..... 850/-లు చెల్లించినారు

Prabhakar

ప్రాయోగ్యమైనట్లు ఒకప్పుకోస్తూ  
 ఏడమ బొటన నేలు

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/LSPA for presentation  
 of documents, Vide GPA/LSPA No. 12/3KM/0008  
 dated 05.03.2011 Registerer at SRC, Keesara,  
 Ranga Reddy District.

కాపించినదీ

① Suresh babu. D. S/o. D. Sambasiah  
 Engineer, Marketing  
 3-130, Narasimha Reddy Nagar  
 Malkajgiri - Hyd

② శ్రీ. రాజ్ కుమార్  
 శ్రీ. Rajkumar S/o. Marund Rao  
 occ. Service - S/o. 1-5/1, M. Bollaram,  
 Sec'bad,

2011 సం పు..... సెప్టెంబర్ నెల..... 12 వ తేది సబ్-రిజిస్ట్రారు

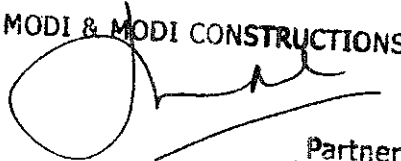
1933 వ శా. సం. 2012 మూసము..... 21 వ తేది కీసర

- 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. 71, admeasuring 170 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.1,70,000/- (Rupees One Lakh Seventy 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. 71, admeasuring 170 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.1,70,000/- (Rupees One Lakh Seventy 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. 14,450/- is paid by way of challan No. 404159, dated 12.09.2011, drawn on SBH, Keesara Branch, Ranga Reddy District.

For MODI & MODI CONSTRUCTIONS

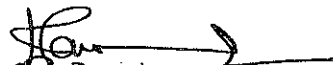


Partner


పట్టణము 2011 వ సం. 3775.....  
 కల్లెదేలా మొత్తం కాగితముల సంఖ్య..... 10.....  
 కాగితము వరుస సంఖ్య..... 3.....

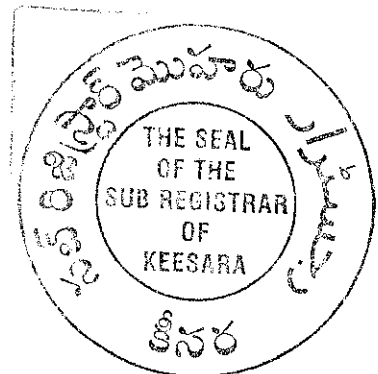
  
 సబ్-రిజిస్ట్రార్

"Rs. 13500 towards stamp duty including T.D. under section 41 of the I.S. Act 1899. and Rs. 850 towards Registration fee on the chargeable value of Rs. 170000 were paid by the party through Bank. 404159 vide challan/DD/BC/Pay order No. 12/9/11 date"

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

పట్టణము 20 11 సం (సా.న. 1938) నంబరు 3775. మొత్తంగా రిజిస్ట్రేషన్ చేయబడినది. స్కాటింగ్ నిమిత్తం గుర్తింపు నంబరు 1330-3775/2011 ఇవ్వబడినది.  
 20 Nov 2011 నెంబరు 12 వ తేది.

  
 L. RAVINDER  
 సబ్-రిజిస్ట్రారు, కీసర



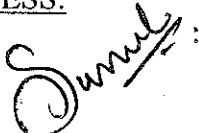

**SCHEDULED PLOT**

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 71, admeasuring about 170 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, bounded on:

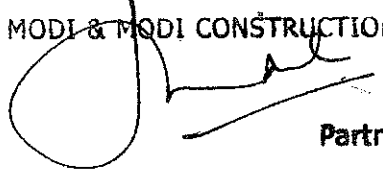
North	Plot No. 72
South	Plot No. 70
East	30' wide road
West	Plot No. 64

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.   
(D. SUREKHA BABU)
2.   
(B. RAJ KUMAR)

For MODI & MODI CONSTRUCTIONS



Partner

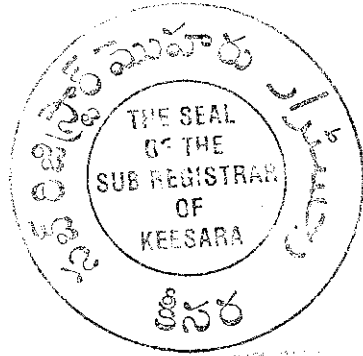
(Soham Modi)  
VENDOR



VENDEE

సంపుటము 2011 తరువాత..... 3775.....  
సాక్షిగా మొత్తం కాగితముల సంఖ్య..... 10.....  
కాగితముల సంఖ్య..... 4.....

సబ్-రిజిస్ట్రార్





**REGISTRATION PLAN SHOWING**

PLOT NO. 71, 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. BURADA VENKATA RAMANA, SON OF LATE B. CHINNARAO

REFERENCE:  
AREA:

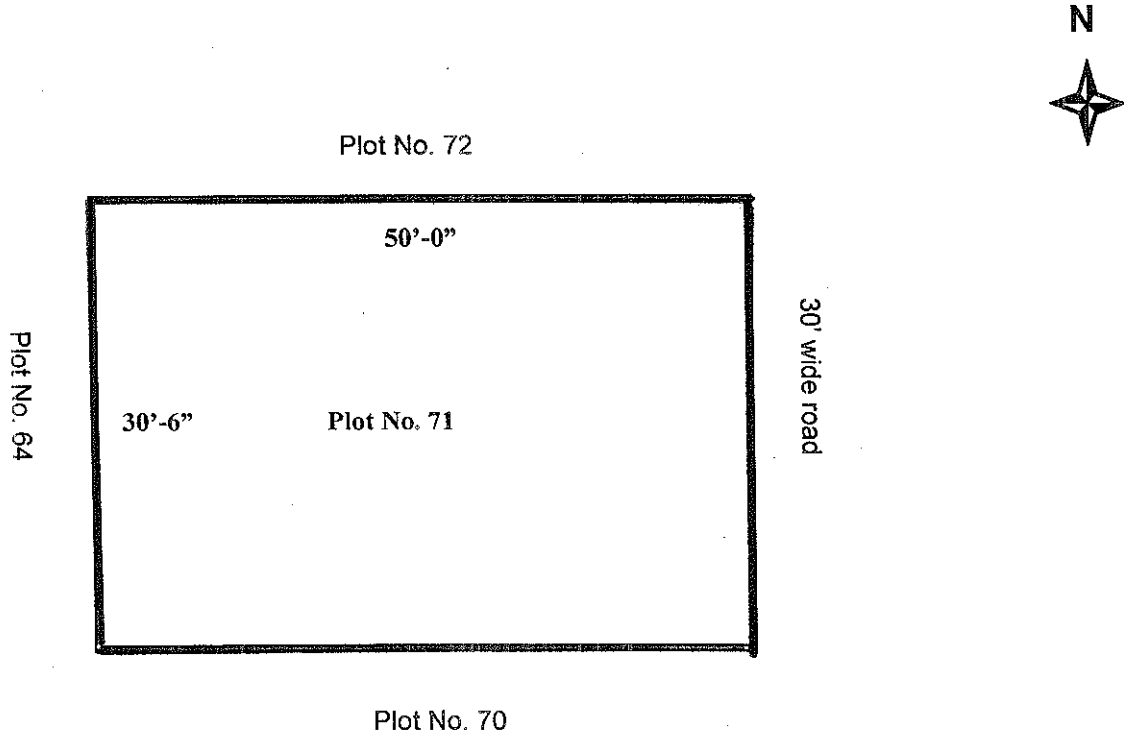
170

SCALE:  
SQ. YDS.

INCL:  
SQ. MTRS.



EXCL:



**WITNESSES:**

- 1.
- 2.

For MODI & MODI CONSTRUCTIONS

Partner

SIG. OF THE VENDOR

SIG. OF THE BUYER

సంఖ్య 2011 త గుంపు.....3775.....

వస్త్రాదేశిక కారితముల సంఖ్య.....10.....

ఈ కారితము వరుస సంఖ్య.....5.....

సబ్-రిజిస్ట్రార్



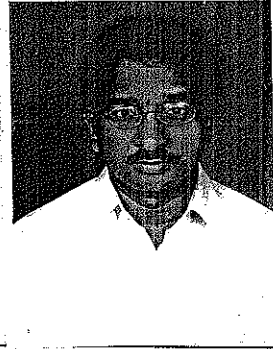
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

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:**

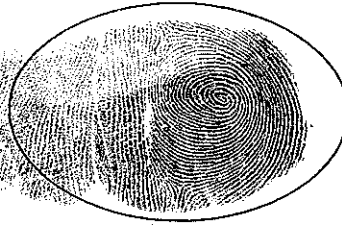
M/S. MODI & MODI CONSTRUCTIONS,  
HAVING ITS OFFICE AT 5-4-187/3 & 4  
III FLOOR, SOHAM MANSION  
M. G. ROAD, SECUNDERABAD  
REP. BY ITS MANAGING PARTNER  
MR. SOHAM MODI  
S/O. MR. SATISH MODI



**SPA FOR PRESENTING DOCUMENTS:**

**VIDE DOC.NO. 12/BK - IV/2008, Dt: 05.03.2008**

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.



**BUYER:**

MR. BURADA VENKATA RAMANA  
S/O. LATE B. CHINNARAO  
R/O. H. NO: - 3-138  
NARSIMHA REDDY NAGAR  
MALKAJGIRI  
HYDERABAD - 500 047

**SIGNATURE OF WITNESSES:**

1.

2.

For MODI & MODI CONSTRUCTIONS

Partner

SIGNATURE OF THE EXECUTANTS

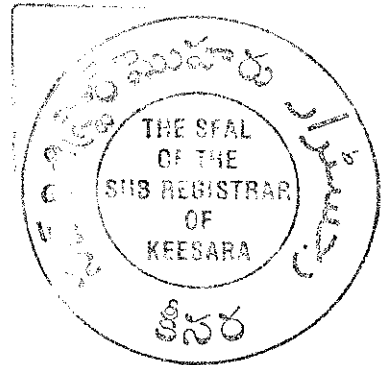
SIGNATURE OF THE BUYER

శాసనసభ సభ్యుల పేర్లు... 3775.....

వస్త్రాదానముల కొరతను నిర్ణయించు సంఖ్య... 10.....

ఈ కొరతను పూర్తిచేయు సంఖ్య... 6.....

చే-రిజిస్ట్రార్

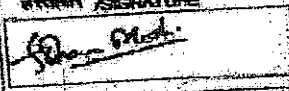


PERMANENT ACCOUNT NUMBER  
**ABDPMS725H**

नाम NAME  
**SOHAM SATISH MODI**

पिता का नाम FATHER'S NAME  
**SATISH NANLAL MODI**

जन्म तिथि DATE OF BIRTH  
**18-10-1989**

हस्ताक्षर SIGNATURE  



प्रमुख 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  
**AWSPPB104E**

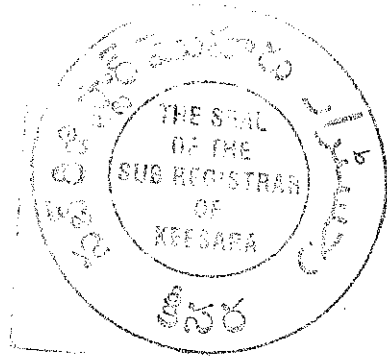
हस्ताक्षर  
 Signature



*Prabhakar*

అభ్యుదయ సేవీ వ సంఘం..... 3775.....  
మహాదేవ మొత్తం కొనితముల సంఖ్య..... 10.....  
కొనితము వరుస సంఖ్య..... 7.....

సర్-021నా-F



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

BURADA VENKATA RAMANA

CHINNA BURADA RAO

16/05/1967

Permanent Account Number

AGHPR4162P

Signature

అక్టోబరు 2011 వ సం. ప్రా..... 3775.....

వస్తావీణ మొత్తం కాగితముల సంఖ్య..... 10.....

కాగితము వదుల సంఖ్య..... 8.....

నం. 10/2011





11/11/2011



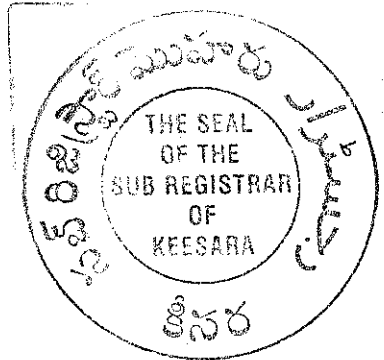
इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटारें :  
आयकर पैन सेवा इकाई, एन एस डी एल  
पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कम्पाउंड,  
एस. बी. मार्ग, लोअर पार्ल, मुम्बई - 400 013.

If this card is lost / someone's lost card is found,  
please inform / return to :  
Income Tax PAN Services Unit, NSDL  
1st Floor, Times Tower,  
Kamala Mills Compound,  
S. B. Marg, Lower Parsl, Mumbai - 400 013.  
Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,  
e-mail: tininfo@nsdl.co.in

Suresh

అ పుస్తకము 2011 వ సం॥ గ్రా..... 3775.....  
కస్తావేణ మొక్కల కారితముల సంఖ్య..... 10.....  
ఈ కారితము వదున సంఖ్య..... 9.....

సబ్-రిజిస్ట్రార్





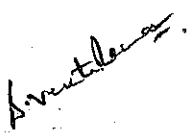

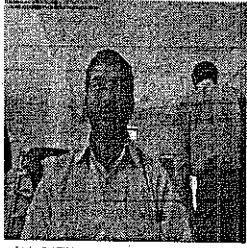
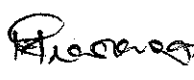
**Photographs and FingerPrints As per Section 32A of Registration Act 1908**

C.S.No./Year: 003863/2011 of SRO: 1530(KEESARA)

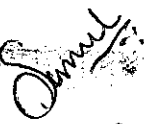
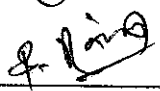
Presentant Name(Capacity): SOHAM MODI(EX)

Report Date: 12/09/2011 14:44:22

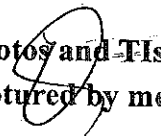
This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) BURADA VENKATA RAMANA R/O. H.NO. 3-138, NARSIMHA REDDY, NGR, MALKAJGIRI, HYDERABAD-47	
3			(EX) SPA FOR PRESENTING DOCUMENTS K. PRABHAKAR REDDY R/O. 5-4-187/3 & 4 II FLOOR, SOHAMMANSION, M.G. ROAD, SEC-BAD.	

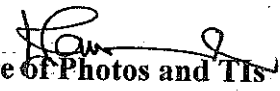
Identified by  
Witness 1  
Witness 2

Photos and TIs captured by me



Capture of Photos and TIs done in my presence



..... 3775 .....

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