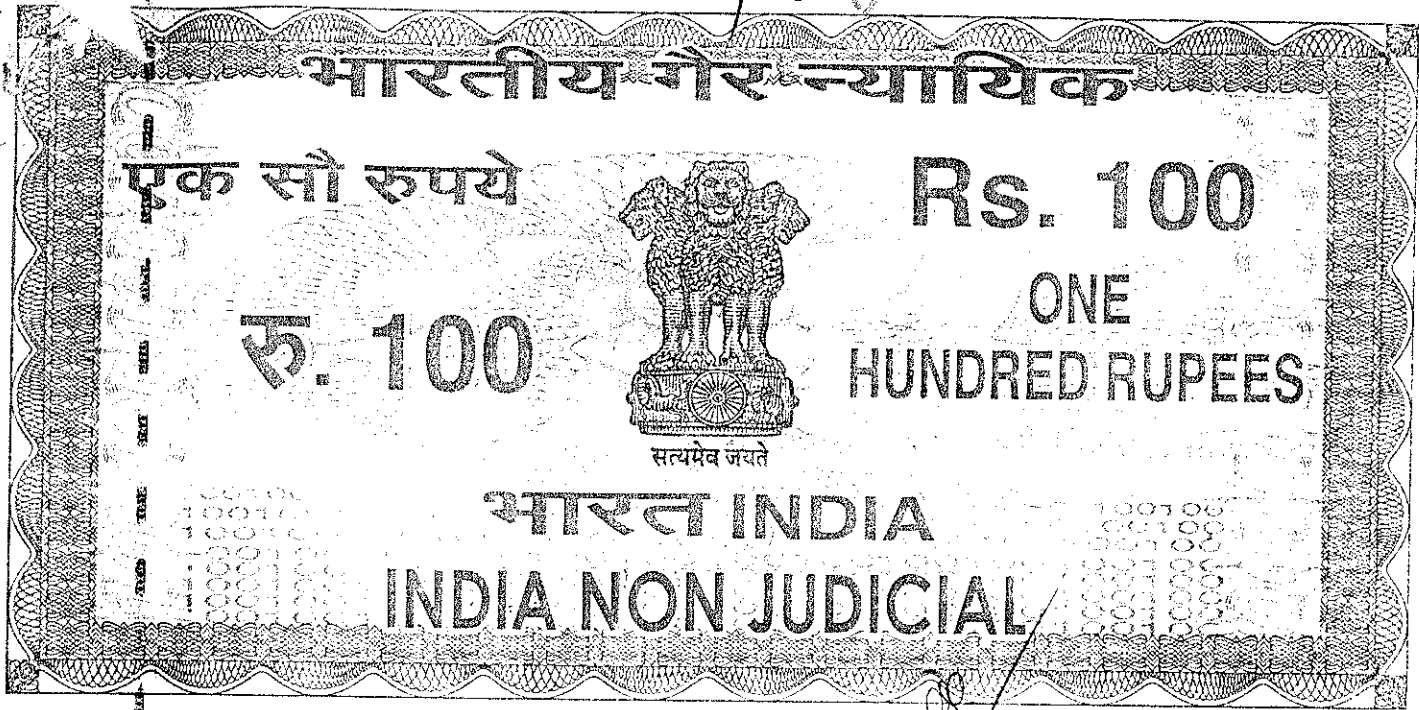


2356/08 R-56

SCANNED

56

ACK  
527  
35.00  
2375



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L 219411

No. 01406 Date: 14/12/2007

K. Minious

Sold to: C. Venkatesh

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

S/o. D. A. Rao

City Civil Court  
SECUNDERABAD

For Whom: M/s. Modi & Modi Constructions

SALE DEED

This Sale Deed is made and executed on this the 14<sup>th</sup> day of March 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. PRAMOD GAJBE, SON OF MR. KRISHNA GAJBE aged about 33 years, residing at Flat No. 02, Krupa Deep Apartments, Kamala Nagar, ECIL Post, 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).

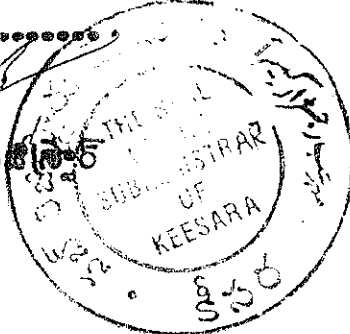
For MODI & MODI CONSTRUCTIONS

  
Partner

2008 వ సం॥ నెల 29 వ తేది  
వేజు మొత్తం కారితముల సంఖ్య 8  
ఈ కారితము వరుస సంఖ్య

Handwritten notes and stamps in the top right corner.

సబ్-రిజిస్ట్రార్ నెల 29 వ తేది  
1980 వ సం॥ నెల 29 వ తేది  
జిల్లా: మైసూరు గంటల మద్య  
కేంద్ర సబ్-రిజిస్ట్రారు ఆఫీసులో  
శ్రీ/శ్రీమతి Mr. Soham Modi  
రిజిస్ట్రేషన్ కింద 1980 లోని సెక్షన్ 82.ఎ ను  
అనుసరించి సమర్పించబడిన ఫోటో గ్రాఫులు మరియు  
జేలిముద్రలతో సహా తాబాలు చేసి ఈ సుము  
సంఖ్య 12000 లు చెల్లించినారు



భాగ్యలక్ష్మి నమ్మ ఒప్పకొస్తుంది  
బ్రతుకు బోతున ప్రేలు

*[Signature]*  
S/o. Satish modie  
Office: Business - Ho. 5-6-189/3 & 4, 2nd

floor, Soham mansion, M. G. Road,  
Sec Bad.



నిరూపించినవారు

- 1. *[Signature]* S/o K. P. Reddy Office: Service  
2-3-64/10/24, Amberpet, Hyderabad
- 2. *[Signature]* Kiran S/o. Ramachandrabai Office: Business  
Ho. 1-1055; H3 colony, Nowheri, Hyderabad.

2008 వ సం॥ నెల 29 వ తేది సబ్-రిజిస్ట్రారు  
1980 వ. క. ర. సం. చెల్ల మానుము 9 వ తేది కీసర

*[Signature]*

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

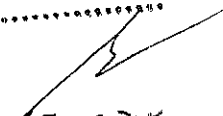
The above executants of the Sale Deeds are hereinafter collectively referred to as Former Owners.

- B) The Former Owners are the sons and grand sons of Late Shri M. China Rama Chary the original 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

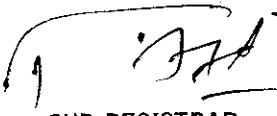
  
Partner

దస్తావేజు పంపిణీ చేయబడిన తేదీ..... 2018/06/26.....  
 దస్తావేజు మొత్తము కాగితముల సంఖ్య..... 8.....  
 ఈ కాగితము వరుస సంఖ్య..... 2.....

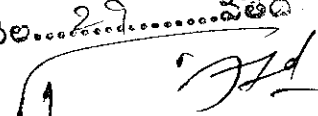
  
 సబ్-రిజిస్ట్రారు

ENDORSEMENT  
 I certify that the following amounts have  
 been paid in respect of this document:  
 By challan No. 2356/17/2018 Dt. 26/6/18

- I. Stamp Duty: S.B.M. Keer
- 1. in the shape of stamp papers Rs. 100
  - 2. in the shape of challan (u/s. 42 of I.S. Act. 1899) Rs. 2,1500
  - 3. in the shape of cash (u/s. 41 of I.S. Act. 1899) Rs.
  - 4. adjustment of stamp duty u/s. 16 of I.S. Act. 1899, if any Rs.
- II. Transfer Duty:
- 1. in shape of challan Rs.
  - 2. in the shape of cash Rs.
- III. Registration fees:
- 1. in the shape of challan Rs. 1200
  - 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. 22900  
  
 SUB REGISTRAR  
 KEESARA

దస్తావేజు పంపిణీ చేయబడిన తేదీ (శా.శ. 1920) సం|| పు.  
 2018/06/26...సంఖ్యగా రిజిస్టరు చేయబడినది. స్కానింగ్  
 నిమిత్తం దుర్తింపు సంఖ్య 1520-I-2356...2018  
 తగ్గబడినది  
 2018 సం||...నెల...26...వ తేదీ

  
 సబ్-రిజిస్ట్రారు అధికారి



- 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. 56 admeasuring 240 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.2,40,000/- (Rupees Two Lakhs Forty 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. 56 admeasuring 240 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.2,40,000/- (Rupees Two Lakhs Forty Thousand Only) issued by LIC Housing Finance Ltd 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.

For MODI & MODI CONSTRUCTIONS

  
Partner

Page- 3 -

1. పుస్తకము పేరు..... 2356  
2. దస్తావేజు మొత్తముల తారీఖులు సంఖ్య..... 8  
3. ఈ తారీఖు వరకు సంఖ్య..... 3

పబ్-రిజిస్ట్రారు



7. Stamp duty and Registration amount of Rs. 22,800/- is paid by way of challan No. 706977, dated 29.03.18, drawn on SBH, Keesara Br, Hyderabad. R. R. 5182.

SCHEDULED PLOT

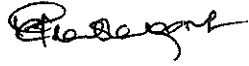
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 56 admeasuring about 240 sq. yds. forming part of Sy. No. 128, 129, 132-136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

North	Plot No. 57
South	Plot No. 55
East	30' wide road
West	Plot No. 49

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.



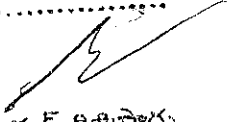
For ~~MODI &~~ MODI CONSTRUCTIONS  
  
(Soham Modi) Partner  
VENDOR

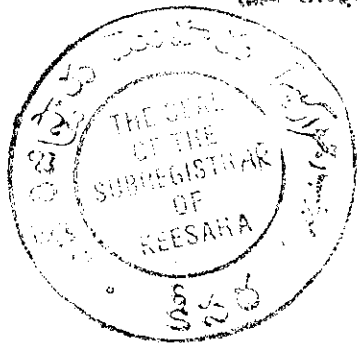
  
VENDEE

..... 2276 .....

..... 8 .....

..... 4 .....

  
హబ్-రిజిస్ట్రారు





<b>REGISTRATION PLAN SHOWING</b>		PLOT NO. 56, FORMING A PART	
<b>IN SURVEY NO.</b>	128, 129, 132, 133, 134, 135 & 136	<b>Situated at</b>	
	RAMPALLY VILLAGE, KEESARA	<b>Mandal, R.R. Dist.</b>	
<b>VENDOR:</b>	M/S. MODI & MODI CONSTRUCTIONS, REPRESENTED BY ITS PARTNER		
	MR. SOHAM MODI, SON OF SRI SATISH MODI		
<b>BUYER:</b>	MR. PRAMOD GAJBE, SON OF MR. KRISHNA GAJBE		
<b>REFERENCE:</b>	<b>SCALE:</b>	<b>INCL:</b>	<b>EXCL:</b>
<b>AREA:</b>	240	SQ. YDS.	SQ. MTRS.
		<input type="checkbox"/>	<input type="checkbox"/>

Plot No. 57

Plot No. 56

Plot No. 55

**WITNESSES:**

1.

2.

For MODI & MODI CONSTRUCTIONS

Partner

SIG. OF THE VENDOR

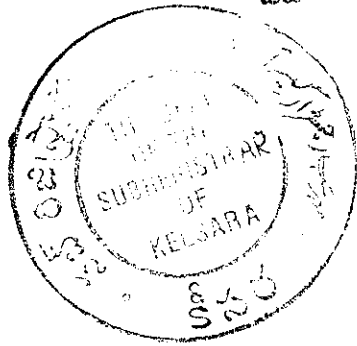
SIG. OF THE BUYER

1. పంపిణీ చేయబడిన తేదీ: 23/08


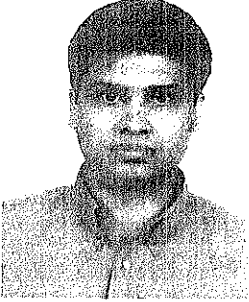
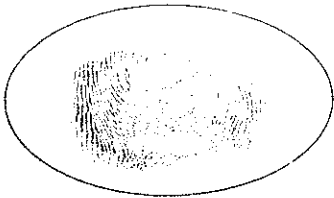

2. దస్తావేజు మొత్తము కలిగియున్న సంఖ్య: 8

3. ఈ కలిగియున్న పత్రము సంఖ్య: 5

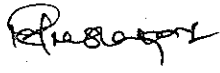

వల్-రిజిస్ట్రారు



**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
			<p><u>VENDOR:</u></p> <p>M/S. MODI &amp; MODI CONSTRUCTIONS HAVING ITS OFFICE AT 5-4-187/3 &amp; 4 III FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNER</p> <p>MR. SOHAM MODI S/O. MR. SATISH MODI</p>
			<p><u>BUYER:</u></p> <p>MR. PRAMOD GAJBE S/O. MR. KRISHNA GAJBE R/O. FLAT NO. 02 KRUPA DEEP APARTMENTS KAMALA NAGAR ECIL POST HYDERABAD.</p>

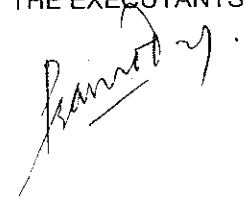
SIGNATURE OF WITNESSES:

1. 
2. 

**For MODI & MODI CONSTRUCTIONS**



**Partner  
SIGNATURE OF THE EXECUTANTS**



1 చుక్కలు: కిలోల సంఖ్య పు... 2354  
దస్తావేజు మొత్తము లాభము సంఖ్య... 8  
ఈ కారితము వరుస సంఖ్య... 6

పబ్-రిజిస్ట్రారు

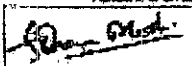


शुद्ध लेखा संख्या PERMANENT ACCOUNT NUMBER  
ABMPM6725H

नाम NAME  
SOHAN SATESH MODI


पिता का नाम FATHER'S NAME  
SATESH MANLAL MODI

जन्म तिथि DATE OF BIRTH  
18-10-1989

हस्ताक्षर SIGNATURE  


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

For MODI & MODI CONSTRUCTIONS

  
Partner

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