

SCANNED

615/2011

भारतीय गैर न्यायिक

एक सौ रुपये

₹. 100



सत्यमेव जयते

Rs. 100

ONE

HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

CGM/G 489028

Sl.No. 8772 Dt: 31-01-2011 Rs.100/-

Name : SANTOSH

S/o. SHANKER

For Whom : MODI & MODI CONSTRUCTIONS

K.SATISH KUMAR

SVLNO.13/2000R.NO.16/2009

5-2-30, Premavathipet (v),

Rajendranagar (M), R.R.Dist.

SALE DEED

This Sale Deed is made and executed on this the 23 day of February 2011 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.)

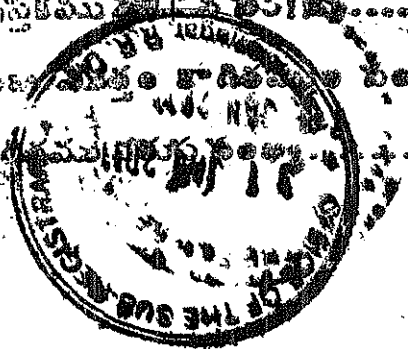
IN FAVOUR OF

MRS. TEJAL MODI, WIFE OF MR. SOHAM MODI, aged about 40 years, Occupation: Service, residing at Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

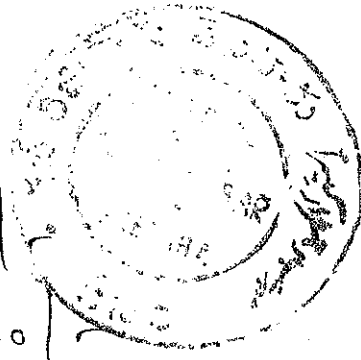
For MODI & MODI CONSTRUCTIONS


Partner

వి. పుస్తకము 2011/12/13 615
 కస్టోడియన్ 8
 సె. నె. / 1




అధికారి
 కస్టోడియన్



I certify that the following amounts have
 been paid in respect of this document
 by challan No. 324857 D. 7/3/11

- I. Stamp Duty:
- 1. in the shape of stamp duty Rs 100
 - 2. in the shape of stamp duty Rs 9260
 - 3. in the shape of stamp duty Rs
 - 4. in the shape of stamp duty Rs
- R. Transfer Fee:
- 1. in the shape of cheque Rs
 - 2. in the shape of cash Rs
- III. Registration Fee:
- 1. in the shape of challan Rs 585/-
 - 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 10045/-


 SUB REGISTRAR
 KANDRAKOTA

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, 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.

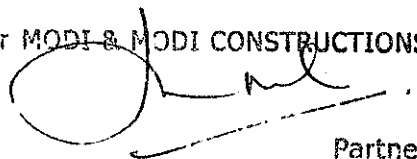
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R.R. District and are executed by the following owners:

- 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

.. వ పుస్తకము 2011 వ సం.పు..... 615 ..
 దస్తావేజు మొత్తం కాపీలనుల సంఖ్య..... 8 ..
 ఈ కాపీలను వేరవే వేరవే సంఖ్య..... 2 ..

2011 సం.పు..... వే.నెల..... 7 వ తేది
 1932 వ కా. సం. ఎ.నెంబర్..... 16 వ తేది
 పేరులు 2 పరియము 3 గంటల మధ్య

జా. రిజిస్ట్రార్



కీసర్ పేజ్ - రిజిస్ట్రార్ ఆఫీసులో
 శ్రీ/శ్రీమతి K. Prabhakar Reddy
 వా. సం. పే. సం. 1208లో సెక్షన్ 32 ఎ ను
 అనుసరించి వేరవే వేరవే పోలీస్ స్టాంపులు
 మరలమ పోలీస్ స్టాంపు వేరవే వేరవే రుసుము
 రూ|| 585/..... లు చెల్లించినారు

Ranga Reddy

Ranga Reddy



నిరూపించినది

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. 1218K-V/108
 dated 5.03.08 registerer at SRO, Keerthi
 Ranga Reddy District.

① K. Ranga

B. Rajkumar s/o. Anurudh Rao, occ. Business
 R/o. 1-5/1, Alwal, Sec'bad.

②

VENKAT RAMANA REDDY
 S/o. ANJI REDDY, OCC. SERVICE
 R/o. 11-87/2, ROAD NO.2
 GREEN HILLS COLONY, SAEEDNAGAR, SEC'BAD.

2011 సం.పు..... వే.నెల..... 7 వ తేది వే. రిజిస్ట్రార్
 1932 వ కా. సం. ఎ.నెంబర్..... 16 వ తేది కేవల.....

- 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. 83 admeasuring 117 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.1,17,000/- (Rupees One Lakh Seventeen 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. 83 admeasuring 117 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.1,17,000/- (Rupees One Lakh Seventeen 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. 9,945/- is paid by way of challan no. 324857, dated 7.03.11, drawn on State Bank of Hyderabad, Keesara Branch, Ranga Reddy District.

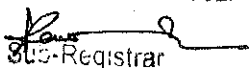
For MODI & MODI CONSTRUCTIONS


Partner


వి. పుస్తకము 615/ వ. కుం. 115 615
 దస్తావేజు మొత్తం వా. దీ. మ. స. సంఖ్య 8
 ఈ వా. దీ. మ. వ. కుం. సంఖ్య 3

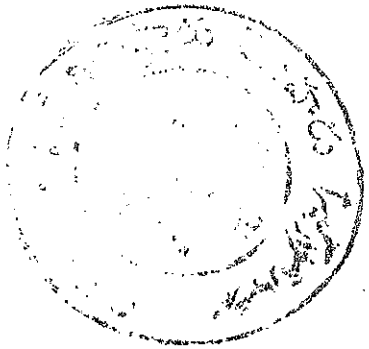

 కీసర-రిజిస్ట్రార్

An amount of Rs. 9260/- towards stamp duty including transfer duty and Rs. 585/- towards registration fee on the Market Value of Rs. 1,17,000/- was paid by me Party through challan receipt No. 324857 dated 7/3/2011 at SEH Keesara Br. Keesara


 SEH-Registrar
 Keesara

పుస్తకము 2011 నం (శా.శ.1932) నంబు
 615... మెంబరుగా రిజిస్ట్రారు చేయబడినది. స్కాన్ చేసిన
 సరికొత్తం గుర్తింపు నెంబరు 1530-615/2011
 పుస్తకమునది.
 2011లో avg నెల 7 వ తేది.


 L. RAVINDER
 సబ్-రిజిస్ట్రారు, కీసర



SCHEDULED PLOT

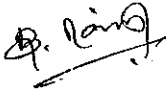
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 83 admeasuring about 117 sq. yds. forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, hereto and bounded on:

North	Plot No. 84
South	Plot No. 82
East	30' wide road
West	Plot No. 75

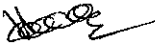
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

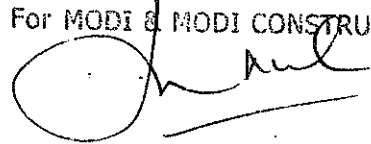
1.



2.



For MODI & MODI CONSTRUCTIONS



Partner

(Soham Modi)

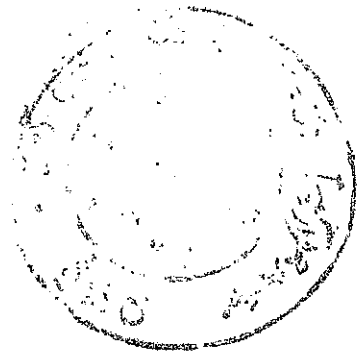
VENDOR



VENDEE

..... 615
..... 8
..... 4

.....



.....

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

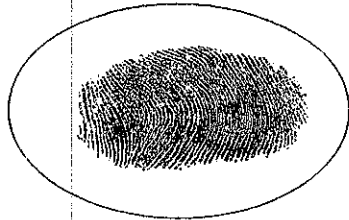
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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VENDOR:

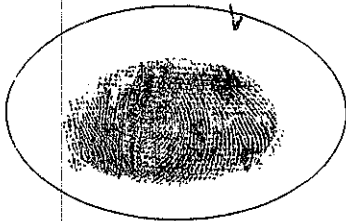
M/S. MODI & MODI CONSTRUCTIONS,
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD
REP. BY ITS MANAGING PARTNER

MR. SOHAM MODI
S/O. MR. SATISH MODI



SPA FOR PRESENTING DOCUMENTS:
VIDE DOC.NO. 12/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:

MRS. TEJAL MODI
W/O. MR. SOHAM MODI
R/O. PLOT NO. 280
ROAD NO. 25
JUBILEE HILLS
HYDERABAD

SIGNATURE OF WITNESSES:

- 1.
- 2.

For MODI & MODI CONSTRUCTIONS

Partner

SIGNATURE OF EXECUTANTS

I stand herewith my/our 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

అ పుస్తకము 615
 వస్త్రాదికములు 8
 ఈ కారితము వతున నుంట్లు 5

చంద్ర-శాస్త్రి



అక్షరాలా

REGISTRATION PLAN SHOWING

PLOT NO. 83, 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:

MRS. TEJAL MODI, WIFE OF MR. SOHAM MODI

REFERENCE:
AREA:

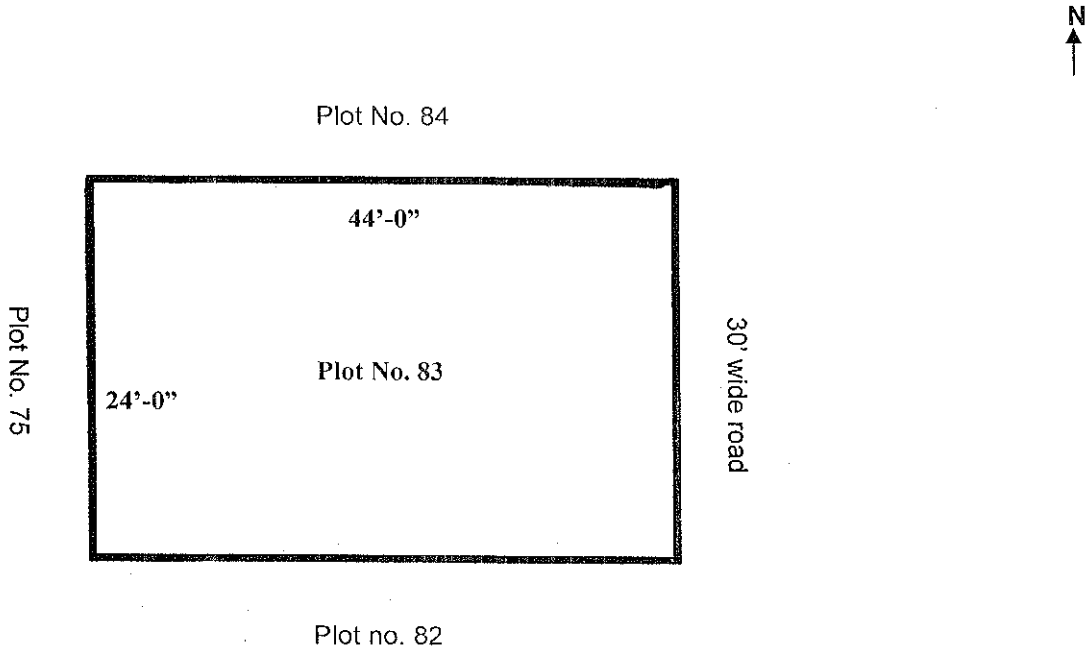
117

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



WITNESSES:

- 1.
- 2.

For MODI & MODI CONSTRUCTIONS

Partner

SIG. OF THE VENDOR

SIGN. OF THE BUYER

.. వత్తుల సమితి వసతిస్థానం..... 615


రస్తాదేహ ముఖ్యం వా గిరిమల సుఖ్యం..... 8

ఈ వా గిరిమల వసతి స్థానం..... 6

స.కె. - స.కె. (స.కె.)



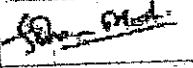
.....

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPN6725H


नाम / NAME
SOHAN SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL 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

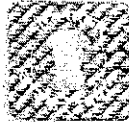
PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number
 AWSPP8104E

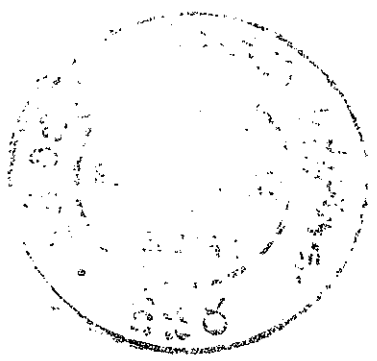

 Signature



10062008

వి. పుస్తక సంకలనము..... 615
 వస్త్రాదేశ మొత్తం వి. గ్రంథముల సంఖ్య..... 8
 ఈ గ్రంథము వ్రాసిన సంఖ్య..... 7

వ. వి. గ్రంథములు



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADDP3623R



नाम /NAME
TEJAL SOHAM MODI

पिता का नाम /FATHER'S NAME
JAYANTI LAL MODI

जन्म तिथि /DATE OF BIRTH
19-10-1970

हस्ताक्षर /SIGNATURE

Tejal

मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

విజ్ఞాన సర్వేక్షణ కమిటీ..... 615.....

వస్త్రాల విజ్ఞాన కమిటీ..... 8.....

పరిశోధనా కమిటీ..... 8.....

స. వి. వి. క.

