

SCANNED

24/8/2012

7



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AU 151671

SL.No. 16061 Date 19-04-2012 Rupees 100/-

Sold to : C. Ramesh, S/o. C. Narsing Rao, R/o. Hyd.

For whom: Modi & Modi Constructions.

S. ANJAMMA S. 71-8

Licensed Stamp Vendor Li No.9/94/R 16/7/005-2012

H.No.3-5-948/11, Gandhi Kutter, Narayanaguda,

Hyderabad-29. Cell: 9394086136, 9866378260

SALE DEED

This Sale Deed is made and executed on this the 23rd day of April 2012 at S.R.O, Keesara, Ranga Reddy District by and between:

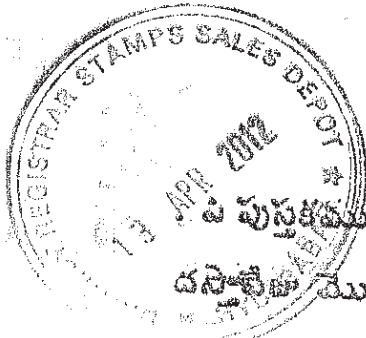
M/s. MODI & MODI CONSTRUCTIONS a registered partnership firm having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 42 years, Occupation: Business, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

IN FAVOUR OF

Mr. Chivukula Venkata Subrahmanya Prasad, son of Late C. V. S. Murty, aged about 61 years, Occupation: Service, residing at 2001, Sector 'C', Pocket-2, Vasant Kunj, New Delhi - 110 070., 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



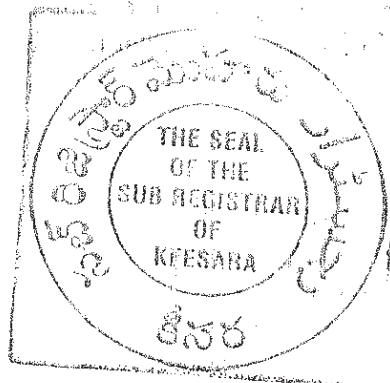
ప పుస్తకము 2012 వ సం. (11)..... 2418
 దస్తావేజు మొత్తం కొనికముల సంఖ్య..... 10
 ఈ కొనికము వకుస సంఖ్య.....

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APR 13 2012

ENDORSEMENT

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

Sl. No.	Description of fee/duty	In the form of					Total
		Stamp	Cash	Bank	Stamp or U/S of I.S.	DD/BC/ Pay order	
1	Stamp duty	100	95900				96000
2	Transfer Duty						
3	Registration fee						6000
4	User charges						100
5	Patrol						102100



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

2418
.. ఎ పుస్తకము 2012 వ సం॥ పు.....

వస్తావేజు మొత్తం కాగితముల సంఖ్య..... 10
2

2012 సం॥ ఏప్రిల్ నెల 30 వ తేది

1934 వ.శా.శ. కైశాఫ్ మాసం 10 వ తేది

పగలు 2 మరియు 3 గంటల మధ్య

కీసర్ సబ్ - రిజిస్ట్రారు ఆఫీసులో

శ్రీ/శ్రీమతి K. Prabhakar Reddy

రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 32.ఎ ను

అనుసరించి నమర్చించవలసిన ఫోటోగ్రాఫులు

మరియు వేలిముద్రలతో సహా దాఖలు చేసి రుసుము

రూ. 6000 / - లు చెల్లించినాడు

నాసియచ్చినట్లు ఒప్పుకొన్నది

ఎడమ బొటన వేలు

W
చక్ర-రిజిస్ట్రార్



K. Prabhakar Reddy

K. Prabhakar Reddy S/o. K-P-Reddy
Occ: Service - R/o. S-11-187/3 & 4, 2nd floor,
Soham mansion, M.G. Road, Sec 60B through
SPA Ad presentation of documents, vide SPA
no. 12/BK/1/2008, dt. 5.03.2008 at SPA
Keesara, R.R. dist



నిరూపించినది

1

CH. Venkataramany Reddy S/o. Late K. Hanumanth Reddy
1-21-54/1/1, Venkataramany Colony, Sec 15

2

CH. Venkataramany Reddy S/o. K.P. Reddy
Service, R/o. 11-187/2, Road No. 2, Green Hills colony
Sardar Nagar, Hyderabad.

2012 సం॥ పు ఏప్రిల్ నెల 30 వ తేది T. Nagaraj

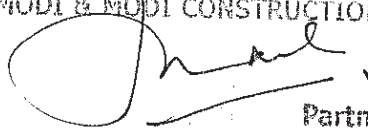
1934 వ శా.శ. కైశాఫ్ మాసము 10 వ తేది కీసర

- 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.7, admeasuring 117 sq. yds., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.12,00,000/-(Rupees Twelve Lakhs 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.7, admeasuring 117 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.12,00,000/-(Rupees Twelve Lakhs 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. 1,02,000/- is paid by way of challan No. 18776, dated 24.04.2012, drawn on SBH, Keesara Branch, Ranga Reddy District.

For MODI & MODI CONSTRUCTIONS



Partner

. ఎ పుస్తకము 2012 వ సం॥ 2418
 దస్తావేజు యొక్క కాగితముల సంఖ్య.....10....
 ఈ కాగితము వశున సంఖ్య.....3

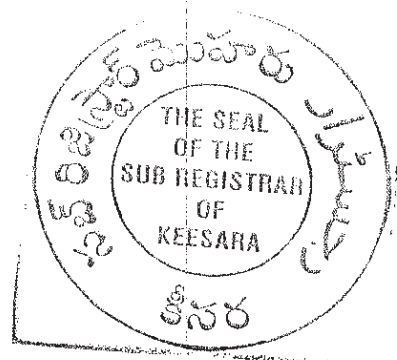
12/12/12
 సబ్-రిజిస్ట్రార్

Rs. 95900 towards stamp duty including T.D.
 under section 41 of the I.S. Act 1899.
 and Rs. 6000 Towards Registration fee on the
 chargeable value of Rs. 1200000 were paid by
 the party through Bank. 182206 vide
 challan/DD/BC/Pay order No. 24/4/12 date"

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

పుస్తకము 2012 సం॥ (కా.శ. 1934)
 2418 మెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్
 నిమిత్తం గుర్తింపు నెంబరు 1630-2418/2012
 ఇవ్వబడినది.
 2012 సం॥ ఏప్రిల్ నెల..... 30 ..వ తేది

T. Nagaraj
 సబ్-రిజిస్ట్రార్



SCHEDULED PLOT

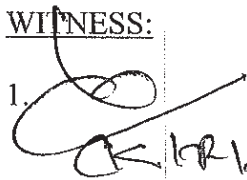
ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 7, admeasuring about 117 sq. yds. forming part of Sy. Nos. 128, 129, 132, 133, 134, 135 & 136 in the project known as "NILGIRI HOMES" situated at Rampally Village, Keesara Mandal, Ranga Reddy District, marked in red in the plan annexed hereto and bounded on:

North	Park
South	Plot No. 6
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.


(K. R. SRINIVAS)

2.



FOR MODI & MODI CONSTRUCTIONS


Partner
(Soham Modi)
VENDOR

X

VENDEE

REGISTRATION PLAN SHOWING

PLOT NO. 7, FORMING A PART

IN SURVEY NO. 128, 129, 132, 133, 134, 135 & 136, IN THE PROJECT KNOWN AS 'NILGIRI HOMES' **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. CHIVUKULA VENKATA SUBRAHMANYA PRASAD, SON OF LATE C. V. S. MURTY

REFERENCE:
AREA:

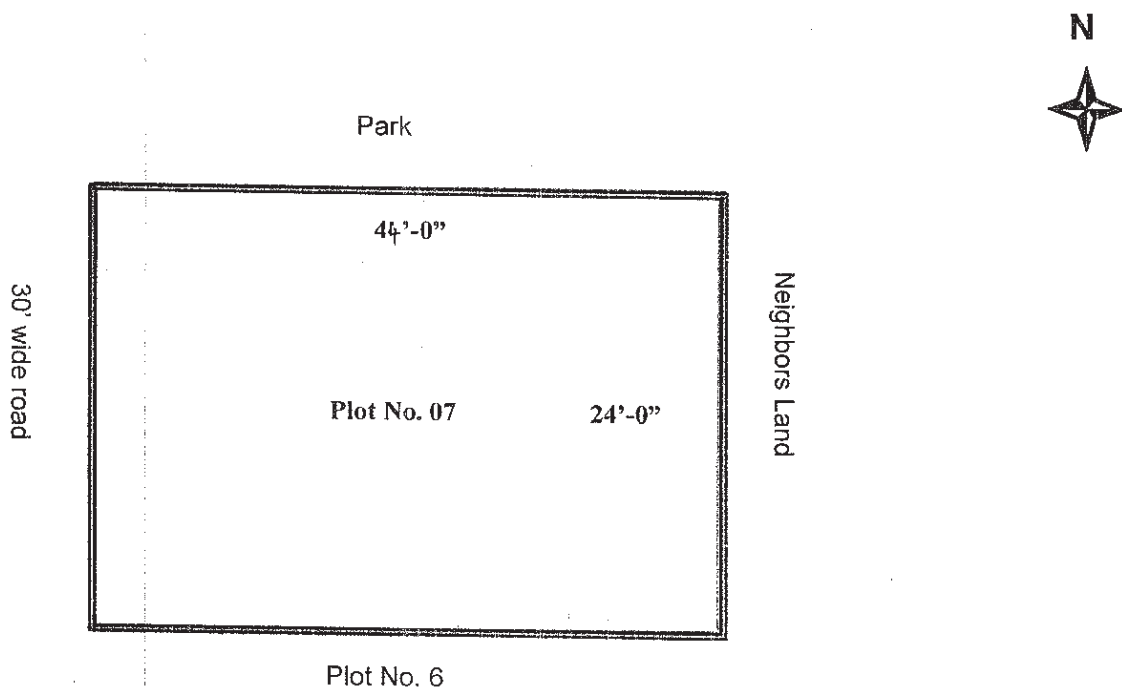
117

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:

**WITNESSES:**

1. (S. Srinivas Prasad)

2.

For MODI & MODI CONSTRUCTIONS

Partner

SIG. OF THE VENDOR

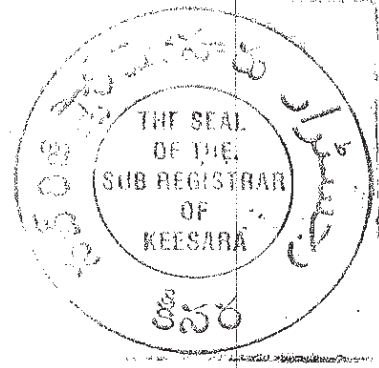
SIG. OF THE BUYER

.. అ పుస్తకం .. (1) 2418

వస్తావేళా మొత్తం కాగితముల సంఖ్య.. 10

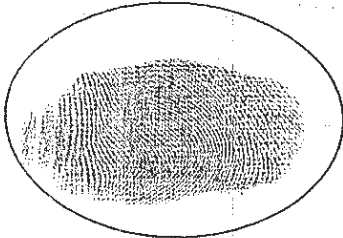
ఈ కాగితము వశున సంఖ్య.. 5

W
మరి-రిజిస్ట్రే



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

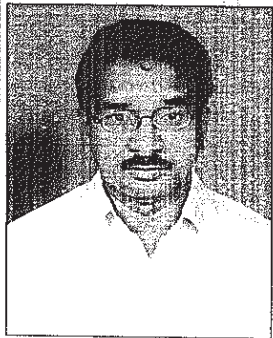
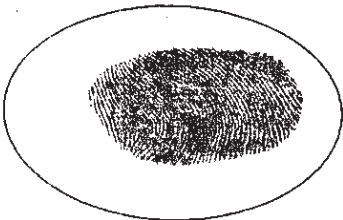
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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VENDOR:

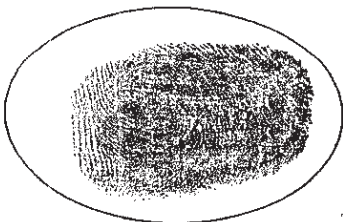
M/S. MODI & MODI CONSTRUCTIONS,
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD
REP. BY ITS MANAGING PARTNER

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.



BUYER:

MR. CHIVUKULA VENKATA
SUBRAHMANYA PRASAD
S/O. LATE C. V. S. MURTY
R/O. 2001, SECTOR 'C'
POCKET - 2, VASANT KUNJ
NEW DELHI - 110 070

SIGNATURE OF WITNESSES:

- 1.
- 2.

For MODI & MODI CONSTRUCTIONS

Partner

SIGNATURE OF EXECUTANTS

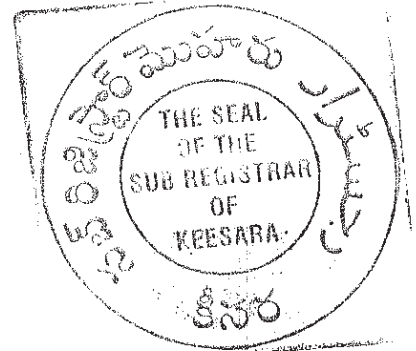
I stand herewith my photograph(s) and finger prints in the form prescribed, through my representative, Mr. K. Prabhakar Reddy, as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Keesara, Ranga Reddy District.

SIGNATURE OF THE REPRESENTATIVE

SIGNATURE OF BUYER

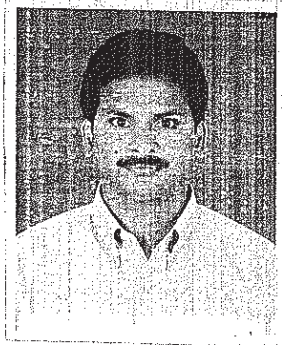
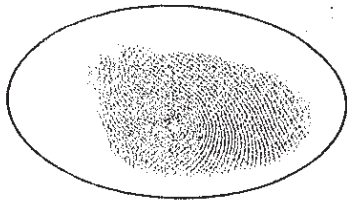
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[Signature]
చట్ట రిజిస్ట్రార్



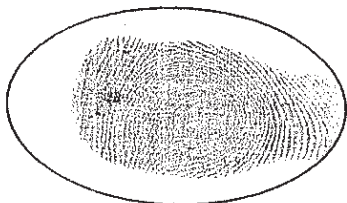
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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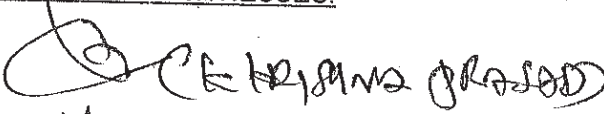
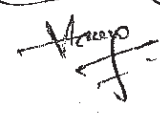
WITNESSES:

1. MR. CH. VENKATA RAMANA REDDY
S/O. LATE ANJI REDDY
R/O. H. NO: - 11187/2
ROAD NO. 2, GREENHILLS COLONY
SAROORNAGAR.
HYDERABAD.



2. MR. K. KRISHNA PRASAD
S/O. LATE HANMANATH RAO
R/O. H. NO: - 1-21/54/1/1
VENKATAPURAM
ALWAL
HYDERABAD.

SIGNATURE OF WITNESSES:

1. 
2. 

..... 2418

.....10.....

.....

[Handwritten signature]
ప్రతి-రిజిస్ట్రార్



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPIN6725H

नाम / NAME
SONAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH MAHILAL MODI

जन्म तिथि / DATE OF BIRTH
18-10-1989

हस्ताक्षर / SIGNATURE


मुख्य आयकर अधिकारी, अरुणाचल प्रदेश
 Chief Commissioner of Income-tax, Arunachal Pradesh

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT OF INDIA

PRABHAKAR REDDY K
 PADMA REDDY KANDI

15/01/1974
 Permanent Account Number
AWSP8104E

Signature


10/06/2008

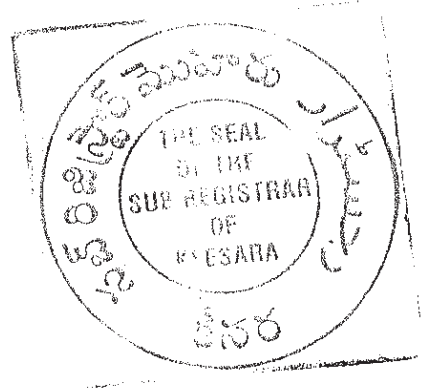
Prabhakkar Reddy K

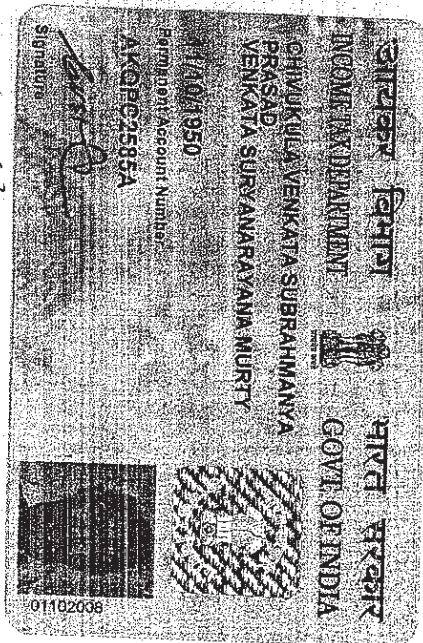
For MODI & MODI CONSTRUCTIONS

Modi
 Partner

.. అనుబంధము 12 వ సం||పు..... 2418 ..
 పస్తావేజు మొత్తం కాగితముల సంఖ్య..... 10 ..
 8
 ఈ కాగితము వశున సంఖ్య.....

WTA
 చట్ట-రిజిస్ట్రార్





Sd/- Mr. Chivukula Venkata Subrahmanya Prasad

Attested

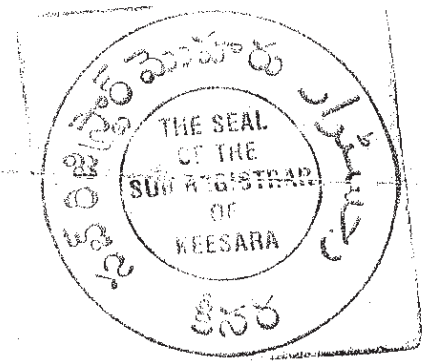
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పస్తావీజా మొత్తం కాగితముల సంఖ్య..... 10

ఈ కాగితము వకుస సంఖ్య..... 9

WTA
మం-రిజిస్ట్రార్



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

V RAMANA REDDY CHEERUKA
ANJI REDDY CHEERUKA
05/03/1972
ANPC83630

Signature

Witness 2

Witness No-1

DRIVING LICENSE
KRISHNA PRASAD K
A HANMATH RAO
1-21-54413
JENNAIDAPURAM
ALYAB
RR DIST

23/06/2008

RTA MEDICAL PR DIST

M3337079/08 **Class Of Vehicle** **Validity**
Non-Transport **LMV** **15/06/2014**
Transport
Hazardous Validity
Badge No.
Original No. **DLFAP12875632006**
Original LA **RTA MEDCHEL**
DOB **16/06/1964**
Blood Gr.
Date of 1st Issue **23/06/2008**



.. ఎ పుస్తకము 2012 త సం. 100..... 241 క.....

దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 10

ఈ కాగితము వకుస సంఖ్య..... 10

[Signature]
చట్ట-001/సం-10

