



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L 219412

Sl No. 61407 Date 10/12/2007

Sold to A Venkatesh

S/o. E/o. W/o. A.A. Rao

For Whom M/s. modi &amp; modi Constructions

K. Srinivas

SVL No.26/98, R.No.11/2007

City Civil Court  
SECUNDERABADSALE DEED

This Sale Deed is made and executed on this the 21<sup>st</sup> day of April 2008 at Secunderabad 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 38 years, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

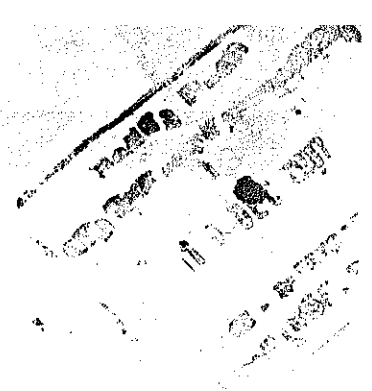
## IN FAVOUR OF

MR. RAJU VADLAMANI, SON OF MR. SURYANARAYANA aged about 33 years, residing at Flat No.405, Vijay Swagraha Apartment, Medhi Jung Colony, Moulali, 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 &amp; MODI CONSTRUCTIONS

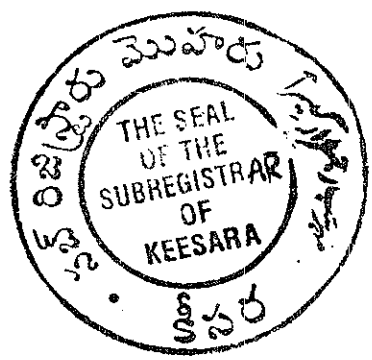
Partner

వ పుస్తకము 200 వ సంఖ్య... 2008 సం...  
 ప్రస్తావనా మొత్తం కాగితముల సంఖ్య... 7  
 ఈ కాగితము వరుస సంఖ్య... 1



నవ-రిజిస్ట్రార్

2008 సం... వదిల్... వెల... 21... వ తది  
 1930 వ... త... మానం... వ తది  
 పదలు... 12... మరియు... గంటల మధ్య  
 కీ... - రిజిస్ట్రారు ఆఫీసులో  
 శ్రీ/శ్రీమతి...  
 రిజిస్ట్రేషన్ చట్టము 1908లోని సెక్షన్ 32.ఎ ను  
 అనుసరించి నమర్చించవలసిన ఫోటోగ్రాఫులు  
 మరియు వేలిముద్రలతో నహా దాఖలు చేసి రుసుము  
 రూ... లు చెల్లించినారు.  
 సాక్షియిచ్చినట్లు ఒప్పుకొన్నది  
 ఎడమ బాటన నేలు



నిరూపించినది

1) *[Signature]*

*[Signature]* S/o. K. P. Reddy Occ. Service  
 20) C-4-187/244, 2nd floor, Soham mansion,  
 M.G. Road, Sec'bad, through attested G.P.A. for  
 Presentation of document. vide G.P.A Power No.  
 12/12/2008 at SRO, Keesara, R.R. Dist

Ramesh Raju Attm S/o. Appala Raju  
 P/o. Plot No. 22, Darendar colony, Kompally  
 Sec'bad.

2) *[Signature]*

Kiran S/o. Ramachander Rao Occ. Business  
 P/o. 10/1, Sri Sai APIS, HB colony, Kushaiguda  
 Hyderabad.

2008 సం... వదిల్... వెల... 21... వ తది  
 1930 వ... త... మానం... వ తది  
 పదలు... 12... మరియు... గంటల మధ్య  
 కీ... - రిజిస్ట్రారు ఆఫీసులో  
 శ్రీ/శ్రీమతి...  
 రిజిస్ట్రేషన్ చట్టము 1908లోని సెక్షన్ 32.ఎ ను  
 అనుసరించి నమర్చించవలసిన ఫోటోగ్రాఫులు  
 మరియు వేలిముద్రలతో నహా దాఖలు చేసి రుసుము  
 రూ... లు చెల్లించినారు.

**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, 132-136 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 pattadar 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

డివిజన్ నెంబరు: 2816  
 పన్ను రేటు: 9  
 ఈ కారితమున పన్ను: 2  
 సబ్-రిజిస్ట్రారు

**STATEMENT**

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

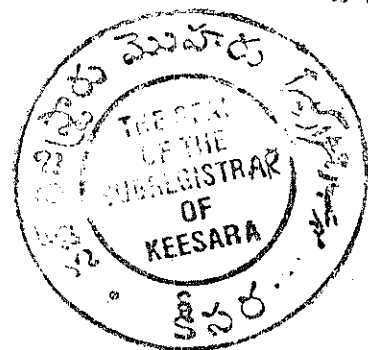
By Challan No. 206524 on 21/11/08  
 S.I.P. No. KESARA on the basis of the m.v. consideration of Rs.

<b>I. Stamp Duty:</b>	
1. In the shape of stamp papers	Rs. 100
2. In the shape of registration fee (Act. 1899)	Rs. 15200
3. In the shape of cash (Act. 1899)	Rs.
4. In the shape of stamp duty (Act. 1899, if any)	Rs.
<b>II. Transfer Duty:</b>	
1. In the shape of challan	Rs.
2. In the shape of cash	Rs.
<b>III. Registration fees:</b>	
1. In the shape of challan	Rs. 850
2. In the shape of cash	Rs.
<b>IV. User Charges:</b>	
1. In the shape of challan	Rs. 100
2. In the shape of cash	Rs.
<b>Total 16250</b>	

11

ది కేసరము 2008 సం (క.శ 1930) వంపు  
 2816 మంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్  
 నిమిత్తం గుర్తింపు నెంబరు 11530-1 2816 12008  
 ఇవ్వబడినది.  
 2008 సం. 21/11/08 తే. 21 వ తేది

సబ్-రిజిస్ట్రారు కేసరము



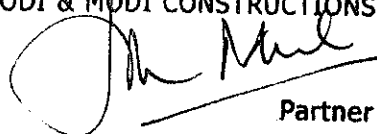
- C) The Vendor is desirous of developing the Scheduled Land by constructing row / independent house thereon and have obtained a tentative layout from HUDA vide Permit No. 6092/MP2/Plg/HUDA/07 dated 16/11/2007.
- D) The Vendee is desirous of purchasing a plot of land bearing no. 68 admeasuring 170 sq. 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:

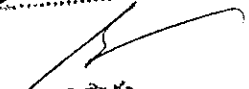
1. The Vendor do hereby convey, transfer and sell the Plot No. 68 admeasuring 170 sq. yds. forming part of Sy. No. 128, 129, 132-136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, which is herein after referred to as the Scheduled Plot and more particularly described in the schedule 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) 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. 16,150/- is paid by way of challan No. 766524, dated 21.04.08, drawn on SBH, Keesara Branch, R. R. District.

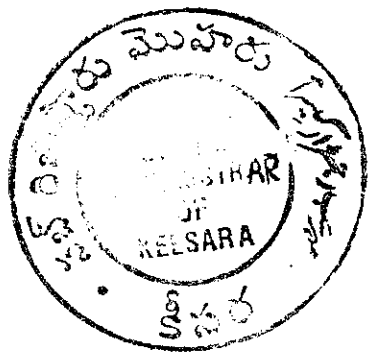
For MODI & MODI CONSTRUCTIONS

Page- 3 -

  
Partner

1 వ్యక్తిని పంపించిన తేదీ 28/6  
దస్త్రాలను ముద్రించిన తేదీ 9  
ఈ కారితముల పరంగా సంఖ్య 3

  
సజ్జరిజిస్ట్రారు



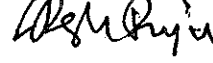
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 68 admeasuring about 170 sq. yds. forming part of Sy. No. 128, 129, 132-136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Plot No. 69
South	30' wide road
East	30' wide road
West	Plot No. 61


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. 

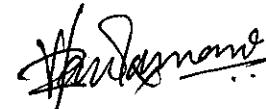
2. 

For MODI & MODI CONSTRUCTIONS



Partner

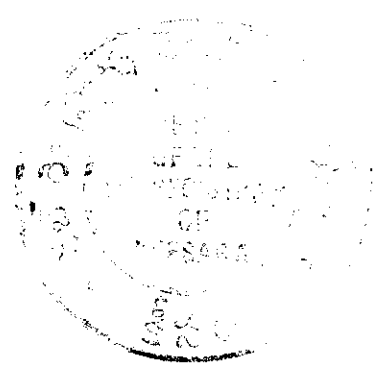
(Soham Modi)  
VENDOR



VENDEE

1. విద్యార్థుల సంఖ్య ..... 2816 .....  
2. దస్తావేజులు సమగ్రంగా ఉన్నవని నిర్ధారించబడినవి ..... 9 .....  
3. కార్యక్రమాల పురోగతి నివేదిక ..... 4 .....

సహ-విద్యార్థులు





**REGISTRATION PLAN SHOWING** PLOT NO. 68, FORMING A PART



**IN SURVEY NO.** 128, 129, 132, 133, 134, 135 & 136 **Situated at**

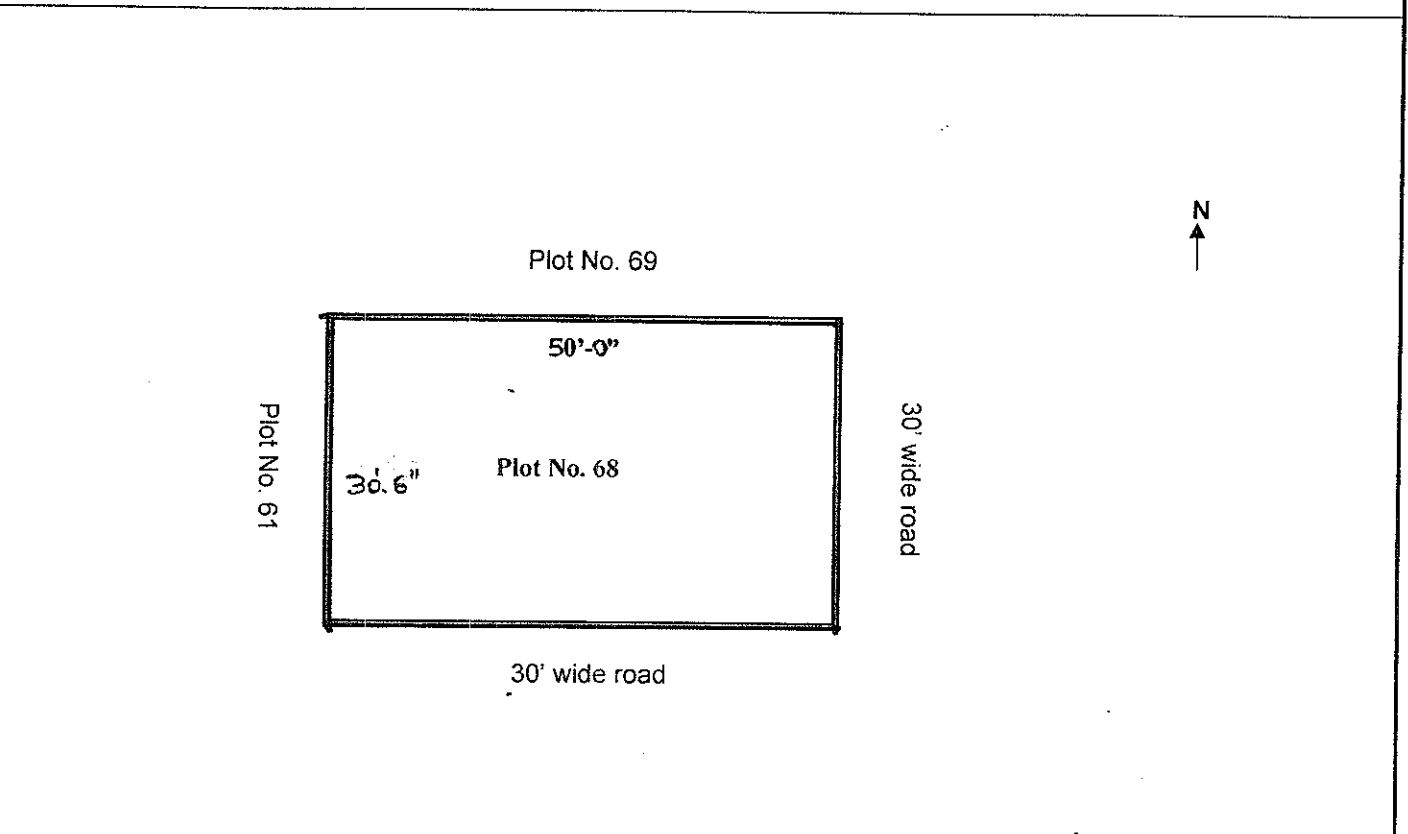
RAMPALLY VILLAGE, KEESARA **Mandal, R.R. Dist.**

**VENDOR:** M/S. MODI & MODI CONSTRUCTIONS, REPRESENTED BY ITS PARTNER

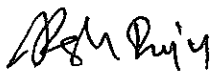

MR. SOHAM MODI, SON OF SRI SATISH MODI

**BUYER:** MR. RAJU VADLAMANI, SON OF MR. SURYANARAYANA

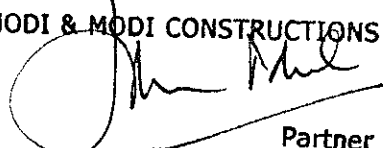
**REFERENCE:** **SCALE:** **INCL:**  **EXCL:**   
**AREA:** 170 **SQ. YDS.** **SQ. MTRS.**



**WITNESSES:**

1. 
2. 

For MODI & MODI CONSTRUCTIONS

  
Partner

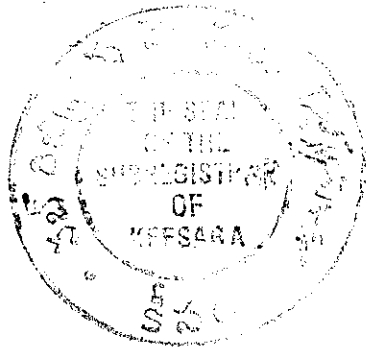
SIG. OF THE VENDOR




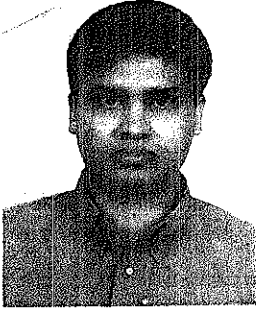
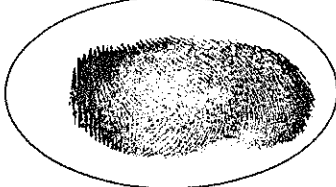



SIG. OF THE BUYER

1 పుస్తకము సంఖ్య 2816  
దస్తావేజు నమూనా సంఖ్య 9  
ఈ కాగితముల వయస్సు 5


సబ్-రిజిస్ట్రారు



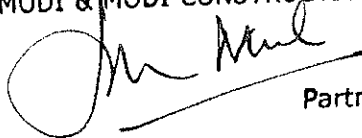
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDOR:</u> M/S. MODI & MODI CONSTRUCTIONS HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNER  MR. SOHAM MODI S/O. MR. SATISH MODI
			<u>GPA FOR PRESENTING DOCUMENTS:</u>  MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3&4, II FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003.
			<u>BUYER:</u>  MR. RAJU VADLAMANI S/O. MR. SURYANARAYANA R/O. FLAT NO.405 VIJAY SWAGRUHA APARTMENT MEDHI JUNG COLONY MOULALI HYDERABAD.

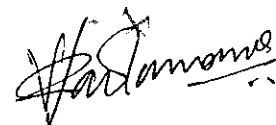
SIGNATURE OF WITNESSES:

1. 
2. 

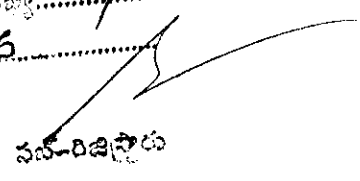
For MODI & MODI CONSTRUCTIONS

  
Partner

SIGNATURE OF THE EXECUTANTS



1 పుస్తకము 2008 నెంబర్ 28/6  
దస్తావేజు మొత్తము వలసల నెంబర్ 9  
ఈ కాగితముల వరుస నెంబర్ 6

  
నవ-రిజిస్ట్రారు

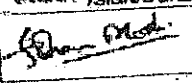


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**ABMPN6725H**

नाम / NAME  
**SONAM SATISH MODI**

पिता का नाम / FATHER'S NAME  
**SATISH MANLAL MODI**

जन्म तिथि / DATE OF BIRTH  
**16-10-1989**

हस्ताक्षर / SIGNATURE  


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

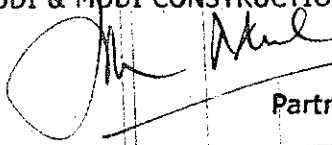
ANDHRA PRADESH  
 DRIVING LICENCE  
**DLDPG11193022002**

प्रभाकर रेड्डी R  
 K PABU REDDY  
 2-3-44/11/24  
 JAISWAL BUILDERS  
 HYDERABAD

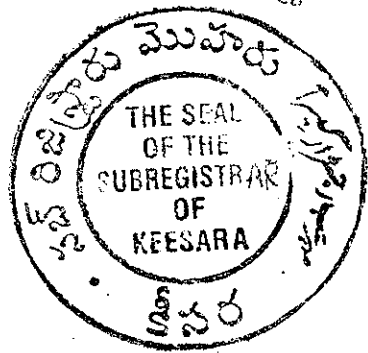
30/07/2002 DUPLICATE

Licensing Authority  
 RTA-HYDERABAD-2

For MODI & MODI CONSTRUCTIONS

  
 Partner

1 పుస్తకము 2000 సం. పు ..... 28/4 .....  
దస్తావేజు మొత్తము కలిగియున్న సంఖ్య..... 9 .....  
ఈ కాగితముల వయస్ సంఖ్య ..... 7 .....  
సబ్-రిజిస్ట్రారు



आयकर विभाग  
INCOME TAX DEPARTMENT




भारत सरकार  
GOVT OF INDIA

RAJU VADLAMANI  
SURYANARAYANA VADLAMANI

04/09/1974  
Permanent Account Number

ADUPV0288Q

*Suryanarayana Vadlamani*  
Signature



*Suryanarayana*

Income Tax PAN Services Unit, CITSI,  
Sector 11, CRD Helapuri,  
Navi Mumbai - 400 614.  
Phone No. 3. In case this card is lost / found, kindly inform / return to  
Income Tax PAN Services Unit, CITSI,  
Sector 11, CRD Helapuri,  
Navi Mumbai - 400 614.

1. ప్రస్తుతము 2008 నెంబర్ పై ..... 28/6  
దస్తావేజు యొక్క యిది కాగితముల సంఖ్య ..... 9  
ఈ కాగితముల వయస్ సంఖ్య ..... 8

నవ-విజ్ఞాపకం








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


C.S.No./Year: 002871/2008 of SRO: 1530(KESARA)

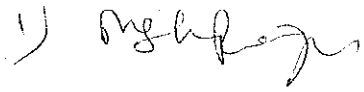
21/04/2008 12:48:41

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) RAJU VADLAMANI FLAT NO 405, VIJAY SWAGRUGH APTS, MEDHIJUNG COLONY, MOULALI, HYD	
2	Manual Enclosure	Manual Enclosure	(EX) SOHAM MODI[R]M/S.MODI & MODI CONSTRUCTIONS R/O.H.NO.5-4-187/3&4, II ND FLOOR, MG.ROASEC- BAD	
3	Manual Enclosure	Manual Enclosure	(EX) M/S.MODI & MODI CONSTRUCTIONS MG.ROADSEC-BAD	

Witness  
Signatures

  
Operator  
Signature

  
Subregistrar  
Signature

1) 

2) 

1 ప్రస్తుతము నమోదు చేయబడిన పత్రం సంఖ్య: 2816  
2 వ్రాసిన వ్యక్తి యొక్క పేరు: శ్రీ  
3 అధికారుల ద్వారా పరిశీలించబడిన తేదీ: 9

