



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

T 904018

Sl.No. 5766 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

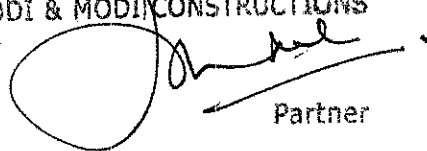
This Sale Deed is made and executed on this the 2nd day of September 2011 at S. R. O. Keesara, Ranga Reddy District by:

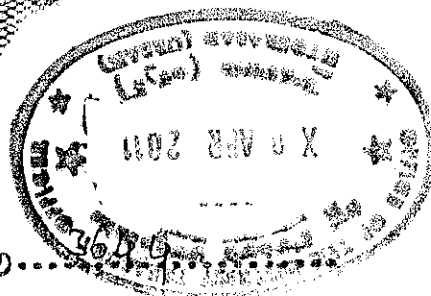
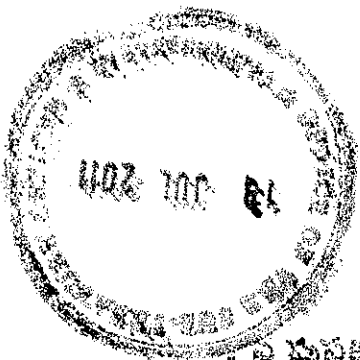
M/s. MODI & MODI CONSTRUCTIONS a registered partnership firm having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003 represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 41 years, Occupation: Business, hereinafter referred to as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

IN FAVOUR OF

Mrs. NERLAKANTI SWAPNA, WIFE OF Mr. K. LAKSHMIKANTH, aged about 31 years, Occupation: Service, residing at H. No: - 1-8-484, Chikadpally, Hyderabad - 500 020., 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



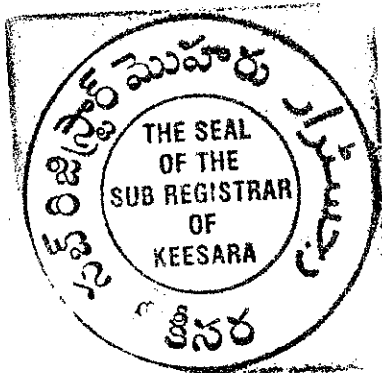
... పుస్తకము కి | క నా | పు...
 దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 9.....
 ఈ కాగితము వరుస సంఖ్య.....

చట్-రిజిస్ట్రార్

ENDORSEMENT

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

Sl No	Description of levy/duty	In the form of					Total
		Stamp duty	Transfer duty	Cash	Stamp duty w/s 15 of I.S. act	DD/BC/ Pay order	
1	Stamp Duty	100	9900				10000
2	Transfer Duty						625
3	Registration fee						100
4	Other charges						
5	Total						10725



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.
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

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2

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..... K. Prashakar Reddy

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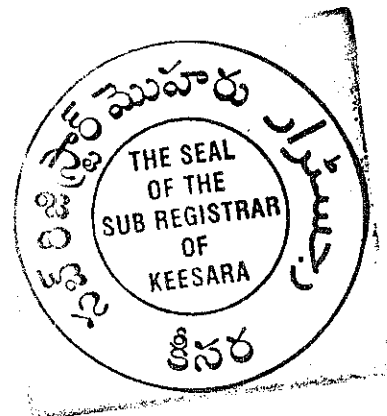
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K. Prashakar Reddy, S/o. K. Padma Reddy, Occupation: Service, (O). 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road, Secunderabad-03, through attested GPA/SPA for presentation of documents, Vide GPA/SPA No. 12/BK/V/2008 dated 5.3.08 registerer at SRO, Keesara, Ranga Reddy District.

.....

..... BHARATH GUDI PATI SON OF G.V. RAMANAI AH. SOFTWARE ENGINEER. H.No. 6-1-132/31, Padma Rao Nagar, Secbad

..... VASAVI K. VASAVI KASAM SHETTY Daughter of K. SREE RAMULU SHETTY SOFTWARE ENGINEER HNO: 6-1-132/68, padmaronagar sec-bad-500061

2011 సం॥ సెప్టెంబర్ నెల..... వ తేదీ


1933వ శా.సం. 2012 వ తేదీ

- 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. 45, admeasuring 125 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.1,25,000/-(Rupees One Lakh Twenty Five 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. 45, admeasuring 125 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.1,25,000/-(Rupees One Lakh Twenty Five 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. 10,625/- is paid by way of challan No. 404599, dated 3.09.11, drawn on SBH, Keesara Branch, Ranga Reddy District.

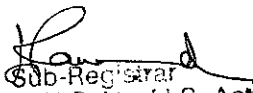
For MODI & MODI CONSTRUCTIONS


Partner


ప్రస్తుతము 2011 వ సం॥ గా..... 3644.....
 దస్తావేజు మొత్తం కారితముల సంఖ్య..... 9.....
 ఈ కారితము వరుస సంఖ్య..... 3.....

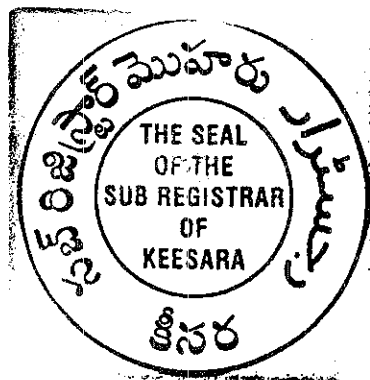
సబ్-రిజిస్ట్రార్

"Rs. 9900 towards stamp duty including T.D. under section 41 of the I.S. Act 1899. and Rs. 625 towards Registration fee on the chargeable value of Rs. 125000 were paid by the party through Bank. 404599 vide challan/DD/BC/Pay order No. 3/9/11 date"


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

ప్రస్తుతము 2011 సం॥ (కా.శ.1992) సం॥ గా
 3644 మొత్తం కారితముల సంఖ్యను చేయబడినది. స్టాంపు
 విమర్శన గుర్తింపు నెంబరు 1530-3644/2011
 ఇవ్వబడినది.
 2011 సం॥ సెప్టెంబర్ నెల 3 వ తేది.


 L. RAVINDER
 సబ్-రిజిస్ట్రార్, కేసర



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 45, admeasuring about 125 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:

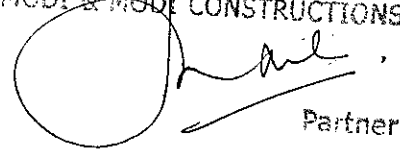
North	Plot No. 46
South	Plot No. 44
East	30' wide Road
West	Neighbour's land

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. Bharath G.
2. Nasari K.

For MODI & MODI CONSTRUCTIONS



Partner

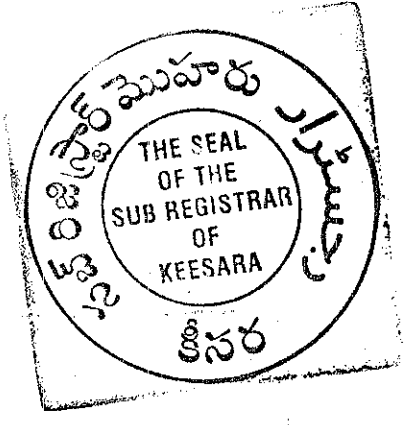
(Soham Modi)

VENDOR

X N. Swapna
VENDEE

పుస్తకము 20 1/2 పంపు..... 364.4
 దస్తావేజు మొత్తం శాసితముల సంఖ్య..... 9
 ఈ శాసితము వరుస సంఖ్య..... 4

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REGISTRATION PLAN SHOWING PLOT NO. 45, FORMING A PART


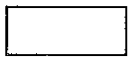
IN SURVEY NOS. 128, 129, 132, 133, 134, 135 & 136 **Situated at**

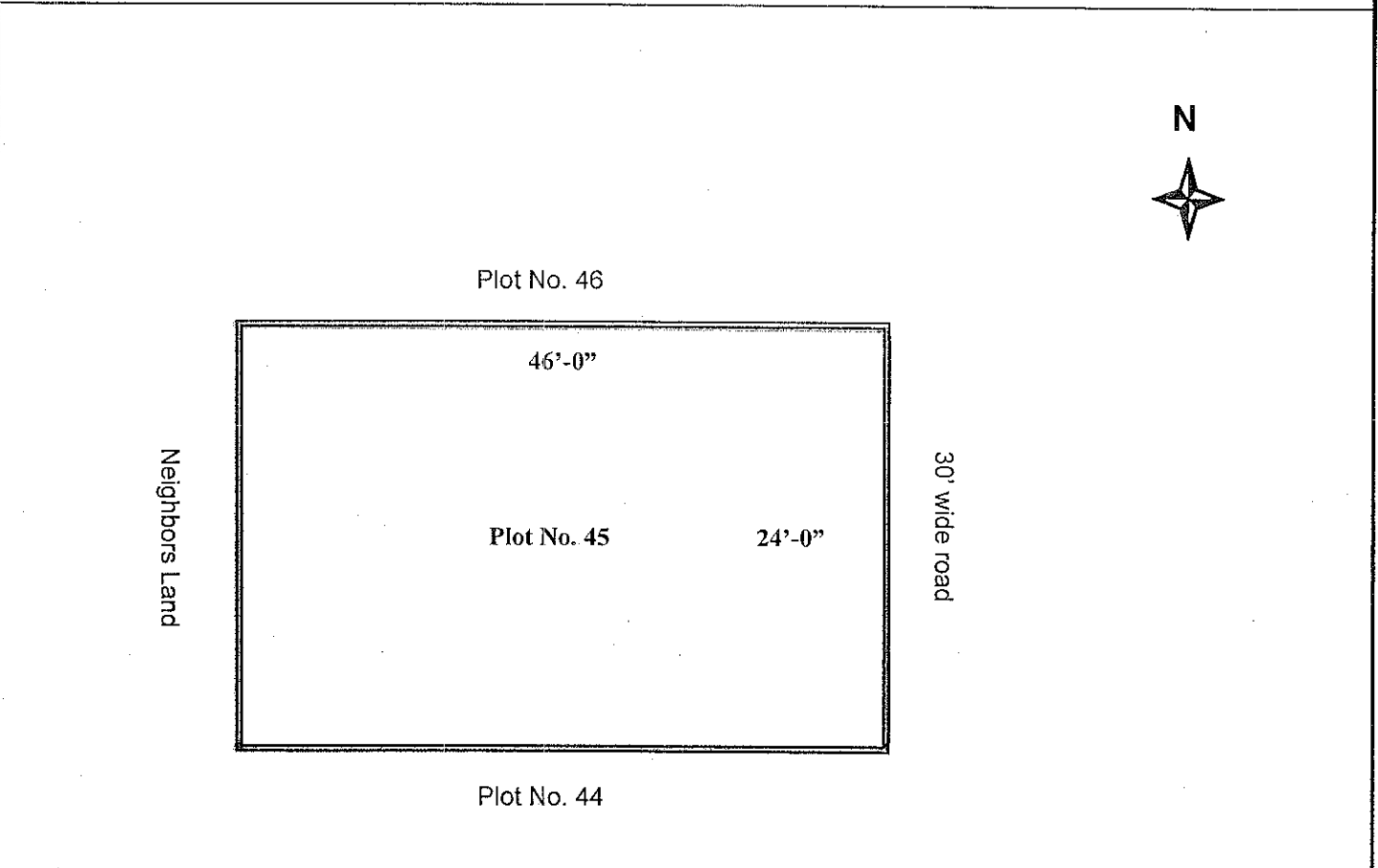
RAMPALLY VILLAGE, KEESARA **Mandal, R.R. Dist.**

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

MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER: MRS. NERLAKANTI SWAPNA, WIFE OF MR. K. LAKSHMIKANTH

REFERENCE: **SCALE:** **INCL:**  **EXCL:** 
AREA: 125 **SQ. YDS.** **SQ. MTRS.**



WITNESSES:

- 1. *T. S. S. G.*
- 2. *N. S. S.*

For MODI & MODI CONSTRUCTIONS

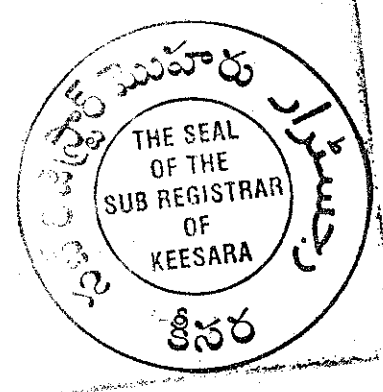
[Signature]
Partner

SIG. OF THE VENDOR



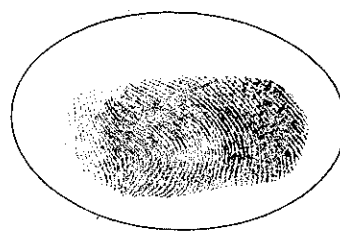

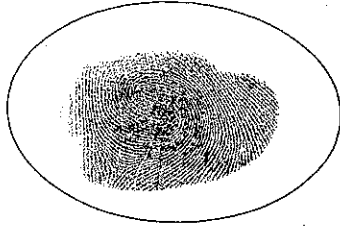

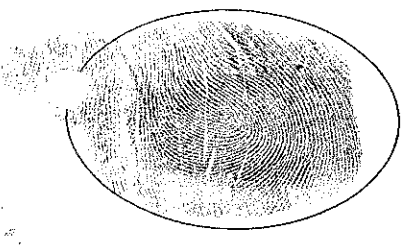

N. Swapna
SIG. OF THE BUYER

.. అ పుస్తకము 2011వ సం॥పు.....3644.....
వస్త్రావేళా మొత్తం శాసితముల సంఖ్య.....9.....
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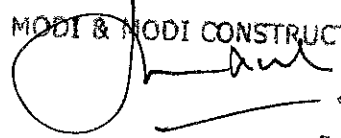
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p>VENDOR:</p> <p>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</p>
			<p>SPA FOR PRESENTING DOCUMENTS: VIDE DOC.NO. 12/BK-IV/2008, Dt: 05.03.2008</p> <p>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.</p>
			<p>BUYER:</p> <p>MRS. NERLAKANTI SWAPNA W/O. MR. K. LAKSHMIKANTH R/O. H. NO: - 1-8-484 CHIKADPALLY HYDERABAD - 500 020.</p>
			<p>REPRESENTATIVE:</p> <p>MR. K. LAKSHMIKANTH S/O. MR. K. SRI RAMULU SETHY R/O. H. NO: - 1-8-484 CHIKADPALLY HYDERABAD - 500 020.</p>

SIGNATURE OF WITNESSES:

T. Bharath G.
Nalavi K.

For MODI & MODI CONSTRUCTIONS



Partner

SIGNATURE OF EXECUTANTS

I stand herewith my photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. LakshmiKanth, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Surances, Keesara, Ranga Reddy District.

Lakshmi Kanth K.

SIGNATURE OF THE REPRESENTATIVE

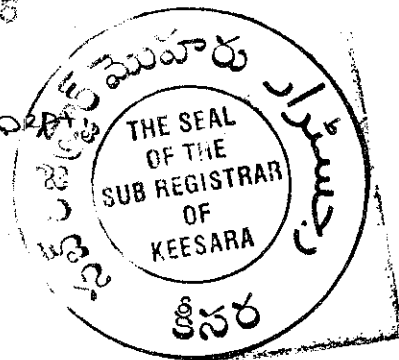
N. Swapna

SIGNATURE OF BUYER

ఎ పుస్తకము 20 (వ సం||).....5644.....
 వస్త్రాదేశ మొత్తం శాసితముల సంఖ్య.....9.....
 ఈ శాసితము వరుస సంఖ్య.....6.....

బహు-శాసితం

"Address proof of the party verified with Pan card
 bearing its district No. ANSP 8104E Issued by Income Tax Dept.
 (authority)"


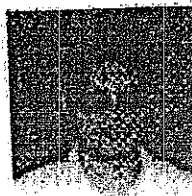
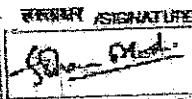




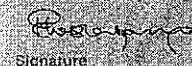
"Address proof of the party verified with Pan card
 bearing its district No. ALAPN 7529E Issued by Income Tax Dept.
 (authority)"

(2) "Address proof of the party verified with Pan card
 bearing its district No. AJPG 7769 M Issued by Income Tax Dept.
 (authority)"

(3) "Address proof of the party verified with Driving Licence
 bearing its district No. DLFAP 093373072002 RA, Hyderabad
 Issued by RA, Hyderabad
 (authority)"

[Handwritten signature]

आयकर विभाग PERMANENT ACCOUNT NUMBER ABMPM6725H		
	नाम / NAME SONAM SATISH MODI	
पिता का नाम / FATHER'S NAME SATISH MANLAL MODI		
जन्म तिथि / DATE OF BIRTH 18-10-1969		
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 AWSPB8104E		
हस्ताक्षर / Signature 		

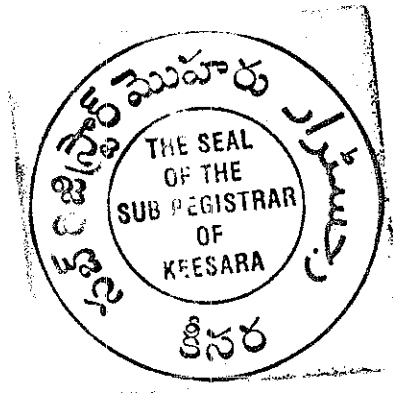
For MODI & MODI CONSTRUCTIONS

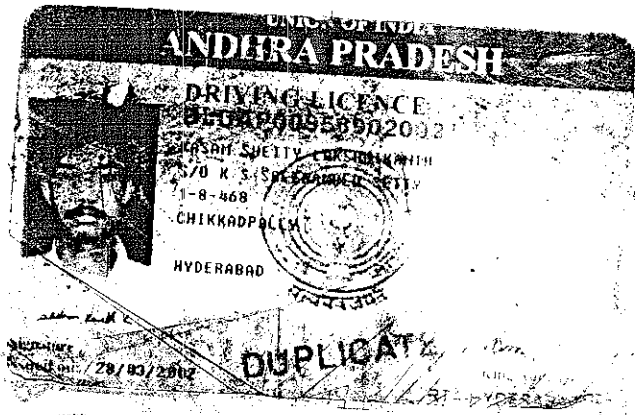



Partner

. ఏ పుస్తకము 2011వ సం॥నా..... 3644.....
దస్తావేజు మొత్తం కారితముల సంఖ్య..... 9.....
ఈ కారితము వరుస సంఖ్య..... 7.....

చట్-రిజిస్ట్రార్





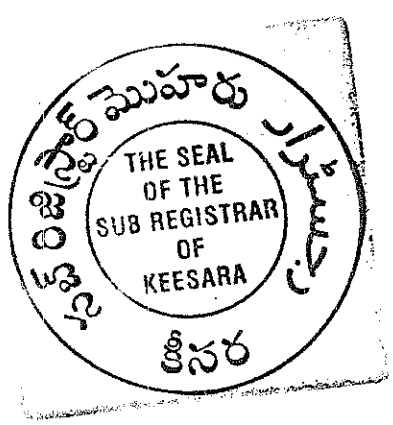
स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER	ACAPN7527R
नाम /NAME	SWAPNA NERLAKANTI
पिता का नाम /FATHER'S NAME	NARASIMHA RAO VEERA NERLAKANTI
जन्म तिथि /DATE OF BIRTH	22-08-1980
हस्ताक्षर /SIGNATURE	
<u>N. Swapna.</u>	मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh

... పుస్తకము 20 / వ సంఖ్య..... 3644

దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 9

ఈ కాగితము వరుస సంఖ్య..... 8

చట్ట-రిజిస్ట్రార్





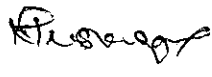
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 3713/2011 of SRO: 1530(KEESARA)

Presentant Name(Capacity): **SOHAM MODI(EX)**

Report Date: 03/09/2011 12:43:34

This report prints Photos and FPs of all parties

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
3			(EX) REP BY SPA HOLDER K. PRABHAKAR REDDY O/O. 5-4- 187/3 & 4 II FLOOR, SOHAMMANSION, M.G. ROAD, SEC- BAD.	

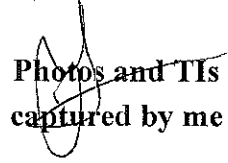
Identified by

Witness 1

Witness 2

Bhaskar Reddy
Narasimha

Photos and TIs
captured by me



Capture of Photos and TIs
done in my presence



వి స్వయంకము 2011 వ సం॥పు..... 3644.....
 దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 9.....
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చుట్టె-రెజిస్ట్రార్

