

SCANNED

3499/2011

B-86

3261
366



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

T 904008

Sl.No. 47626 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 25th day of August 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.)

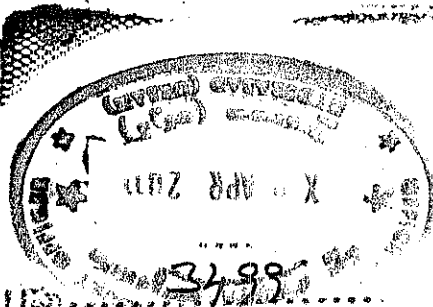
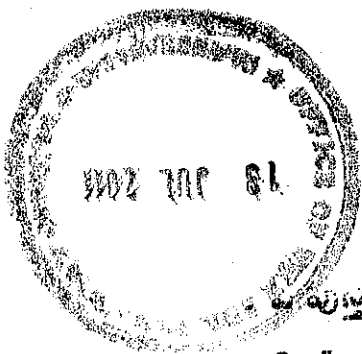
IN FAVOUR OF

Mr. SATYA NAGA SIVA RAMAKRISHNA CHITTURI, SON OF Mr. CH. KRISHNA MURTHY aged about 35 years, Occupation: Service, residing at Flat No. 101, Balaji Towers, 6th Phase, KPHB Colony, Hyderabad - 500 072, 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

Page- 1 -



దస్త్రీవేజా మొత్తం కాగితముల సంఖ్య..... 7
 ఈ కాగితము వరకు సంఖ్య..... 1

(Handwritten signature)
 సబ్ రిజిస్ట్రార్

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 paper	Chollan u/s 41 of I.S. Act	Cash	Stamp duty u/s 16 of I.S. Act	DD/BC/ Pay order	
1	Stamp Duty	100	9260				9360
2	Transfer Duty						
3	Registration fee						585
4	User charges						100
5	Total						10045



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.

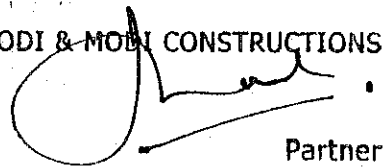
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R.R. District and are executed by the following owners:

- 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

పుస్తకము 2011 వ సం॥పు..... 3499

వస్తావేజా మొత్తం కాగితముల సంఖ్య..... 7

ఈ కాగితము వరుస సంఖ్య..... 2

2011 సం॥ గోల్కొండ జిల్లా వెల 25 వ తేది
1933 వ.శా.సం. 201 వ.శా.సం. 3 వ తేది
పేజీలు 2 పురియు 3 గంటల మధ్య
కేసరీ వాళ్ - రిజిస్ట్రారు అఫీసులో
శ్రీ/శ్రీమతి K. Prashakar Reddy
రిజిస్ట్రేషన్ చట్టము 1908లోని సెక్షన్ 32.ఎ ను
అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు
మరియు వేలిముద్రలతో సహా డాఖలు చేసి రుసుము
రూ॥ 585/- తు చెల్లించినారు
వ్రాసినట్లు ఒక డాక్యుమెంట్ ను
పడమ బొటన వేలు

Handwritten signature and text: సబ్-రిజిస్ట్రార్



Handwritten signature: Prashakar Reddy



K. Prashakar Reddy, S/o. K. Prashakar Reddy, Occupation: Service, (O). 5-4-187/3 & 4, 2nd Floor, Bohem Mission, M.G. Road, Secunderabad-53, through attested GPA/GPA for presentation of documents, Vide GPA / SPA No. dated Ranga Reddy District. registerer at SRO

"Address proof of the party verified with PanCard bearing its district No. AWSP8104E Issued by Income Tax Department (authority)"

వివాచించినది

Signature Lakshmi Kanth
Name Lakshmi Kanth
సం K. Srikanth Reddy
Occupation Software Engineer
R/o Paragon Venkatesh Nagar
A' Block, Flat No: 313
BAR KATPURA, -61, HYD

"Address proof of the party verified with Driving License bearing its district No. DLDAPO095890/002 Issued by RTA HYD (authority)"

Signature B. Raj Kumar
Name B. Raj Kumar
సం M. Venkatesh Rao
Occupation Senior
R/o 13/1, M. Pillay, Sec 5, Sec 5, Sec 5

"Address proof of the party verified with PanCard bearing its district No. AWPR9833L Issued by Income Tax Depty (authority)"

2011 సం॥ గోల్కొండ జిల్లా వెల 25 వ తేది T. Nagaraj
1933 వ.శా.సం. 201 వ.శా.సం. 3 వ తేది కేసరీ

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.

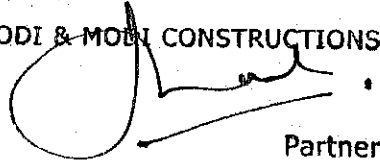
All the above Sale Deeds are registered at the office of SRO Registrar, Shamirpet, R.R. District and are executed by the following owners:

- 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

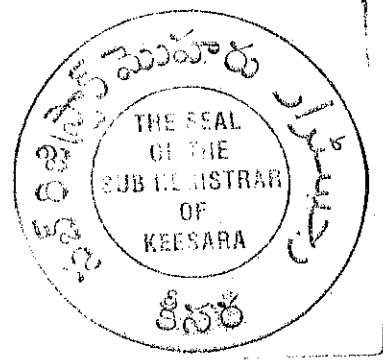


Partner

పుస్తకము 2011 వ సం॥నకు..... 3499
 వస్తావేజా మొత్తం కాగితముల సంఖ్య..... 7
 ఈ కాగితము వరుస సంఖ్య..... 2

2011 సం॥ ఆగస్టు నెల 25 వ తేదీ
 1933 వ.శా.సం. 2012 మాసం 3 వ తేదీ
 రోజులు 2 మరియు 3 గంటల మధ్య
 కేసర్ నాథ్ - రిజిస్ట్రారు అఫీసులో
 క్రి/క్రి.మ.తి. కె. prabhakar reddy
 రిజిస్ట్రేషన్ చట్టము 1908లోని సెక్షన్ 32.ఎ ను
 అనుసరించి సమర్పించవలసిన ఫోటోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా/దాఖలు చేసి రుసుము
 రూ॥ 585/- తు చెల్లించినారు
 ప్రాసియ్యుచిగనట్లు ఒక సర్టిఫికేట్
 ఎడమ బొటన వేలు

UCC
 సబ్-రెజిస్ట్రార్



Prabhakar
Prabhakar

K. Prabhakar Reddy, S/o. K. Padma Reddy, Occupation: Service,
 (O). 5-4-187/3 & 4, 2nd Floor, Saham Mansion, M.G. Road,
 Secunderabad-03, through attested GPA/GPA for presentation
 of documents, Vide GPA / SPA No.
 dated _____
 Ranga Reddy District. _____
 registerer at SRO



వివాచించినది

"Address proof of the party verified with Parcard
 bearing its district No. AKISPP8104E Issued by Income Tax
 (authority)" Department.

Signature Lakshmi Kanth
 Name Lakshmi Kanth
 No. K. Sri Ramulu Reddy
 Occ. Software Engineer
 R/O Paragon Venkatesh Nagar
'A' BLOCK, FLAT NO: 313
BAR KATPURA, -61, HYD

"Address proof of the party verified with Drivity Bank
 bearing its district No. DLDAPO/0958907082
 (authority)" Issued by RTA HYD

Signature B. Raj Kumar
 Name B. Raj Kumar
 No. Murali Reddy
 Occ. Senior
 R/O 15/1, M. Gollara,
Sec 03ad.

"Address proof of the party verified with Parcard
 bearing its district No. A10PR9833L Issued by Income Tax Dept.
 (authority)"

2011 సం॥నకు ఆగస్టు నెల 25 వ తేదీ నది T. Nagariah
 1933 వ శా.సం. 2012 మాసము 3 వ తేదీ కేసర్

- 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. 86, 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. 86, admeasuring 117 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. 1,17,000/- (Rupees One Lakh Seventeen Thousand Only) and 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. 404648, dated 25.08.2011, drawn on SBH, Keesara Branch, R. R. District.

Page- 3 -

For MODI & MODI CONSTRUCTIONS


Partner

. ఎ పుస్తకము 20/1 వ సం||నం.....3499.....
 దస్తావేజు మొత్తం కారితముల సంఖ్య.....7.....
 ఈ కారితము వరుస సంఖ్య.....3.....

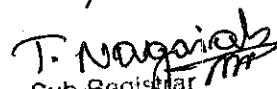

 సబ్-రిజిస్ట్రారు

ENDORSEMENT

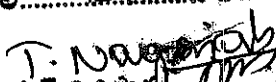
Certified that the following amounts have been paid in
 respect of this document

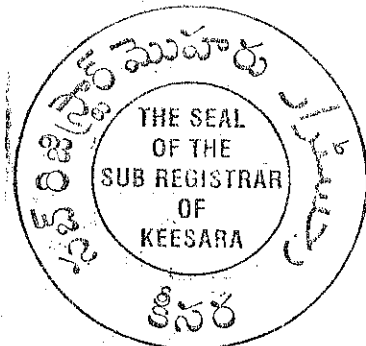
Sl. No.	Description of fee/duty	In the form of				Total
		Stamp Duty	Challan under act of I.S. act	Cash	Stamp duty u/s 16 of I.S. act	
1	Stamp Duty					
2	Transfer Duty					
3	Registration fee					
4	Other charges					
5	Total					

Rs. 9260 towards stamp duty including T.D. under section 41 of the I.S. Act 1899. and Rs. 585 towards Registration fee on the chargeable value of Rs. 117000 were paid by the party through Bank. 409648 vide challan/DD/BC/Pay order No. 25/8/11 date


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

పుస్తకము 20/1 నం|| (శ.శ. 1933)
 3499 మంబరుగా రిజిస్టరు చేయబడినది. స్టాంపు
 విమత్రం గుర్తింపు నెంబరు 1530-3499/2011
 ఇవ్వడమైనది.
 20/1 నం|| 6499 నం|| 25 వ తేది


 సబ్-రిజిస్ట్రారు



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 86, admeasuring about 117 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:

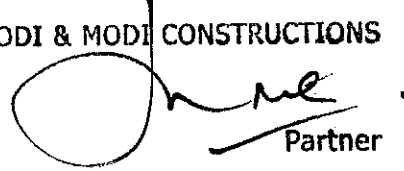
North	Plot No. 87
South	Plot No. 85
East	30' wide road
West	Plot No. 78

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 Kantam

For MODI & MODI CONSTRUCTIONS


Partner

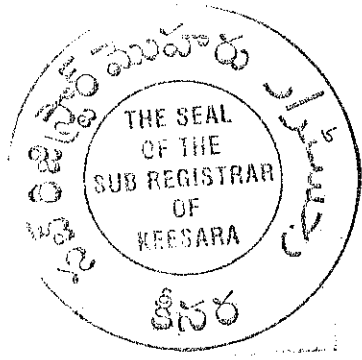
(Soham Modi)
VENDOR

2. S. Linga

Ch.S.N.S.Rama Krishna
BUYER

.. అ పుస్తకము 201/వ సం॥పు.....34.99.....
దస్తావేజు మొత్తం కాగితముల సంఖ్య.....7.....
ఈ కాగితము వరుస సంఖ్య.....9.....

WTS
~~.....~~

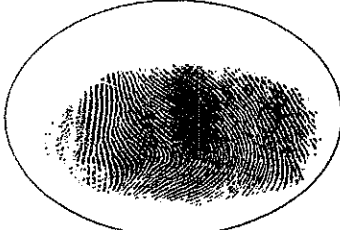


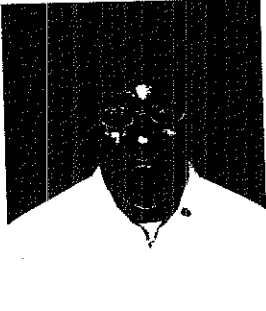
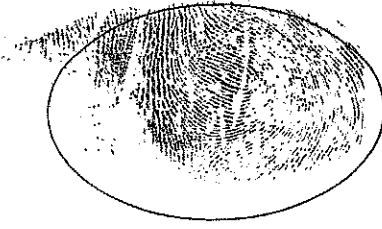
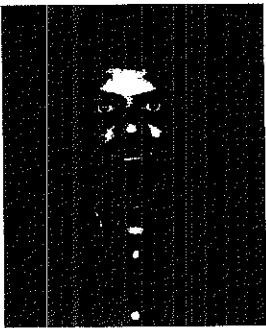


REGISTRATION PLAN SHOWING		PLOT NO. 86, FORMING A PART	
IN SURVEY NOS.	128, 129, 132, 133, 134, 135 & 136	Situated at	
	RAMPALLY VILLAGE, KEESARA	Mandal, R.R. Dist.	
VENDOR:	M/S. MODI & MODI CONSTRUCTIONS, REPRESENTED BY ITS PARTNER		
	MR. SOHAM MODI, SON OF SRI SATISH MODI		
BUYER:	MR. SATYA NAGA SIVA RAMAKRISHNA CHITTURI, SON OF MR. CH. KRISHNA MURTHY		
REFERENCE:	SCALE:	INCL:	EXCL:
AREA:	117	SQ. YDS.	SQ. MTRS.
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
WITNESSES:	<p>1. <i>Lakshmi Karthik</i></p> <p>2. <i>G. Rangaraj</i></p>		
	<p>For MODI & MODI CONSTRUCTIONS</p> <p><i>[Signature]</i> Partner</p> <p>SIG. OF THE VENDOR</p> <p><i>Ch. S. N. S. Rama Krishna</i></p> <p>SIGN. OF THE BUYER</p>		

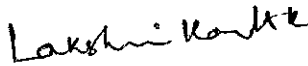
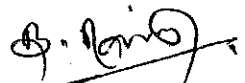
... 3499
... 7
... 5

WSD
MS
201-2010-1

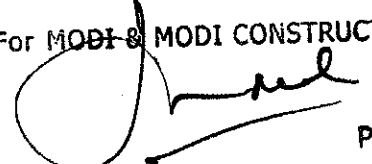
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

<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>
			<u>VENDOR:</u> 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
			<u>SPA FOR PRESENTING DOCUMENTS:</u> <u>VIDE DOC.NO. 12/BK- IV/2008, Dt. 05.03.2008</u> 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.
			<u>BUYER:</u> MR. SATYA NAGA SIVA RAMAKRISHNA CHITTURI S/O. MR. CH. KRISHNA MURTHY R/O. FLAT NO. 101 BALAJI TOWERS 6 TH PHASE KPHB COLONY HYDERABAD - 500 072

SIGNATURE OF WITNESSES:

1. 
2. 

For MODI & MODI CONSTRUCTIONS


Partner

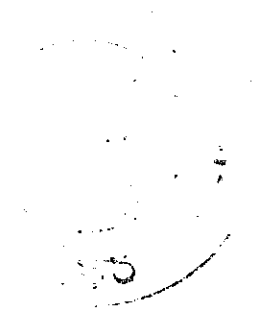
SIGNATURE OF EXECUTANTS



SIGNATURE OF BUYER

. ఎ పుస్తకము 2011 వ సం॥ను..... 3499.....
దస్తావేజు మొక్కల కార్యకముల సంఖ్య..... 7.....
ఈ కార్యకము వరుస సంఖ్య..... 6.....

WJ
11/11/11



"Address proof of the party verified with Pan card
bearing its district No. APPC 8088R Issued by Income Tax Department,
(authority)"





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

C.S.No./Year: 003561/2011 of SRO: 1530(KESARA)

Presentant Name(Capacity): SOHAM MODI(SP)

Report Date: 25/08/2011 12:28:20

This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) SATYA NAGA SIVA RAMAKRISHNA CHITTURI R/O. F. NO 101 BALAJI TWEERS, 6TH PHASEKPHB COLONY, HYD- BAD.	Ch. S. N. S. Rama Krishna
3			(EX) SPA HOLDER K. PRABHAKAR REDDY R/O. 5-4- 187/3 & 4 II FLOOR, SOHAMMANSION, M.G. ROAD, SEC- BAD.	Prabakar

Identified by

Witness 1

Witness 2

Lakshmi

S. Singh

Photos and TIs
captured by me

W. S. S.
Capture of Photos and TIs
done in my presence

. ఎ పుస్తకము 2011 వ సం॥పు.....34.99.....
దస్తావేజు మొత్తం కాగితముల సంఖ్య.....7.....
ఈ కాగితము వరుస సంఖ్య.....7.....


సచి-రెజిస్ట్రార్