

SCANNED

2463/11



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

W 423743

K. SATISH KUMAR

Licensed Stamp Vendor

LIC.No.15-18-013/2000

REN.No.15-18-016/2009

H.No.5-2-30, Premavathi (V),

Rajendranagar Mandal,

Ranga Reddy District,

Pin.No.5049355156

No. 39450 Date 13/06/2011 Rs. 100

Sold to Santosh

S/o. Shankar

For Modi & Modi Constructions

SALE DEED

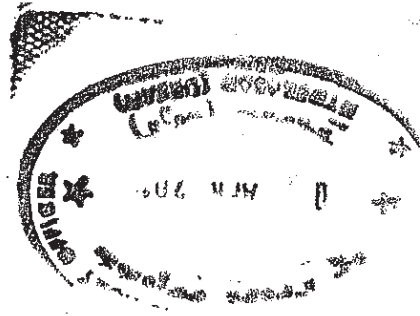
This Sale Deed is made and executed on this the 25th day of June 2011 at SRO, Keesara, Ranga Reddy District by and between:

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

1. DR. M. S. V. RAMANA, SON OF MR. M. RAMA RAO, aged about 49 years, Occupation: Service.
2. MRS. A. V. R. LAKSHMI, WIFE OF DR. M. S. V. RAMANA, aged about 45 years, Occupation: Housewife, both are residing at Flat No. 301, Balaji Towers, 165A, Moti Nagar, 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



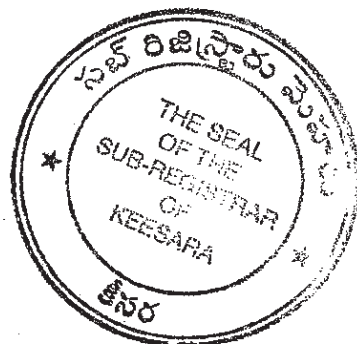
... పుస్తకము 20 // వ సంచిపు... 2463
 వస్తావేళ మొత్తం కాగితముల సంఖ్య... 9
 ఈ కాగితము వదున సంఖ్య... 1

సబ్-రిజిస్ట్రార్

ENCLOSURE

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

Sl No.	Description of fee/duty	In the sum of				
		Stamp payable	Chert of the document	Stamp payable	Chert of the document	Total
1	Stamp duty	100/-		4320	9900	14320
2	Registration fee			270	625	895
3	User charges					100
4	Total					15315



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

.. ఎ పుస్తకము 2011 వ సం॥ 2463

దస్తావేజు మొత్తం కాగితముల సంఖ్య.....9.....

2011 సం॥ 2503 నెల 25 వ తేది ఈ కాగితము వ్రాయు సంఖ్య.....2.....

1933 వ.కా.న. 500 డి మానం 4 వ తేది

వగలు 2 పరియ 3 గంటల మధ్య

కీసర్ నబ్ - రిజిస్ట్రారు అధీనులో

శ్రీ/శ్రీమతి K. Prabhakar Reddy

రిజిస్ట్రేషన్ చట్టము 1908లోని సెక్షన్ 32.ఎ ను

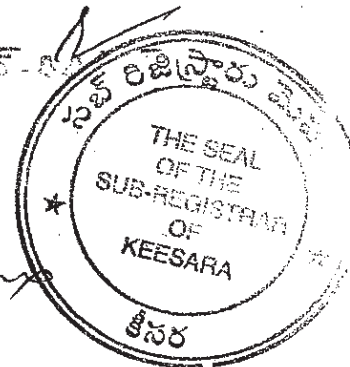
అనుసరించి నమర్చించవలసిన ఫోటోగ్రాఫులు

మరియు వేలిముద్రలతో సహా దాఖలు చేసే తుదిము

దాఖ 625 / - లు చెల్లించినారు

వ్రాయించినట్లు ఒప్పుకొన్నది

ఎడమ తొడవ నెల



Signature

Signature

Name

K. Prabhakar Reddy

1/2

K. Padma Reddy

On

Secured

N/o

5-6-187/3 & 4, 2nd floor, Soham mansion

M.G. Road, Sec'ad, Through GFA at Hyderabad

of documents, vide GFA no. 12/BGIR/2008,

dt. 29.03.08 at SRO, Keesara

R.R. Sir



విరూపిందినది

Signature

Name

CH VENKAT RAMANA REDDY

1/2

LATE ANJ REDDY

On

SERUIE

N/o

11-187/2, Road no. 2, Green Hills Colony,

Saradnagar, Hyderabad.

Signature

Signature

Name

B. M. Raj Kumar

1/2

Murund Rao,

On

Buzhneer

N/o

1-5/1, Gollaram, Sec'ad

2011 నెల 2503 నెల 25 వ తేది

1933 వ.కా.న. 500 డి మానము 4 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. 18, 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. 18, 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) 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. 15,215/- is paid by way of challan No.814557, dated 08.06.2011, drawn on SBH, Keesara Branch, Ranga Reddy District.

(10,625/- challan + 4590/- By cash)

For MODI & MODI CONSTRUCTIONS



.. ఎ పుస్తకము 2011 వ సం॥ను... 2463.....
 వస్తావేజా మొత్తం కొరితముల సంఖ్య... 9.....
 ఈ కొరితము వరుస సంఖ్య... 3.....

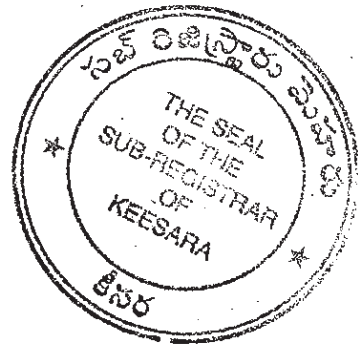
చట్-రిజిస్ట్రార్

"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. 179000 were paid by
 the party through Bank. 814557 vide
 challan/DD/BC/Pay order No. 8/6/11 date"


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

పుస్తకము 2011 సం॥ (కా.న. 1933) కింద,
 2463 మొత్తంగా కొరితము చేయబడినది. ఇది, రిజిస్ట్రార్
 ముఖ్య అధికారి సెంటరు 1520-2463/2011
 వద్ద ఉన్నది.
 మొత్తం రూ॥ 2500/- రెండు 2500/-


 L RAVINDER
 చట్-రిజిస్ట్రార్, కీసర



ENDORSEMENT UNDER SECTIONS 41 AND 42 OF ACT 17 OF 1899.

Doc No. 2463/2011

Date 25/6/11

I hereby certify that the Proper deficit Stamp duty of Rs. 4320/-
 has been levied in respect of this instrument from

on the basis of the Market Value/Consideration of Rs. 179000/-


 Registrar/Collector

చట్-రిజిస్ట్రారు, కీసర

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 18, admeasuring about 179 sq. yds. forming part of Sy. No. 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	Plot No. 19
South	Plot No. 17
East	Plot No. 12
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:

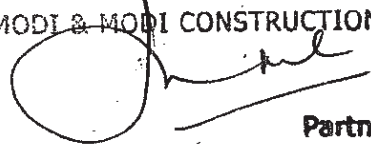
1.



2.



For MODI & MODI CONSTRUCTIONS



Partner

(Soham Modi)
VENDOR



VENDEE

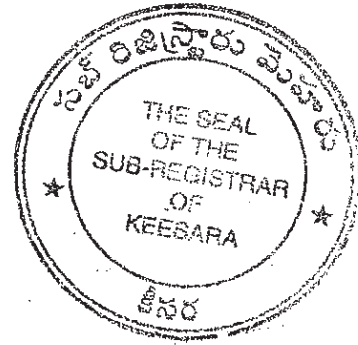


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దస్తావేజు మొత్తం కాగితముల సంఖ్య..... 9

ఈ కాగితము వరుస సంఖ్య..... 4

సబ్-రిజిస్ట్రార్



REGISTRATION PLAN SHOWING

PLOT NO. 18, 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 MANAGING PARTNER

MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER: 1. DR. M. S. V. RAMANA, SON OF MR. M. RAMA RAO

2. MRS. A. V. R. LAKSHMI, WIFE OF DR. M. S. V. RAMANA

REFERENCE:
AREA:

179

SCALE:
SQ. YDS.**INCL:**
SQ. MTRS.**EXCL:**

N



Plot No. 19

52'-9"

30' wide Road

30'-6"

Plot No. 18

Plot No. 12

Plot No. 17

For MODI & MODI CONSTRUCTIONS

Partner

SIG. OF THE VENDOR

WITNESSES:

1.

2.

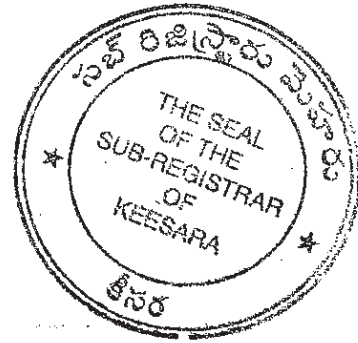
SIG. OF THE BUYER

...పుస్తకము 2011 వ సం॥ నంబు... 2463

వస్తావేళ మొత్తం కాగితముల సంఖ్య... 9

ఈ కాగితము వరుస సంఖ్య... 5

సబ్-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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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.

BUYERS:

1. DR. M. S. V. RAMANA
S/O. MR. M. RAMA RAO
FLAT NO. 301
BALAJI TOWERS
165A, MOTI NAGAR
HYDERABAD - 500 018.

2. MRS. A. V. R. LAKSHMI
W/O. DR. M. S. V. RAMANA
R/O. FLAT NO. 301
BALAJI TOWERS
165A, MOTI NAGAR
HYDERABAD - 500 018.

SIGNATURE OF WITNESSES:

1. 
2. 

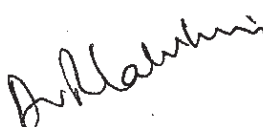
For MODI & MODI CONSTRUCTIONS



Partner
SIGNATURE OF EXECUTANTS



SIGNATURE(S) OF BUYER(S)

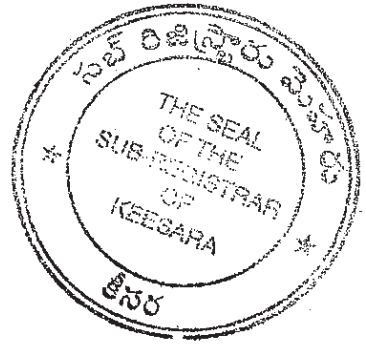


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చస్తావేజా మొత్తం కాగితముల సంఖ్య...9.....

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సబ్-రిజిస్ట్రార్

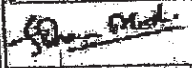


PERMANENT ACCOUNT NUMBER
ABMPN6725H

नाम NAME
SOHAN SATISH MODI

पिता का नाम FATHER'S NAME
SATISH MANLAL MODI

जन्म तिथि DATE OF BIRTH
18-10-1989

हस्ताक्षर 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
AWSRP8104E

हस्ताक्षर




Prabha

For MODI & MODI CONSTRUCTIONS



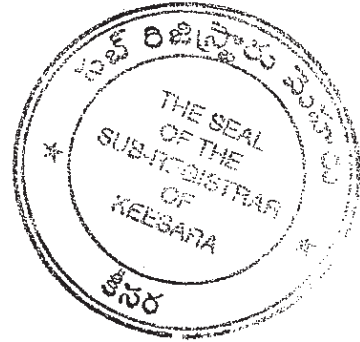
Partner

.. ఎ పుస్తకము 20 || వ సం॥పు.....2463

దస్తావేజు మొత్తం కాగితముల సంఖ్య.....9

ఈ కాగితము వరుస సంఖ్య.....2

సబ్-రిజిస్ట్రార్



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ACLPA3305P

नाम /NAME
VENKATA RAMA LAKSHMI ADURI

पिता का नाम /FATHER'S NAME
SATYANARAYANA MURTHY ADURI

जन्म तिथि /DATE OF BIRTH
07-05-1966

हस्ताक्षर /SIGNATURE
A.V.L. Lakshmi

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

Aduri

Family Members Details

S.No	Name	Relation	Date of Birth	Age
2	Venkata Rama Lakshmi	Wife	07/05/66	39
3	Anusha	Daughter	25/09/90	15

DIG R.R. DIGV.
DPL Mod Nagar
 10/12/2003

कार्यालय पंजीयन/पंजीयन कार्यालय पंजीयन

M. S. Ramana

HOUSEHOLD CARD

Card No : PAPI584194D0034

F.P Shop No : 194

पेरा : ముంజూరు సత్య వెంకట

Name of Head of Household : Manjuluri Satya Venkata Ramana

తండ్రి/భర్త పేరు : డా. రామా రావు

Father/Husband Name : Dr. Rama Rao

పుట్టిన తేదీ/Date of Birth : 01/07/1961

వయస్సు/Age : 44

వృత్తి/Occupation : Employee-Private

ఇంటి నెం./House No. : 13-1-239/301

వీధి /Street : MOTHU NAGAR

Colony : MOTHU NAGAR

Ward No. : వార్డ్ 28/ Ward-28

Municipality : కుకట్పల్లి / Kukatapally

జిల్లా /District : రంగారెడ్డి / Ranga Reddy

Annual Income (Rs.) : 900,000

LPG Consumer No. : 602702/(Double)

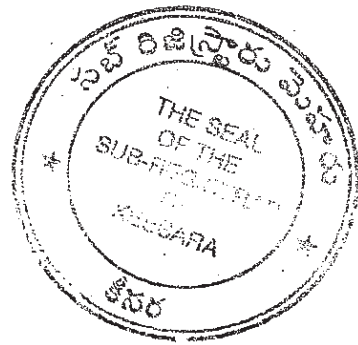
LPG Dealer Name : Deepak Gas Agency P. HPC

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చస్తావేజా మొత్తం కాగితముల సంఖ్య... 9

ఈ కాగితము పరుస సంఖ్య... 8

సర్-రిజిస్ట్రార్



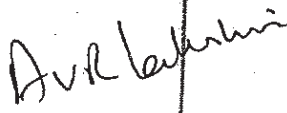
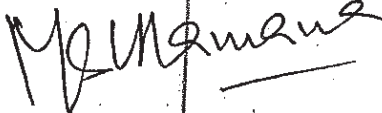
Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 002508/2011 of SRO: 1530(KEESARA)

Presentant Name(Capacity): SOHAM MODI(EX)

This report prints the Photos and FPs taken on 25/06/2011
14:49:54

Report Date: 25/06/2011 14:52:34

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1			(CL) A.V.R. LAKSHMI R/O. FLAT NO-301, BALAJI TOWERS, 165A,MOTI NAGAR, HYDERABAD-18	
2			(CL) DR. M.S.V. RAMANA R/O. FLAT NO-301, BALAJI TOWERS, 165A,MOTI NAGAR, HYDERABAD-18	

Identified by
Witness 1
Witness 2

Photos and TIs
captured by me

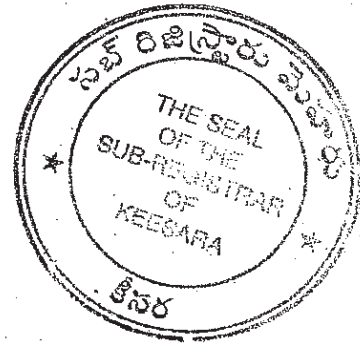
Capture of Photos and TIs
done in my presence

. ఎ పుస్తకము 20// వ సం॥పు...2463.....

దస్తావేజు మొత్తం కాగితముల సంఖ్య.....9.....

ఈ కాగితము వరుస సంఖ్య.....9.....

సర్-రెజిస్ట్రార్





Page/ పేజీ 11

ALONG KNIGHTS. WES

DATE & TIME of Generation of EC: 01-07-2011 11:46:39

01-10-2007

30-D6-2011

2. I hereby certify that a search has been made in Book 1 and in the indexes relating thereto for acids and encumbrances affecting the said property, and that on such search, the following acids and encumbrances appear:

Years from

10

సం. నుండి సం. ౯ వరకు 1 వ ప్రశ్నకు మరియు అందుకు సంబంధించిన ఇతర ప్రశ్నలలో ఏదయినా అన్వయ కోసం సంబంధించిన తాత్పర్య చారిత్రాత్మక సమాచారం ఈ క్రింద ఎవరైనా చదివిన తాత్పర్య చారిత్రాత్మక సమాచారంగా నేను గ్రహీతరంగమునున్నాను.

Sl.No.	(a) Description of Property ಆದಿ ವಿವರಣೆ	Date of (E)xecution (F)-registration ದಸ್ತವೇಶಾಧಿಕಾರ ಪಡೆದ ದಿನ	(b) Nature & Value of Document ದಸ್ತವೇಶಾಧಿಕಾರ ವಿಧಾನ ಮತ್ತು ಮೊತ್ತ	Names of Parties / ವಿವೇ ವಿವರಣೆ Executants (E) and Claimants (C) ಪಾಲಕರು ಮತ್ತು ಪಾಲಕರು	Ref. to Document Entry ದಸ್ತವೇಶಾಧಿಕಾರ ಸಂಖ್ಯೆ	
					Vol.No./Page No. ವಾಲ್ಯೂ/ಪುಟ	Document No./Year ದಸ್ತವೇಶಾಧಿಕಾರ ಸಂ./ಸಂ.
1	VILL/COI.: RAMPALLE RAMPALLYER31000 W-B: 0-0 SURVEY: 128 129 132 133 134 135 136 PLOT: 18 HOUSES: / EXTENT: 179 SQ.Yds Boundries: [N]: PLOT NO 19 [S] PLOT NO 17 [E]: PLOT NO 12 [W]: 30' WIDE ROAD LINK DOCT: 1516,4838/2002# 1516,6095/2005# 1516,7972/2004# 1516,8657/2004#	(R) 25-06-2011 (P) 25-06-2011 (E) 25-06-2011	0101 Sale Sole Mkt. Value: Rs. 179000 Gene. Value: Rs. 179000	1 (EX) M/S. MODI & MODI CONSTRUCTIONS REP BY SOHAM MODI 5 (CL) DR. N.S.V. RAMANA 6 (CL) A.V.R. LAKSHMI	0/0	2463 / 2011 of SNO KEESARA 1

I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found or known to exist since the date of the said certificate.

HABERZ.

Received Rs. 100 +20 towards EC-Fee against Cash Memo No. 679

Search made and certificate prepared by/ ద్వీపకరణ వల్తమ్ శయ్యూరు కేసిన వారు
 వీరేశ్వర వల్తమ్ పరీక్షించిన వారు
 వీరేశ్వర వల్తమ్

SUB-REGISTRAR OFFICE
KESARA

శ్రీమద్భగవద్గీతా ప్రకాశము

OFFICE SEAL & DATE/REMARKS/INITIALS/DATE

5

