



ఆంధ్రప్రదేశ్ రాష్ట్రం ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AP 702359

S.No. 2784 Date 06/05/2011 Rs. 100

Sold To: B. Purushothama Reddy

S/o. D/o. S/o. Ramalinga 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 18<sup>th</sup> 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

.. వ పుస్తకము 20/1 వ సం||నా.....2784.....  
 వస్తావేజు మొత్తం కాగితముల సంఖ్య.....5.....  
 ఈ కాగితము వరుస సంఖ్య.....1.....

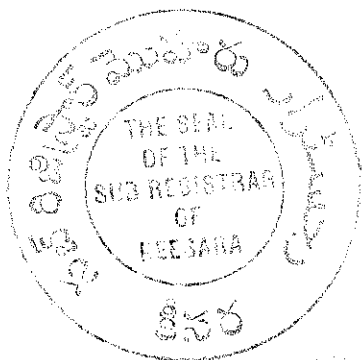
నల్-రెజిస్ట్రార్



**ENDORSEMENT**

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

Sl. No.	Description of duty	In the form of					Total
		Stamp duty	Chattani duty as per Act of 1957	Cash	Stamp duty as per 16 of S.S. Act	DD/DC/ Pay order	
1	Stamp duty	100/-	9900/-	-			10000/-
2	Transfer Duty						-
3	Registration fee						6.25/-
4	User charges						100/-
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.
<b>Total Extent of Land</b>				<b>Ac. 6-28 Gts.</b>

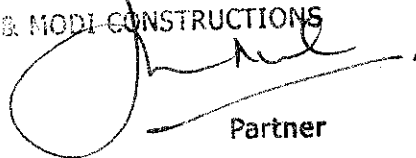
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R.R. District and are executed by the following owners:

- 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

... 2784

... 2

2011 సం॥ ... 19 ... వ తేది ...

1933 వ.శ. ... మాసం 28 ... వ తేది

పగలు 12 ... మరియు 1 ... గంటల పుచ్చ

కీవర్ నల్ - రివిస్టారు ఆఫీసులో

శ్రీ/శ్రీమతి K. Prabhakar Reddy

రివిస్టారు వద్దను 1908లోని సెక్షన్ 32.ఎ ను

అనుసరించి నమర్దించవలసిన ఫోటోగ్రాఫులు

మరియు వేలిముద్రలతో సహా దాఖలు చేసి రుసుము

రూ॥ 625/- ... అ చెల్లించినారు

వ్రాసియున్నట్లు ఒప్పుకోస్తుంది

సకలమ బొటన నోటు

చట్-రిజిస్ట్రార్

Signature  
K. Prabhakar Reddy



Name K. Prabhakar Reddy  
I/o K. P. Reddy  
Occ Servie  
R/o S-4-187/2 & 4, 2nd floor, Solem mansion,

M. G. Road, Secabad, Through G.P.A for Presentation of Documents, vide G.P.A No. 12/BK/1/08, Dt. 5.3.08 at S.R.O, Keesara, E.R. Dist.



రికార్డు చేసినది

1) V. ...

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

2) R. ...

R. Raj Kumar s/o. Mukund Rao, OCC: Business  
R/o 1-71, Bollaram, Secabad,

2011 సం॥ ... 19 ... వ తేది ...

1933 వ.శ. ... మాసము 28 ... వ తేది కీవర్

- 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.

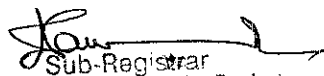
For MODI & MODI CONSTRUCTIONS

  
Partner

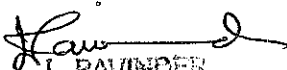
- అ బుద్ధకము పేర 1/2 అంశం... 2784 .....  
 దస్తావేజు మొత్తం కాగితముల సంఖ్య... 9 .....  
 ఈ కాగితము వరుస సంఖ్య... 3 .....

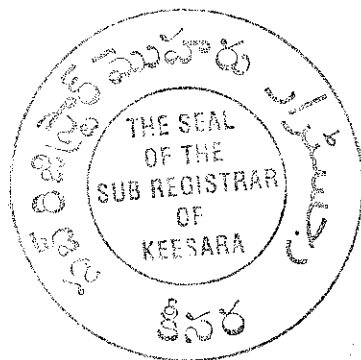
  
 సబ్-రిజిస్ట్రార్

"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. 224534 vide challan/DD/BC/Pay order No. 19/17/11 date"

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

ఇ ప్రస్తుతము 2011 సం (భా.న. 1993) నా...  
 2784... మంబరగా రిజిస్ట్రేషన్ చేయబడినది. ఇప్పుడు  
 నిబంధన గుర్తింపు నెంబరు 1993 2784.../2011  
 ఇవ్వబడుతుంది.  
 2011... సం... 19... వ తేదీ.

  
 L. RAVINDER  
 సబ్-రిజిస్ట్రారు, కీసర



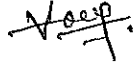
**SCHEDULED PLOT**

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

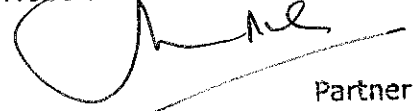
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

**WITNESS:**

1. 

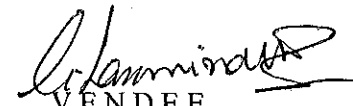
2. 

For MODI & MODI CONSTRUCTIONS

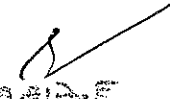


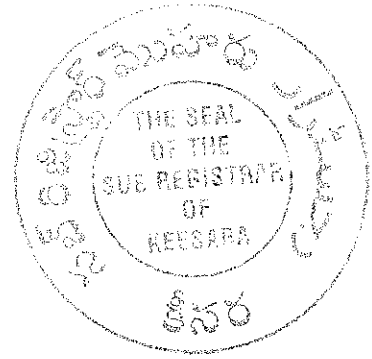
Partner

(Soham Modi)  
VENDOR

  
VENDEE

... అంశము 2011 నంబరు... 2784 .....  
... వస్తావేళ మొత్తం కారితముల సంఖ్య... 9 .....  
... ఈ కారితము వరుస సంఖ్య... 4 .....  
.....

  
సబ్-రిజిస్ట్రార్





**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:  
AREA:

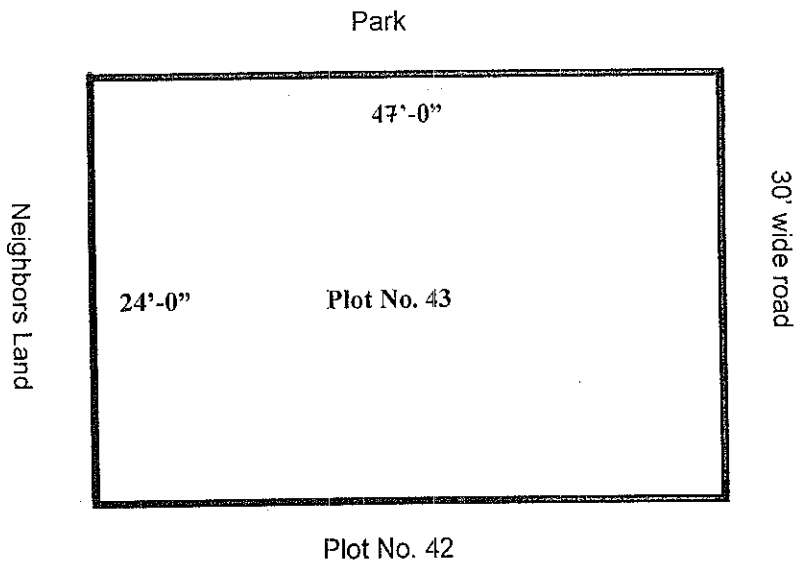
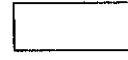
125

SCALE:  
SQ. YDS.

INCL:  
SQ. MTRS.



EXCL:



For MODI & MODI CONSTRUCTIONS

Partner

**WITNESSES:**

1.

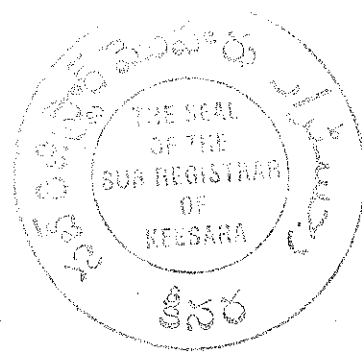
2.

SIG. OF THE VENDOR

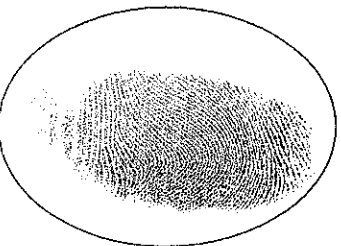

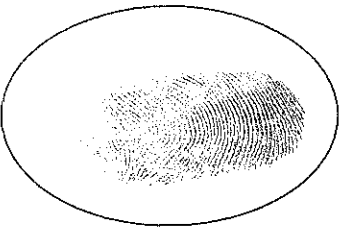

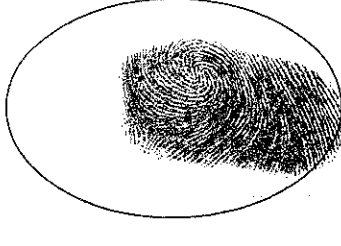
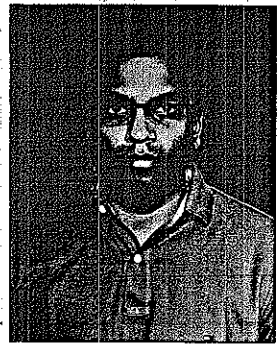
SIG. OF THE BUYER

..... 2784 .....  
..... 9 .....  
..... 5 .....

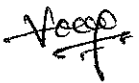

8  
చే-08/05



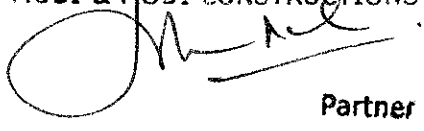
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<b>VENDOR:</b> 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
			<b>SPA FOR PRESENTING DOCUMENTS:</b> <b>VIDE DOC.NO. 12/BK - IV/2008, Dt: 05.03.2008</b>  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)
			<b>BUYER:</b>  MR. LAXMINATH GOPISETTY S/O. MR. VENKATESWARLU R/O. B-204, SRI MAHALAXMI MEADOWS LAKDIKAPOL HYDERABAD - 500 004.

**SIGNATURE OF WITNESSES:**

1. 
2. 

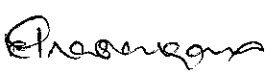
For MODI & MODI CONSTRUCTIONS



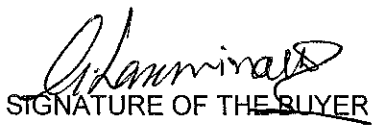
Partner

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

... భూమిమునిసిపాలిటీ... 278.4 .....  
దస్తావేజు మొత్తం కొనితముల సంఖ్య... 9 .....  
ఈ కొనితము వరుస సంఖ్య... 6 .....

సబ్-రిజిస్ట్రార్

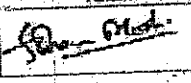


धर्म लेख संख्या PERMANENT ACCOUNT NUMBER  
ADMPM6725H

नाम NAME  
SONAM SATISH MODI

पिता का नाम FATHER'S NAME  
SATISH MANLAL MODI


जन्म तिथि / DATE OF BIRTH  
18-10-1989




हस्ताक्षर / SIGNATURE  


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

आयकर विभाग INCOME TAX DEPARTMENT  
प्रभाकर रेड्डी क प्रभाकर रेड्डी क  
PRABHAKAR REDDY K  
PADMA REDDY KANDI

15/01/1974  
Permanent Account Number  
AWSPB104E

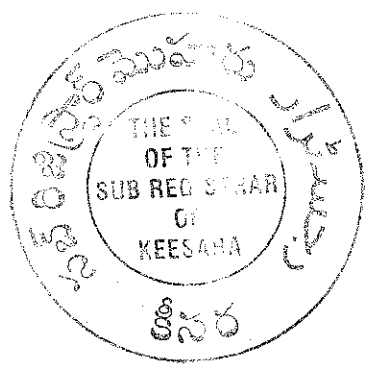
हस्ताक्षर / Signature  


भारत सरकार GOVT OF INDIA  
  
  


Prabhaakar

.. అ పుస్తకము 20) అ సంఖ్య..... 2784.....  
దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 9.....  
ఈ కాగితము పనుల సంఖ్య..... 7.....

సబ్-రెజిస్ట్రార్



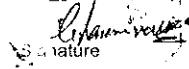
आयकर विभाग  
INCOME TAX DEPARTMENT

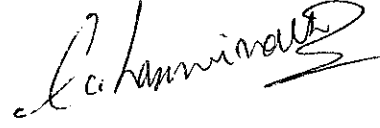


भारत सरकार  
GOVT. OF INDIA

LAXMINATH  
VENKATESWARLU GOPSETTY

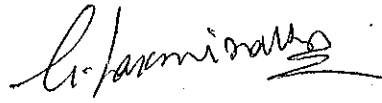
26/06/1973  
Permanent Account Number  
AQPPG0950J

  
Signature



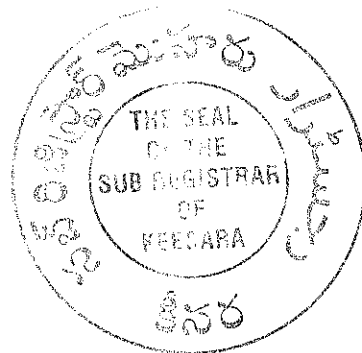
*In case this card is lost / found, kindly inform / return to :*  
Income Tax PAN Services Unit, UTIISL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

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



... పుస్తకము 2011 వ సం. 2784 .....  
దస్తావేజు మొత్తం కారితముల సంఖ్య 9 .....  
ఈ కారితము వరుస సంఖ్య ..... 8 .....

నందమూరి







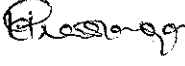
**Photographs and FingerPrints As per Section 32A of Registration Act 1908**


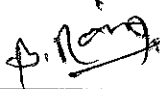
C.S.No./Year: 2838/2011 of SRO: 1530(KEESARA)

Presentant Name(Capacity): SOHAM MODI(EX)

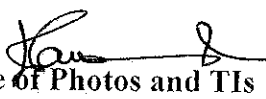
Report Date: 19/07/2011 12:21:20

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.....  
దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 9.....  
ఈ కాగితము వరుస సంఖ్య..... 9.....

సబ్-రజిస్ట్రార్

