



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AP 702359

S.No. 22872 Date 06/05/2011 Rs. 100
 Sold To B. Venkateshwarlu Reddy
 S/o. D. Rama Linga Reddy
 For Whom Modi & Modi Constructions, Sec'bad

A. RAGHUNATH
 LICENSED STAMP VENDOR
 Licence No.16-05-15 of 1988
 R.L.No.16-05-10 of 2011
 Shed No.2-12-85, Marredpally, Sec'bad.
 Mobile No:9346384533

SALE DEED

This Sale Deed is made and executed on this the 18th day of July 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. LAXMINATH GOPISETTY, SON OF MR. VENKATESWARLU aged about 37 years, Occupation: Service, residing at B-204, Sri Mahalaxmi Meadows, Lakdikapool, Hyderabad - 500 004., 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

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 వస్తావేళా మొత్తం కొగితముల సంఖ్య..... 5.....
 ఈ కొగితము వరుస సంఖ్య..... 1.....

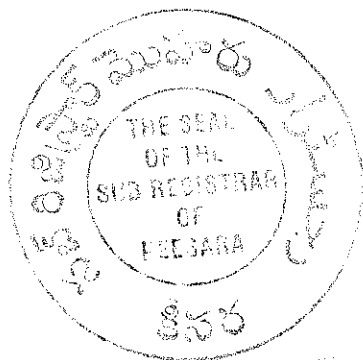
నల్-రజిస్ట్రార్



ENDORSEMENT

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

Sl. No.	Description of fee/duty	In the form of				Total
		By cash	Cheque	Cash	Stamp only, u/s 16 of U.S. Act	
1	Stamp duty	100/-	9900/-	-	-	10000/-
2	Transfer Duty					-
3	Registration fee					625/-
4	User charges					100/-
5	Total					10,725/-



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.

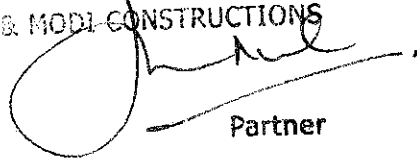
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R.R. District and are executed by the following owners:

- 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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వ.శా.శ. ... 28

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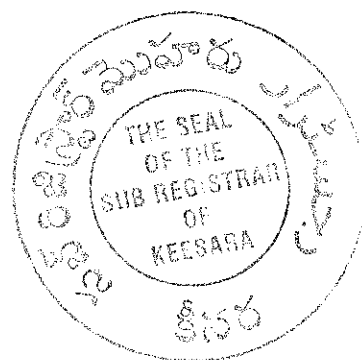
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Signature
K. Prabhakar Reddy



...

Name: K. Prabhakar Reddy
No: K. P. Reddy
O/S: Seruie
R/o: 5-6-187/2 & 4, 2nd floor, Soham mansion,

M. G. Road, Sec 2nd, through G.P.A for presentation of documents, vide G.P.A no. 12/BK/1/08, dt. 5.3.08 at S.R. Keesara, E.R. Dist.

1. Vood

CH. VENKAT RAMANA REDDY
S/o. LATE ANJI REDDY, O/S: SERUIE
R/o 11-187/2, ROAD NO.2, GREENHILLS COLONY
HYDERABAD.

2. K. Raj Kumar

K. Raj Kumar s/o. Mukund Rao, O/S: Busunaga
R/o 1-11, Bollaram, Sec 2nd,

2011 నంబర్ ... 19

1933 వ.శా.శ. ... 28

- 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. 43, 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. 43, 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. 224534, dated 19.7.11, drawn on SBH, Keesara Branch, Ranga Reddy District.

For MODI & MODI CONSTRUCTIONS


Partner

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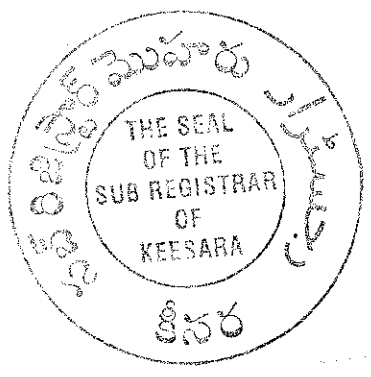
[Signature]
 సబ్-రెజిస్ట్రార్

"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. 1,25,000/- were paid by the party through Bank. 224534 vide challan/DD/BC/Pay order No. 19/7/11 date"

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

ఇచ్చునందు 2011 సం. (సా.న. 793) నా ...
 2784... మొత్తంగా రిజిస్ట్రేషన్ చేయబడినది. ఇందులో
 నిమిత్తం గుర్తింపు నెంబరు 18302284/2011
 ఇవ్వబడినది.
 20 Nov ... నెంబరు ... 19 ... వ తేదీ.

[Signature]
 L. RAVINDER
 సబ్-రెజిస్ట్రారు, కీసర



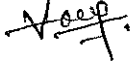
SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 43, 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, bounded on:

North	Park
South	Plot No. 42
East	30' wide Road
West	Neighbour's land

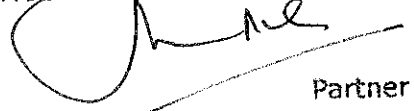
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

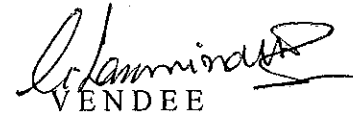
2. 

For MODI & MODI CONSTRUCTIONS



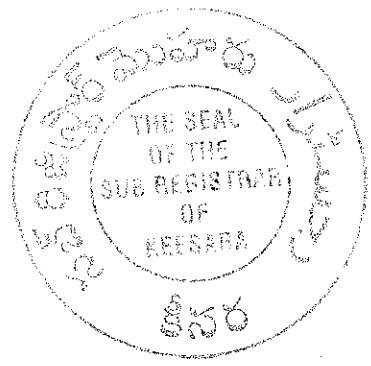
Partner

(Soham Modi)
VENDOR

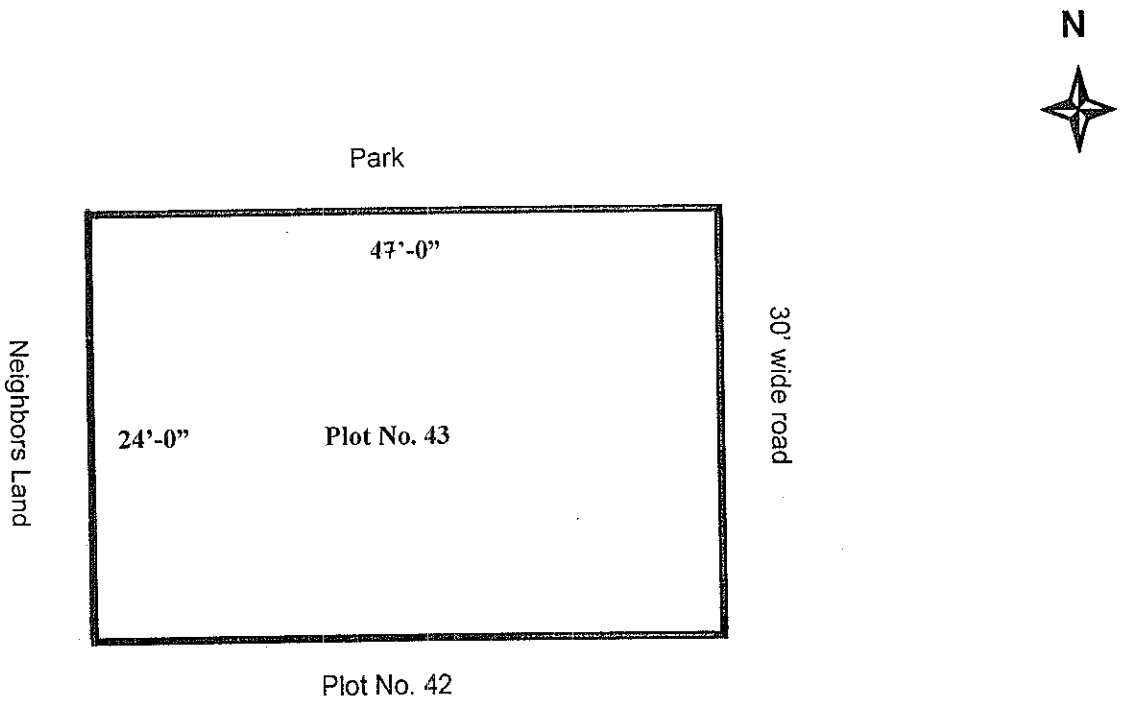

VENDEE

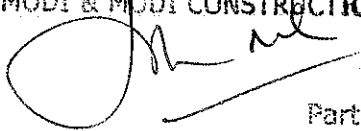
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శ్రీ-రెజిస్ట్రార్

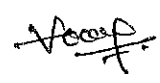



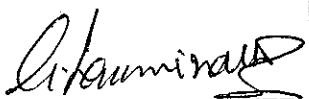
REGISTRATION PLAN SHOWING		PLOT NO. 43, FORMING A PART	
IN SURVEY NOS.	128, 129, 132, 133, 134, 135 & 136	Situated at	
	RAMPALLY VILLAGE, KEESARA	Mandal, R.R. Dist.	
VENDOR:	M/S. MODI & MODI CONSTRUCTIONS, REPRESENTED BY ITS PARTNER		
	MR. SOHAM MODI, SON OF SRI SATISH MODI		
BUYER:	MR. LAXMINATH GOPISETTY, SON OF MR. VENKATESWARLU		
REFERENCE:	SCALE:	INCL:	EXCL:
AREA:	125	SQ. YDS.	SQ. MTRS.



For MODI & MODI CONSTRUCTIONS

 Partner

WITNESSES:

1. 
2. 


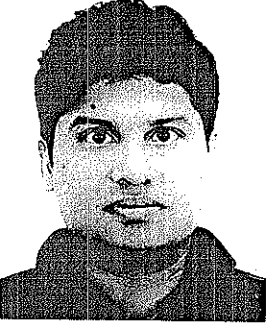
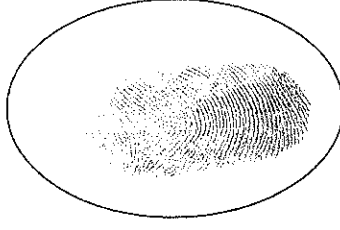

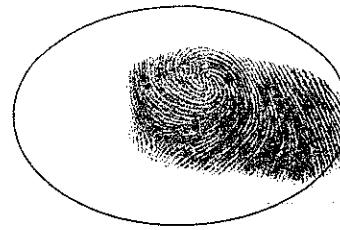

SIG. OF THE VENDOR

 SIG. OF THE BUYER

..... 2786
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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><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 REP. BY ITS MANAGING PARTNER MR. SOHAM MODI S/O. MR. SATISH MODI</p>
			<p><u>SPA FOR PRESENTING DOCUMENTS:</u> <u>VIDE DOC.NO. 12/BK - IV/2008, Dt: 05.03.2008</u></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. (Representative to Buyer)</p>
			<p><u>BUYER:</u> MR. LAXMINATH GOPSETTY S/O. MR. VENKATESWARLU R/O. B-204, SRI MAHALAXMI MEADOWS LAKDIKAPOL HYDERABAD - 500 004.</p>

SIGNATURE OF WITNESSES:

- 
- 

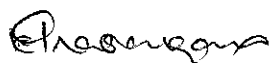
For MODI & MODI CONSTRUCTIONS



Partner

SIGNATURE OF THE EXECUTANTS

I stand herewith my 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.



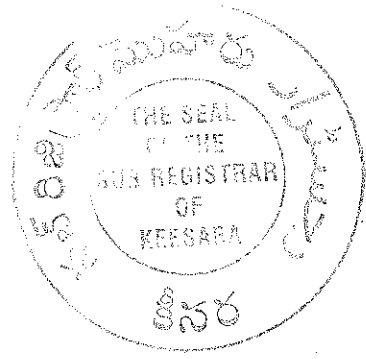
SIGNATURE OF THE REPRESENTATIVE



SIGNATURE OF THE BUYER

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8
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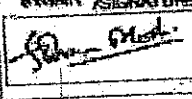


धातु लेख संख्या / PERMANENT ACCOUNT NUMBER
ABNPN6725H

नाम / NAME
SONAM SATESH MODI

पिता का नाम / FATHER'S NAME
SATISH MANILAL MODI

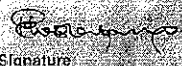
जन्म तिथि / DATE OF BIRTH
18-10-1969


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
AWSP8104E

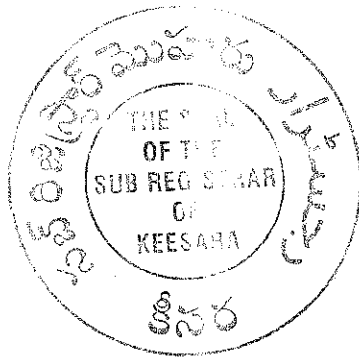
हस्ताक्षर / Signature




Prabhakkar

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ఈ కాగితము పరుస సంఖ్య..... 7.....

సబ్-రెజిస్ట్రార్



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

LAXMINATH
VENKATESWARLU GOPISETTY

26/06/1973
Permanent Account Number
AQPPG0950J

Laxminath
Signature

Laxminath

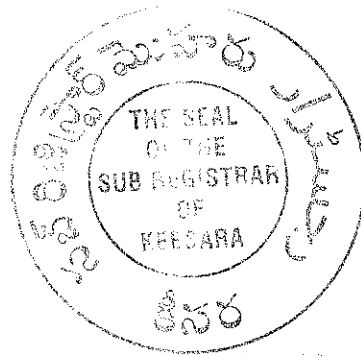
In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, यूटीआईएसएल
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४.

Laxminath

... పుస్తకము 2011 ఏ నెలలో... 2784
దస్తావేజు మొత్తం కారితముల సంఖ్య 9
ఈ కారితము వదులు సంఖ్య 8

నల్ల-0212-2





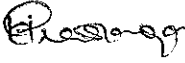
Photographs and FingerPrints As per Section 32A of Registration Act 1908



C.S.No./Year: 2838/2011 of SRO: 1530(KEESARA)

Presentant Name(Capacity): SOHAM MODI(EX)

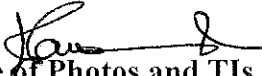
Report Date: 19/07/2011 12:21:20

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 OF VENDOR K. PRABHAKAR REDDY O/O. 5-4- 187/3 & 4, IIND FLOOR, SOHAMMANSION, M.G. ROAD, SEC- BAD.	

Identified by
Witness 1 
Witness 2 

Photos and TIs
captured by me


Capture of Photos and TIs
done in my presence

.. వ పుస్తకము 20 || వ పుస్తకము.....2784.....
వస్తావేళ మొత్తం కాగితముల సంఖ్య.....9.....
ఈ కాగితము వరుస సంఖ్య.....9.....

స
45-0412-5

