

SCANNED

38/2010



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AD 011182

25127 Date 22/10/2009

Sold to Ramesh

S/o. D/o. W/o. Narasingh

For Whom modi & modi Constructions

K. SRINIVAS
S.V.L. No. 76/98, R.N. 11/2007
CITY CIVIL COURT
SECUNDERABAD

SALE DEED

This Sale Deed is made and executed on this the 6th day of January 2010 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 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. DASU VENKATA NARAYANA RAO, SON OF MR. D. MADHAVA RAO aged about 41 years, Occupation: Service, residing at C/o. Mr. P. Sai Kumar, Door No. 1-1-31/II/427, House No. 427, Phase - II, Saket, Kapra, ECIL Post, Hyderabad - 500 042, hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc.).

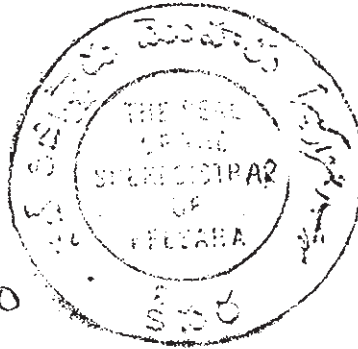
For MODI & MODI CONSTRUCTIONS

A-16 sale.deed.

[Signature]
Partner

వ పునకము 2019 వ సం. గా..... 38
 దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 9
 ఈ కాగితము పున: సంఖ్య..... 1

హక్-రిజిస్ట్రార్



ENDORSEMENT

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

By Cheque No. 55116 Dtd. 7/1/10

I. Stamp Duty:

1. in the shape of stamp papers Rs 100
2. in the shape of adhesion
of Rs. 10 of I.S. Act 1899 Rs 160 10
3. in the shape of cash
of Rs. 10 of I.S. Act 1899 Rs
4. adhesion of stamp duty
of Rs. 10 of I.S. Act 1899 if any Rs

II. Transfer Duty:

1. in 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 100
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. 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.
- 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.

A-16 sale.deed.

- 2 -

For MODI & MODI CONSTRUCTIONS



Partner

పుస్తకము 2000 వ సం॥ 37
 వస్తావేజా మొత్తం కాగితముల సంఖ్య 9
 ఈ కాగితము వరుస సంఖ్య 2

2000 సం॥ జనవరి 7 వ తేది
 1931 వ.శ.శ. సం॥ 17 వ తేది
 పగలు పరియం గంటల మధ్య
 కనక సబ్ - రిజిస్ట్రారు అఫీసులో
 క్రింది వారి ప్రాబాకర్ రెడ్డి
 1908 లోని సెక్షన్ 32.ఎ ను
 అనుసరించి ముద్రాపత్రం పాటించుట
 ముద్రాపత్రం నంబర్ 895/1 చట్టం ప్రకారం
 ముద్రాపత్రం ముద్రాపత్రం
 ముద్రాపత్రం



Prabakar Reddy

Prabakar Reddy

C. Prabakar Reddy S/o. C.P. Reddy Occ: Secy
 R/o. 5-6-15/13 & 4, 2nd floor, Soham Mansions
 M. G. Road, Secbad, through General Power of
 Attorney, Vide G.P.A No. 12/2012/08, Dt. 29.3.08
 at Sec, Keesara, R.R. Dist.

నిరూపించినది

Venkataraman Reddy S/o. Anji Reddy Occ: Secy
 R/o. 11-15/12, Rd No. 2, Green Hills, Hyderabad

B. RAJ KUMAR S/o. MUKUND RAO
 Occ: BUSINESS, R/o. AIWAL, SEC. BAD

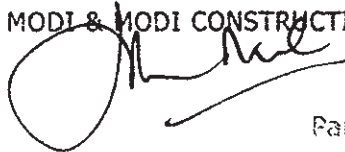
2000 సం॥ జనవరి 7 వ తేది
 1931 వ.శ.శ. సం॥ 17 వ తేది
 కనక

- D) The Vendee is desirous of purchasing a plot of land bearing no. 16 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. 16 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. 870508, dated 29.12.2009 drawn on HDFC Bank, Lakdikapul Branch, Hyderabad for being Housing Loan issued by LIC Housing Finance Ltd. 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. 551116, dated 06.01.2010, drawn on SBH, Keesara Branch, Ranga Reddy District.

A-16 sale.deed. For MODI & MODI CONSTRUCTIONS



Partner

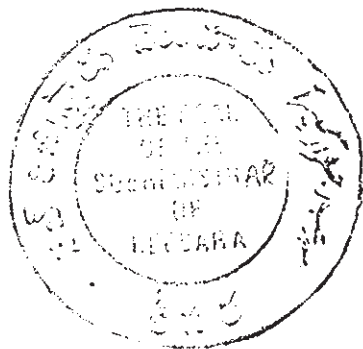
1 వ పుస్తకము జిల్లా వ సంఖ్య.....38.....
 దస్తావేజు మొత్తం కొగితముల సంఖ్య.....9.....
 ఈ కొగితము వరుస సంఖ్య.....3.....

8
 సబ్-రిజిస్ట్రార్

An amount of Rs. 16010 towards stamp duty
 including transfer duty and fee.....895.....
 towards registration fee on the Market Value
 of Rs. 179000 was paid by the
 applicant by Cheque No. 551116
 dated 7/11/10 at CH Keesara Br. Keesara
 Sub-Registrar
 Keesara

1 వ పుస్తకము జిల్లా సంఖ్య (చ.క. 1931) సంఖ్య
 38 చెంగులూరి నిజావు చేయబడినది. ప్రిన్సిపల్
 ఎమిటర్ గుర్తింపు నెంబరు 1530- 38/2010
 జమచేయబడినది.
 10 సంఖ్య 4558 సంఖ్య 7 వ సది

8
 సబ్-రిజిస్ట్రార్ అధికారి



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 16 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. 17
South	Plot No. 15
East	Plot No. 10
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:

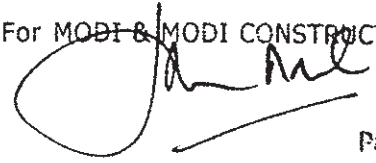
1.



2.



For MODI & MODI CONSTRUCTIONS



Partner

(Soham Modi)
VENDOR



VENDEE

1 వ పుస్తకము 2000 వ సం. 38
దస్తావేజు ముత్తం కాగితముల సంఖ్య 9
2 వ కాగితము వరుస సంఖ్య 4

8
సహ-రక్షకు



REGISTRATION PLAN SHOWING

PLOT NO. 16, 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. DASU VENKATA NARAYANA RAO, SON OF MR. D. MADHAVA RAO

REFERENCE:

AREA:

179

SCALE:

SQ. YDS.

INCL:

SQ. MTRS.

EXCL:



Plot No. 17

52'-9"

Plot No. 16

30'-6"

30' wide Road

Plot No. 10

Plot No. 15

WITNESSES:

1.

[Signature]

2.

[Signature]

For MODI & MODI CONSTRUCTIONS

[Signature]

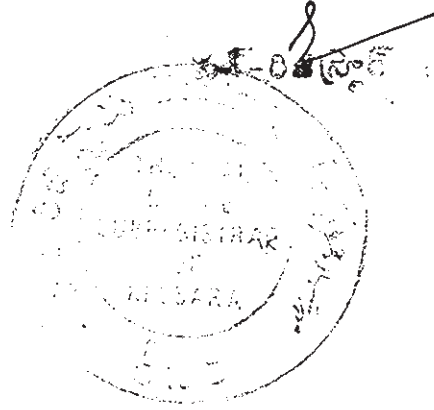
Partner

SIG. OF THE VENDOR

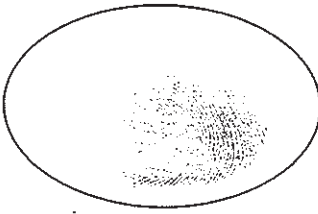
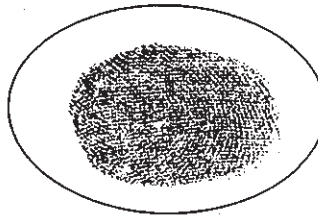
[Signature]

SIG. OF THE BUYER

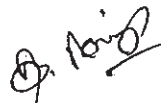
1 వ పుస్తకము 200 వ పంక్తి.....38.....
 దస్తావేజు ముత్తం కాగితముల సంఖ్య.....9.....
 ఈ కాగితము వరుస సంఖ్య.....5.....



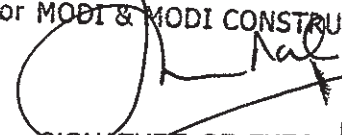
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

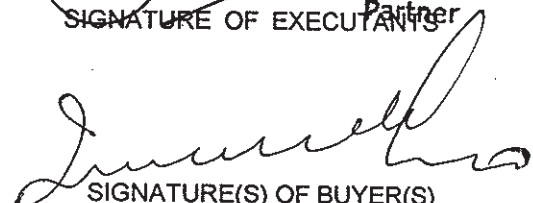
SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			VENDOR: M/S. MODI & MODI CONSTRUCTIONS HAVING ITS OFFICE AT 5-4-187/3 & 4 III FLOOR, SOHAM MANSION M. G. ROAD, SECUNDERABAD REP. BY ITS MANAGING PARTNER MR. 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. DASU VENKATA NARAYANA RAO S/O. MR. D. MADHAVA RAO R/O. DOOR NO. 1-1-31/II/427 HOUSE NO. 427, PHASE – II SAKET, KAPRA ECIL POST HYDERABAD – 500 042.

SIGNATURE OF WITNESSES:

- 
- 

For MODI & MODI CONSTRUCTIONS

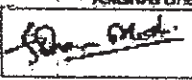

 SIGNATURE OF EXECUTANTS ^{Partner}


 SIGNATURE(S) OF BUYER(S)

1. వ పుస్తకము 200 వ సం. 1 నెం. 38.....
 దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 9.....
 ఈ కాగితము వరుస సంఖ్య..... 6.....

నవ-రిజిస్ట్రార్



आयकर विभाग **PERMANENT ACCOUNT NUMBER**
ABMP16725H
 नाम **NAME**
SOHAN SATESH MODI
 पिता का नाम **FATHER'S NAME**
SATISH MANILAL MODI
 जन्म तिथि **DATE OF BIRTH**
18-10-1989
 हस्ताक्षर **SIGNATURE**

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

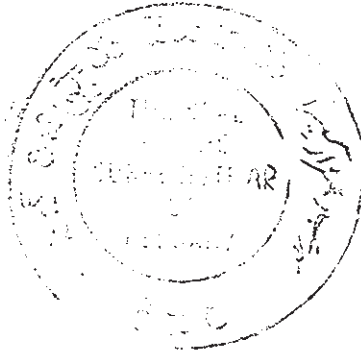
आयकर विभाग **INCOME TAX DEPARTMENT**
PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
 Permanent Account Number
AWSP8104E
 हस्ताक्षर **SIGNATURE**

 भारत सरकार **GOVT. OF INDIA**


 0062008

1 వ పుస్తకము పేజీ/ వ సంఖ్య..... 38.....
 దస్తావేజు మొత్తం జాగితముల సంఖ్య..... 9.....
 ఈ జాగితము వరుస సంఖ్య..... 7.....

నల్-రజిస్టర్



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEAPD5714J



नाम /NAME

VENKATA NARAYANA RAO DASU

पिता का नाम /FATHER'S NAME

MADHAVA RAO DASU

जन्म तिथि /DATE OF BIRTH

17-08-1968

हस्ताक्षर /SIGNATURE

(PRADYOT K. MISRA)

आयकर आयुक्त (कम्प्यूटर केन्द्र)

Commissioner of Income-tax(Computer Operations)

इस कार्ड को खो / गिर जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
आयकर आयुक्त (कम्प्यूटर केन्द्र),
पूर्वी खण्ड-II, तल संख्या-3,
विवेकानन्द मार्ग,
रामकृष्ण पुरम, नई दिल्ली-110066.

In case this card is lost/found, kindly inform/return to
the issuing authority :

Commissioner of Income-tax(Computer Operations),

Level III, East Block II,

Vivekananda Marg, R.K.Puram,

New Delhi - 110066.

అనుబంధములు..... 35
దస్తావేజులు మొత్తం కాగితముల సంఖ్య..... 9
ఈ కాగితము వరుస సంఖ్య..... 8

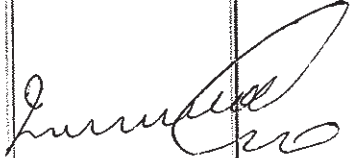
హబ్-రిజిస్ట్రార్



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

C.S.No./Year: 000040/2010 of SRO: 1530(KEESARA)

07/01/2010 14:19:29

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) DASU VENKATA NARAYANA RAO R/O. 1-1-31/II/427, H.NO 427, SAKET,ECIL POST, 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.	

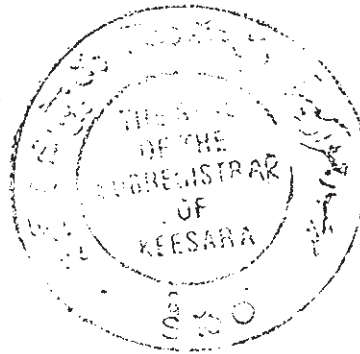
Witness
Signatures

Operator
Signature

Subregistrar
Signature

1 వ పుస్తకము పేజీల వ సంఖ్య..... 38.....
 దస్తావేజు తెంతుల కాపీలు సంఖ్య..... 9.....
 ఈ కాగితము వరుస సంఖ్య..... 9.....

స. రెడ్డిస్వామి





GOVERNMENT OF ANDHRA PRADESH REGISTRATION AND STAMPS DEPARTMENT CERTIFICATE OF ENCUMBRANCE ON PROPERTY/అన్వేషణ పత్రం

CARD

SRO/న.ర.క.

Certificate No/అన్వేషణ పత్రము సంఖ్య:

Application No/దరఖాస్తు సంఖ్య:

Date/తేదీ:

Page/పుట:

Sr/Smt
(శ్రీ/శ్రీమతి)
KESARA
V.N. RAO

VILL/COL: RAMPALLI ROAD

having applied to me for a certificate giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property.
ఈ గ్రామమునందున్న అన్వేషణ పత్రము అన్వేషణ పత్రములు తెలుపు అన్వేషణ పత్రములు తెలుపు అన్వేషణ పత్రములు తెలుపు అన్వేషణ పత్రములు తెలుపు

DATE & TIME of Application of EC: 08-01-2010 00:00:00
I hereby certify that a search has been made in Book I and in the Indexes relating thereto for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances are shown:

DATE & TIME of Generation of EC: 08-01-2010 15:23:39
Years from 01-10-2007 to 07-01-2010

అన్వేషణ పత్రములు తెలుపు అన్వేషణ పత్రములు తెలుపు అన్వేషణ పత్రములు తెలుపు అన్వేషణ పత్రములు తెలుపు అన్వేషణ పత్రములు తెలుపు

Sl.No. వరుస సంఖ్య	(a) Description of Property అన్వేషణ పత్రములు	Date of (Execution) (R)egistration దస్తవేజు రిజిస్ట్రేషన్ తేదీ	(b) Nature & Value of Document దస్తవేజు స్వభావం మరియు విలువ	Names of Parties / పార్టీల వివరాలు Executants (EX) and Claimants (CI) (శ్రీ ఇచ్చిన వారు హక్కు దారులు)	Ref. to Document Entry దస్తవేజు వాసి వివరాలు	
					Vol.No./Page No. వాల్యూం/పుట	Document No./Year దస్తవేజు నెం./సం.
1	VILL/COL: RAMPALLI HOUSE SIDE VALUE W-B: 1-1 SURVEY: 128 129 132 133 134 135 136 PLOT: 16 HOUSE: / EXTENT: 179 SQ.Yds BUILT: 1971 Boundaries: [N]: PLOT NO 17 [S] PLOT NO 15 NO 15 [E]: PLOT NO 10 [W]: 30' WIDE ROAD LINK DOCT: 1516, 4836/2002# 1516, 6095/2005# 1516, 7972/2004# 1516, 8657/2004# 1530, 38/2010# Cons. Value: Rs. 2221000	(R) 07-01-2010 (P) 07-01-2010 (E) 06-01-2010	0109 Sale Mkt. Value: Rs. 389575	1 (EX)/W/S MODI & MODI CONSTRUCTIONS REP BY SOHAM MODI 2 (CI)/DASU VENKATA NARAYANA RAO	0/0	40 2010 of SRO KESARA
2	VILL/COL: RAMPALLI HOUSE SIDE VALUE W-B: 1-1 SURVEY: 128 129 132 133 134 135 136 PLOT: 16 HOUSE: / EXTENT: 179 SQ.Yds Boundaries: [N]: PLOT NO 17 [S] PLOT NO 15 PLOT NO 10 [W]: 30' WIDE ROAD LINK DOCT: 1530, 38/2010#	(R) 07-01-2010 (P) 07-01-2010 (E) 06-01-2010	0110 Sale Mkt. Value: Rs. 389575	1 (EX)/W/S MODI & MODI CONSTRUCTIONS REP BY SOHAM MODI 2 (CI)/DASU VENKATA NARAYANA RAO	0/0	39 2010 of SRO KESARA
3	VILL/COL: RAMPALLI HOUSE SIDE VALUE W-B: 1-1 SURVEY: 128 129 132 133 134 135 136 PLOT: 16 HOUSE: / EXTENT: 179 SQ.Yds Boundaries: [N]: PLOT NO 17 [S] PLOT NO 15 PLOT NO 10 [W]: 30' WIDE ROAD LINK DOCT: 1530, 38/2010#	(R) 07-01-2010 (P) 07-01-2010 (E) 06-01-2010	0111 Sale Mkt. Value: Rs. 389575	1 (EX)/W/S MODI & MODI CONSTRUCTIONS REP BY SOHAM MODI 2 (CI)/DASU VENKATA NARAYANA RAO	0/0	38 2010 of SRO KESARA

I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been registered.
ఈ అన్వేషణ పత్రము తెలుపు అన్వేషణ పత్రములు తెలుపు అన్వేషణ పత్రములు తెలుపు అన్వేషణ పత్రములు తెలుపు అన్వేషణ పత్రములు తెలుపు

Search made and certificate prepared by/ అన్వేషణ పత్రము తయారు చేసిన వారు
Search verified and certificate examined by/ సహకారి అన్వేషణ పత్రము పరిశీలించిన వారు

Office of the Sub-Registering Officer, 100 + 20 towards EC-Fee against Cash Receipt No. 71
OFFICE SEAL & DATE/ స్టాంపు మరియు తేదీ/ తేదీ

Signature of Registering Officer/

I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found
 44 అక్టోబరు 2008-09-09 నై నిబంధించిన కార్యక్రమాలను పూర్తి చేసి విధిగతుల కుట్రలో కేసును ముగిసినట్లు కార్యక్రమాలను పూర్తి చేసి విధిగతుల కుట్రలో కేసును ముగిసినట్లు.

Search made and certificate prepared by/ విచారణ మరియు ధర్మాని చేసిన వారు
 HAKKI

Search verified and certificate examined by/ సరిచూచిన మరియు ధర్మాని పరిశీలించిన వారు

Office of the Sub-Registrar
 KESARNA

Received Rs. 100 +20 towards BC-Fee against Cash Receipt No. 17

OFFICE SEAL & DATE కార్యకర్తల ముద్ర/తేది

Signature of Registering Officer

