

mm - 03

# भारतीय गैर न्यायिक

# एक सौ रुपये

5100



सत्यमेव जयते

**Rs. 100**

ONE  
HUNDRED RUPEES

**भारत INDIA**  
**INDIA NON JUDICIAL**

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl.No. 2022 Dt: 17-03-2011 Rs.100/-

Name : Santosh

S/o.Shankar

For Whom : M s.Modi & Modi Constructions, Sec-bad

U 493227

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 7<sup>th</sup> day of May 2011 at S.R.O, 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.)

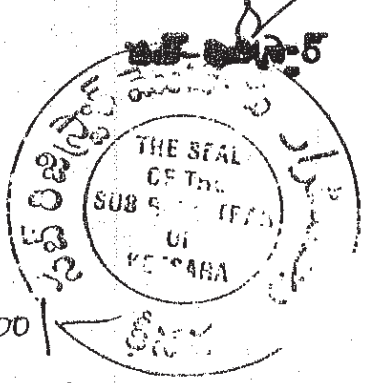
IN FAVOUR OF

MR. UTSAV AGRAWAL, SON OF MR. OMPRAKASH AGRAWAL aged about 29 years, Occupation: Service, residing at Sri Ramakrishna Nilayam, 8-4-376/4, Plot No. 4, New Sastry Nagar, Erragadda, Hyderabad - 500 018. 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

1. వస్తువు యొక్క వివరాలు / తేదీ 1920  
 2. పన్నుదారు యొక్క పేరు / చిరునామా  
 3. ఈ కొరకము ఎందుకు చేయబడింది



**ENDORSEMENT**

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

By challan No. 814225 Dt. 13/5/11

**I. Stamp Duty:**

1. In the shape of stamp duty
2. In the shape of ...  
(u/s. 41 of L.S. Act)
3. In the shape of ...  
(u/s. 41 of L.S. Act)
4. In the shape of ...  
(u/s. 16 of L.S. Act)

Rs 100 / -  
 9900 / -

**II. Transfer Duty:**

1. In shape of ...
2. In the shape of ...

**III. Registration Fee:**

1. In the shape of ...
2. In the shape of ...

625 / -

**IV. User Charge:**

1. In the shape of ...
2. In the shape of ...

100 / -

Total Rs 10725 / -

*[Signature]*  
 SUB-REGISTRAR  
 MADRAS

**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:

- Shri M. Hanumath Rao, S/o. Late Shri Chinna Rama Chary
- Shri M. Kashinatham, S/o. Late Shri Chinna Rama Chary
- Shri M. Venunadham, S/o. Late Shri Chinna Rama Chary
- Shri M. Srinivasa Chary, S/o. Late Shri Chinna Rama Chary
- Shri M. Narayana, S/o. Late Shri Chinna Rama Chary
- Shri M. Pranavanadham, S/o. Hanumath Rao
- 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.

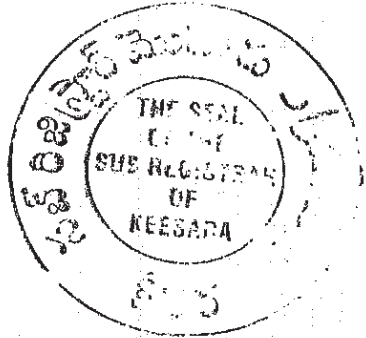
For MODI & MODI CONSTRUCTIONS

Partner

11 ..... 1920  
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011  
 1933  
 మే 21 నకు  
 తెలియజేయు 31 నకు  
 కి. ప్రభాకర రెడ్డి



6.25 / 100  
 వాసియార్లు  
 పడమర బోరున

Handwritten signature



K. Prabhakar 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/BKX/2008  
 dated 05.03.08 registered at SRO, Keesara,  
 Ranga Reddy Dist. Vide Doc. No 12/BKX/08

హాపించినది

① Handwritten signature

CH. NIEERAS RAMANA REDDY / Late ANSI REDDY  
 OCC. SERVICE. R/A 11-187/2. Plot No 2, GREENHILLS  
 COLONY. SAROORNAGAR, HYDERABAD.

② Handwritten signature

K. KRISHNA REDDY & Late K. Raghunatha  
 Service. R/A. 1-21. 50/11, Vankarapally, Sec. 15

2011 నవంబరు 21 నకు  
 1933వ క.న. తెలియజేయు 31 నకు  
 కి. ప్రభాకర రెడ్డి

- 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. 3, 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. 3, admeasuring 125 sq. yds. forming part of Sy. No. 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. 814225, dated 13.05.11, drawn on SBH, Keesara Branch, Ranga Reddy District.

For MODI CONSTRUCTIONS

Partner

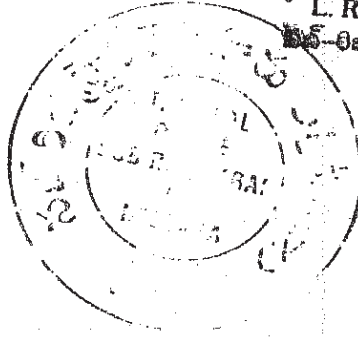
1. అమ్మదము నిలిపి (తీసుకున్న) ..... 1920  
 2. వస్త్రములు మొదలగు వస్తువులు ..... 8  
 3. అంకితము వస్తువులు ..... 3

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an amount of Rs. 9900/- towards stamp duty  
 including ..... 625/-  
 towards registration ..... Net Value  
 of Rs. 125000/- ..... paid by me  
 Party through ..... 814225/-  
 dated 13/5/11 ..... Koesar  
 Sub-Registrar  
 Koesara

1920/2011  
 1920/2011  
 1920/2011  
 1920/2011

L. RAVINDER  
 Sub-Registrar, Koesara





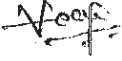
### SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 3, admeasuring about 125 sq. yds. forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on: In the Project known as "NILGIRI HOMES".

|       |                  |
|-------|------------------|
| North | Plot No.4        |
| South | Plot No.2        |
| East  | Neighbour's land |
| West  | 30' wide road    |

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:

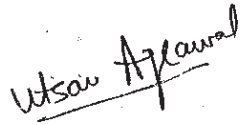
1.   
(CH VENKATA KRISHNA REDDY)

2.   
K. KRISHNA PRASAD

For MODI & MODI CONSTRUCTIONS

Partner

(Sohan Modi)  
VENDOR

  
VENDEE

1. వస్తువుల వివరము 1/1

1920

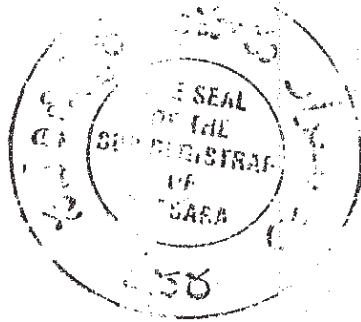
వస్తువుల వివరము 2/2

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వస్తువుల వివరము 3/3

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**REGISTRATION PLAN SHOWING**

PLOT NO. 3, FORMING A PART

**IN SURVEY NOS.**

128, 129, 132, 133, 134, 135 &amp; 136

**N****Situated at**

RAMPALLY VILLAGE, KEESARA

**Mandal, R.R. Dist.****VENDOR:**

M/S. MODI &amp; MODI CONSTRUCTIONS, REPRESENTED BY ITS PARTNER

MR SOHAM MODI, SON OF SRI SATISH MODI

**BUYER:**

MR UTSAV AGRAWAL, SON OF MR. ÔMPRAKASH AGRAWAL

**REFERENCE:****AREA:**

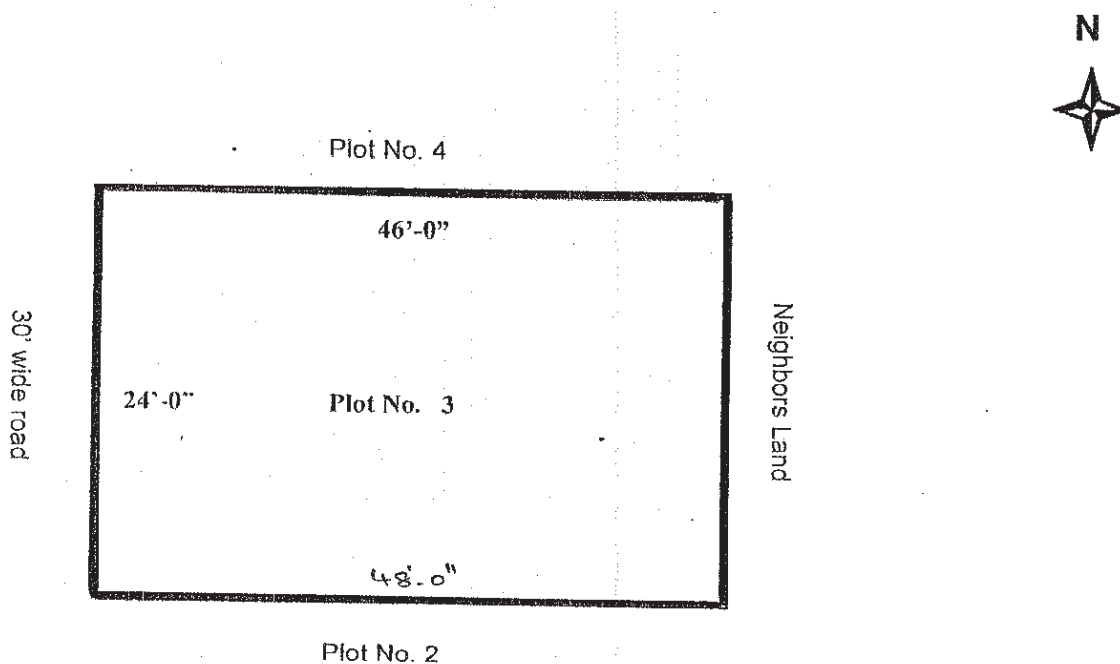
125

**SCALE:**

SQ. YDS.

**INCL:**

SQ. MTRS.

**EXCL:****WITNESSES:**

- 1.
- 2.

For MODI &amp; MODI CONSTRUCTIONS

Partner

SIG. OF THE VENDOR

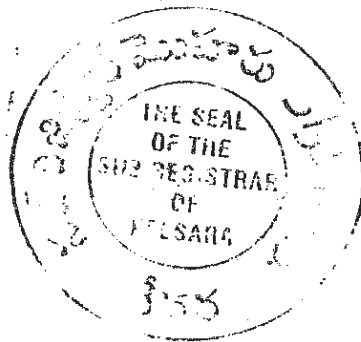
SIG. OF THE BUYER

విశ్వానాథమూర్తి / వ. స. సా. 1920

పన్నామీ సాక్షుల తాము

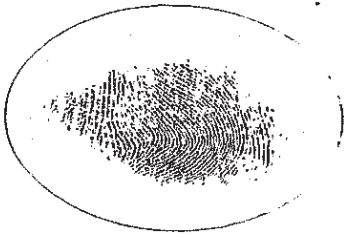
ప. ర. గి. తము వాడుక తాము

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బద్ - 8/5



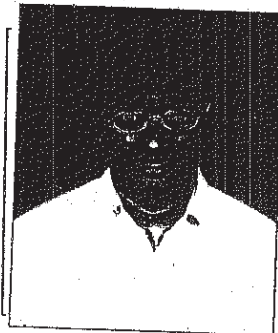
# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

| SL.NO. | FINGER PRINT<br>IN BLACK<br>(LEFT THUMB) | PASSPORT SIZE<br>PHOTOGRAPH<br>BLACK & WHITE | NAME & PERMANENT<br>POSTAL ADDRESS OF<br>PRESENTANT / SELLER / BUYER |
|--------|------------------------------------------|----------------------------------------------|----------------------------------------------------------------------|
|--------|------------------------------------------|----------------------------------------------|----------------------------------------------------------------------|



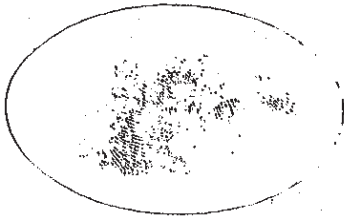
## VENDOR:

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



## SPA FOR PRESENTING DOCUMENTS: VIDE DOC.NO. 12/BK - IV/2008, Dt: 05.03.2008

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.



## BUYERS:

MR. UTSAV AGRAWAL  
S/O. MR. OMPRAKASH AGRAWAL  
R/O. SRI RAMAKRISHNA NILAYAM  
8-4-376/4, PLOT NO. 4  
NEW SASTRY NAGAR  
ERRAGADDA  
HYDERABAD - 500 018

## SIGNATURE OF WITNESSES

1.

2.

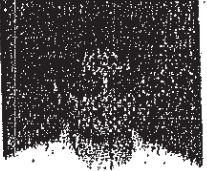
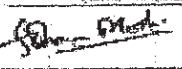
For MODI & MODI CONSTRUCTIONS

Partner

SIGNATURE OF EXECUTANTS

SIGNATURE OF BUYER



|                                                                                   |                                                                                   |                                                                                      |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| प्राई लेख संख्या                                                                  | PERMANENT ACCOUNT NUMBER                                                          |   |
|  | ADMP16725H                                                                        |                                                                                      |
| नाम NAME                                                                          | SONAM SATISRI MODI                                                                |                                                                                      |
| पिता का नाम FATHER'S NAME                                                         | SATISH MANLAL MODI                                                                |                                                                                      |
| जन्म तिथि DATE OF BIRTH                                                           | 18-10-1969                                                                        |                                                                                      |
| हस्ताक्षर SIGNATURE                                                               |  | मुख्य आयकर अधिकारी, आंध्र प्रदेश<br>Chief Commissioner of Income-tax, Andhra Pradesh |

आयकर विभाग  
INCOME TAX DEPARTMENT



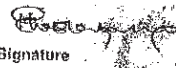
भारत सरकार  
GOVT. OF INDIA

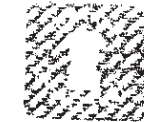
PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number  
AWSPB8104E

  
Signature

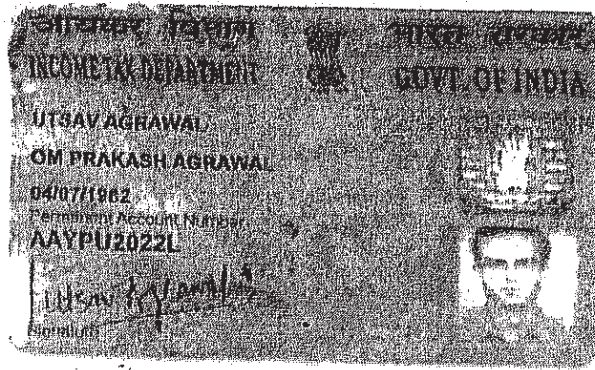


#0029001

1920.  
 పన్నెండవ సంవత్సరం జూలై 1920.  
 పన్నెండవ సంవత్సరం జూలై 1920.  
 పన్నెండవ సంవత్సరం జూలై 1920.

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*Utsav Agrawal*



- ఎ పుస్తకము నెంబి / (వ పు) ..... 1920

చస్తాకము నెంబి / (వ పు) ..... 8

హ కౌగితము నెంబి / (వ పు) ..... 8

మి-మి-మి

