

SCANNED

6550/08



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AD 011177

No. 25122 Date 22/10/2009
Sold to Retnesh
S/o. D/o. W/o. Narsingh
For Whom Modi & Modi Constructors

R. SRINIVAS
S.V.L.No.26/98, R.No.11/2007
CITY CIVIL COURT
SECUNDERABAD

SALE DEED

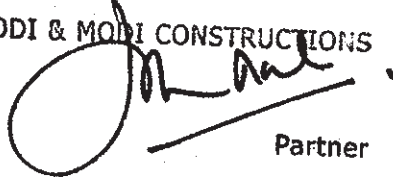
This Sale Deed is made and executed on this the 16 day of December 2009 at SRO, Keesara, Ranga Reddy District by:

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 39 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

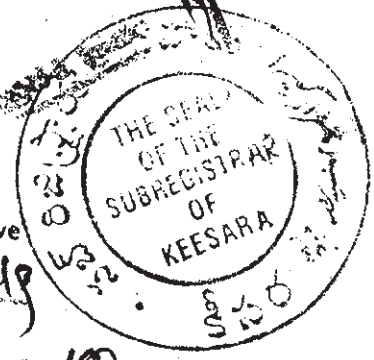
MR. G. LAXMAIAH, SON OF MR. G. SANJIAH aged about 31 years, Occupation: Service, residing at H. No. 1-301, Plot No. 27, Adithya Nagar, Kapra, Hyderabad - 500 062, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For MODI & MODI CONSTRUCTIONS


Partner

1వ పుస్తకము 2000 నం. పు 6550
 దస్తావేజు యొక్క మూల కాగితముల సంఖ్య 9
 ఈ కాగితముల వరుస సంఖ్య

10000 కోట్ల
VC-1
-6 OCT-2009
పరిశీలకుడు



ENDORSEMENT

Certified that the following amounts have been paid in respect of this document:
 By challan No. 520842 D.D. 12/12/09

- I. Stamp Duty:
 1. in the shape of stamp papers Rs 100
 2. in the shape of challan Rs 160/0
 3. in the shape of cash Rs
 4. in the shape of stamp duty Rs
- II. Transfer Duty:
 1. in the shape of challan Rs
 2. in the shape of cash Rs
- III. Registration fees:
 1. in the shape of challan Rs 895
 2. in the shape of cash Rs
- IV. User Charges:
 1. in the shape of challan Rs 10
 2. in the shape of cash Rs

Total Rs 17105

SUB REGISTRAR
KEESARA

WHEREAS:

- A) The Vendor is the absolute owner and possessor of the land admeasuring about Ac. 6-28 Gts. forming part of Sy. No. 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.
- 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.

11sale.deed.MNM.

For MODI & MODI CONSTRUCTIONS


Partner.

1. పుస్తకము 2009 వ సం॥ నెం..... 6550
 దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 9
 ఈ కాగితము వరుస సంఖ్య.....

2008 సం॥ 21 నెం..... 21 వ తేది
 1930 వ.శ.సం. 30 వ తేది
 కీసర - రిజిస్ట్రారు ఆఫీసులో
 క. ప్రభాకర్ రెడ్డి
 కీసర జిల్లా పుస్తకము 1908 వ.శ.సం. 32 వ తేది
 కీసర జిల్లా పుస్తకములను పోల్చి గ్రాపులు
 ముద్రించి పంపించినట్లు సహా దాఖలు చేసి ఈ పుస్తకము
 యొక్క..... కీసర జిల్లా పుస్తకములను పోల్చి గ్రాపులు
 ముద్రించి పంపించినట్లు సహా దాఖలు చేసి ఈ పుస్తకము
 యొక్క..... కీసర జిల్లా పుస్తకములను పోల్చి గ్రాపులు
 ముద్రించి పంపించినట్లు సహా దాఖలు చేసి ఈ పుస్తకము



సబ్-రిజిస్ట్రార్

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. 12/2008 dated 29.3.08
 registered at SRO, Keesara
 Ranga Reddy District.

విడమ బొటన వ్రేలు
 నిరూపించినది

① R. Mathu Babu S/o K. Anjiah OCC: Student
 Residence of: P.No. 27, Adithya Nagar, Kapra, Hyd-500062.

② Venkateswara Reddy S/o. Anji Reddy
 Occ: Serviu - P.O. 11-137/2, Rd no. 2,
 Green Hills colony, Serroornagar, Hyd.

2009 సం॥ 21 నెం..... 21 వ తేది
 1931 వ.శ.సం. 30 వ తేది
 కీసర జిల్లా పుస్తకములను పోల్చి గ్రాపులు ముద్రించి పంపించినట్లు సహా దాఖలు చేసి ఈ పుస్తకము యొక్క..... కీసర జిల్లా పుస్తకములను పోల్చి గ్రాపులు ముద్రించి పంపించినట్లు సహా దాఖలు చేసి ఈ పుస్తకము

- D) The Vendee is desirous of purchasing a plot of land bearing no. 11 admeasuring 179 sq. yds., hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.1,79,000/- (Rupees One Lakh Seventy Nine 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. 11 admeasuring 179 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.1,79,000/- (Rupees One Lakh Seventy Nine Thousand Only) paid by way of Cheque No.443776, dated 27.11.2009 for being Housing Loan issued by Axis Bank Ltd., Service Branch, Hyderabad. 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. 17,005/- is paid by way of challan No. 550847, dated 16.12.2009, drawn on SBH, Keesara Branch, Ranga Reddy District.

For MODI & MODI CONSTRUCTIONS



Partner

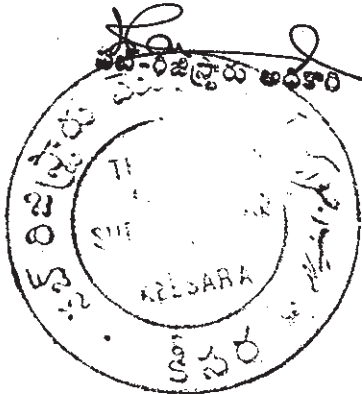
15 ఫున్దకము 2009 సం॥ పు 6550
 దస్తావేజు మొత్తము కాగితముల సంఖ్య 9
 ఈ కాగితముల వరుస సంఖ్య

నవ-రిజిస్ట్రారు

An amount of Rs. 160.10 towards stamp duty
 including transfer duty, and Rs. 295
 towards registration fee on the Market Value
 of Rs. 129,000 was paid by me
 Party through Cheque No. 550842
 Dated 06/11/09 at BH Keesara Bx Keesara

Sub-Registrar
 Keesara

15 ఫున్దకము 2009 సం॥ (కా.శ. 1031) సం॥పు
 6550 మంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్
 నిమిత్తం గుర్తింపు సంఖ్య 1530-6550/2009
 ఇవ్వడమైనది.
 2009 సం॥ 11/11 నెం. 21 వ తేది



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 11 admeasuring about 179 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, bounded on:

North	Plot No. 12
South	Plot No.10
East	30' wide Road
West	Plot No.17

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. R. M. L.
2. [Signature]

For MODI & MODI CONSTRUCTIONS

[Signature]
(Soham Modi)
Partner
VENDOR

[Signature]
VENDEE

1వ పుస్తకము 2000 నా పు 6550
దస్తావేజు మొత్తము కాగితముల సంఖ్య 9
ఈ కాగితముల వరుస సంఖ్య 4

నబ-రజిస్టరు



REGISTRATION PLAN SHOWING

PLOT NO. 11, FORMING A PART

IN SURVEY NO.

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 MANAGING PARTNER

MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER:

MR. G. LAXMAIAH SON OF MR. G. SANJIAH

REFERENCE:**AREA:**

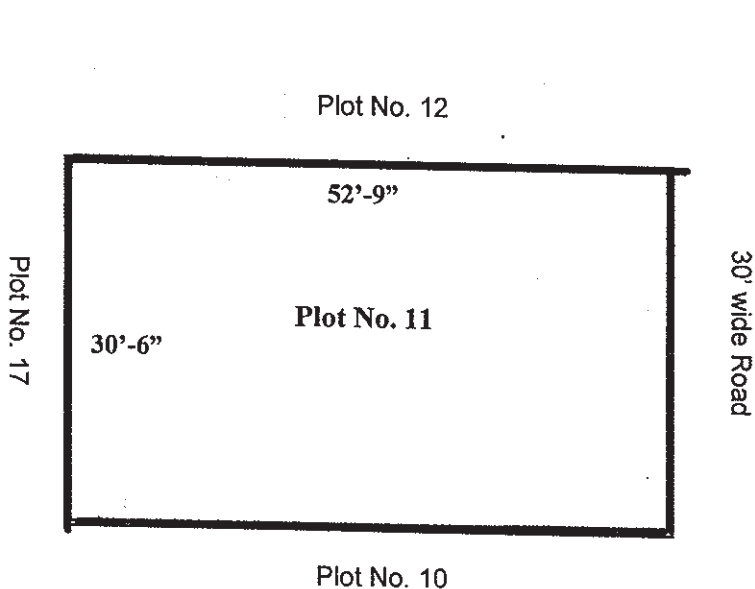
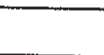
179

SCALE:

SQ. YDS.

INCL:

SQ. MTRS.

EXCL:**WITNESSES:**

- 1.
- 2.

SIG. OF THE VENDOR**SIG. OF THE BUYER**

1వ పునకరణ 2009 నా పు రకు
దస్తావేజు మొత్తం కొరత వల సంఖ్య 9
ఈ కొగితముల ఎటువ సంఖ్య 5

వచ-రిజిస్ట్రారు



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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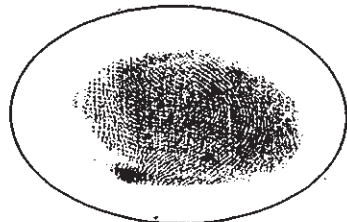
VENDOR:

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



GPA FOR PRESENTING DOCUMENTS
VIDE DOC.NO. 12/BK/IV/2008, Dt. 29.03.2008:

MR. K. PRABHAKAR REDDY
S/O. MR. K. PADMA REDDY
(O). 5-4-187/3&4, II FLOOR
SOHAM MANSION, M. G. ROAD
SECUNDERABAD - 500 003.



BUYER:

MR. G. LAXMAIAH
S/O. MR. MR. G. SANJIAH
R/O. H. NO. 1-301
PLOT NO. 27, ADITHYA NAGAR
KAPRA
HYDERABAD - 500 062

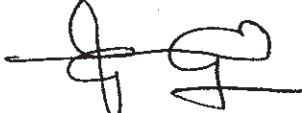
SIGNATURE OF WITNESSES:

1. 
2. 

For MODI & MODI CONSTRUCTIONS


Partner

SIGNATURE OF EXECUTANTS


SIGNATURE OF BUYER

1వ పుస్తకము 2009 న॥ పు 6880
దస్తావేజు మొత్తము కాగితముల సంఖ్య 9
6 కాగితముల వరుస సంఖ్య 6

సబ్-రిజిస్ట్రారు



PERMANENT ACCOUNT NUMBER
ABMPN5725H

NAME
SOHAN SATISH MODI

FATHER'S NAME
SATISH MANLAL MODI

DATE OF BIRTH
18-10-1989

SIGNATURE


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
AWSP84104E

Signature




0550
1వ పుస్తకము 22222 నంబరు
దస్తావేజు మే 9
ఈ కొరతముల వయన నిలబడ 5

8
వత-రికాబాదు



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AGJPG6793M

नाम /NAME
LAXMAIAH GUMMAVALLY

पिता का नाम /FATHER'S NAME
SANJIAH GUMMAVALLY

जन्म तिथि /DATE OF BIRTH
01-04-1977

हस्ताक्षर /SIGNATURE

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

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
 वाले प्राधिकारी को सूचित / वापस कर दें
 मुख्य आयकर आयुक्त,
 आश्रम भवन,
 बशीर बाग,
 हैदराबाद - 500 004.

In case this card is lost/found, kindly inform/return to
 the issuing authority :
 Chief Commissioner of Income-tax,
 Aayakar Bhavan,
 Basheerbagh,
 Hyderabad - 500 004.

[Handwritten signature]

1వ ప్రకరణం నిర్దేశించిన ప్రకారం 6550
దస్తావేజు యొక్క వివరాలు కింది విధంగా ఉన్నాయి 9
ఈ కాగితముల వరుస సంఖ్య 8

ఎల్.ఆర్.ఎస్.ఆర్.



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

C.S.No./Year: 006753/2009 of SRO: 1530(KEESARA)

21/12/2009 13:03:14

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) G. LAXMAIAH R/O. H.NO 1-301, P.NO 27, ADITHYA NAGAR,KAPRA, HYD-BAD.	
2	Manual Enclosure	Manual Enclosure	(EX) M/S MODI & MODI CONSTRUCTIONS REP BY SOHAM MODI O/O. 5-4-187/3 & 4, II FLOOR, SOHAMMANSION, M.G. ROAD, SEC-BAD.	
3			(EX) REP BY GPA OF VENDOR K. PRABHAKAR O/O. 5-4-187/3 & 4, II FLOOR, SOHAMMANSION, M.G. ROAD, SEC-BAD.	


Witness
Signatures


Operator
Signature


Subregistrar
Signature

1వ పుస్తకము 2009 చ. పు 6550
దస్తావేజు మొత్తము రుగణముల సంఖ్య 7
ఈ కాగితముల వరుస సంఖ్య

నబ్-రజస్థారు

