

SCANNED

2123/11

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆन्ध్ర प्रदेश ANDHRA PRADESH

Sl.No. 24523 Dt: 17-03-2011 Rs.100/-

Name : Santosh

S/o.Shankar

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

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 15th day of JUNE 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.)

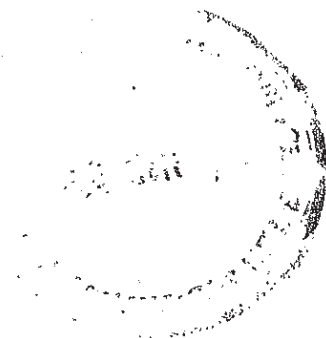
IN FAVOUR OF

MR. LAXMINATH GOPISETTY, SON OF MR. VENKATESWARLU aged about 37 years, Occupation: Service, residing at B-204, Sri Mahalaxmi Meadows, Lakdikapool, Hyderabad - 500 004., 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

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ENDORSEMENT

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

Sl. No.	Particulars	Amount	Stamp	DD/BG/ Pay order	Total
1	Stamp Duty	100	9660		9760
2	Transfer Duty				610
3	Registration	600			100
4	User charges	100			10470
5	Total				



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

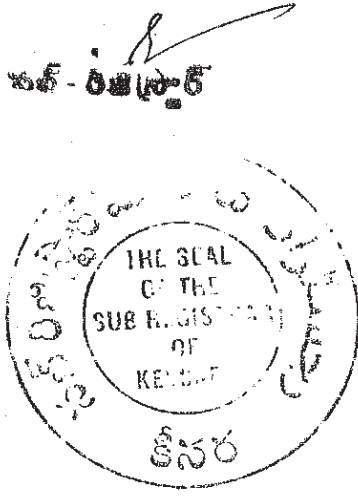

Partner

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2011 నవంబరు 6 వ తేదీ
 1933 వ.శ.స. నం. 16 వ తేదీ
 పేరు 12 మరియు 7 గంటల వరకు
 కింద పేరు - రిజిస్ట్రారు పదేనులో
 క్రింది వారు K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము 1908లోని సెక్షన్ 32.ఎ మే
 లనుబట్టి నమోదుచేయబడిన పత్రాలకు
 మరియు నమోదుచేయబడిన పత్రాలకు మరియు
 610/- చట్టము
 పాటించినట్లు ఒక కృత్యం
 ఎదురు బొటన నలు



Prabhakar Reddy



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/BKW/08
 dated 5.3.08 Registerer at SRO, Keesar
 Ranga Reddy District.

నియోజియేటివ్

Signature [Signature]
 Name CH. VENKATARAMANIA REDDY
 Late CH. AJJI REDDY
 Occ. SERVICE
 H/o 11-187/2, ROAD NO. 2 GREENHILLS COLONY
SARODRNAGAR, HYDERABAD.

Signature [Signature]
 Name B. M. RAJ KUMAR
 Occ. MUKUND RAO
 Occ. SERVICE
 H/o 1-5/1, BOLLARAM, SEC-BAD.

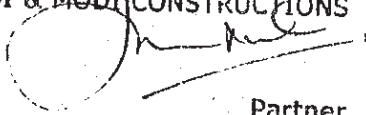
2011 నవంబరు 6 వ తేదీ
 1933 వ.శ.స. నం. 16 వ తేదీ
 పేరు మరియు 7 గంటల వరకు
 కింద పేరు - రిజిస్ట్రారు పదేనులో
 క్రింది వారు K. Prabhakar Reddy
 రిజిస్ట్రేషన్ చట్టము 1908లోని సెక్షన్ 32.ఎ మే
 లనుబట్టి నమోదుచేయబడిన పత్రాలకు
 మరియు నమోదుచేయబడిన పత్రాలకు మరియు
 610/- చట్టము
 పాటించినట్లు ఒక కృత్యం
 ఎదురు బొటన నలు

- 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. 23, admeasuring 122 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.1,22,000/-(Rupees One Lakh Twenty Two 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. 23, admeasuring 122 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.1,22,000/-(Rupees One Lakh Twenty Two 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. 10,370/- is paid by way of challan No. 814558, dated 6.06.11, drawn on SBH, Keesara Branch, Ranga Reddy District.

For MODI & MODI CONSTRUCTIONS



Partner

1. వ పుస్తకము 20 (1) వ కుండ్లు..... 2123
 2. వస్త్రవేజు మొత్తం కాగితముల సంఖ్య..... 8
 3. ఈ కాగితము వరుస సంఖ్య..... 3

చుట్-రిజిస్ట్రార్
 (Signature)

9660/- towards stamp duty including T.D.
 under section 41 of the I.S. Act 1900.
 and Rs. 610/- towards Registration fee on the
 chargeable value of Rs. 122000/- sold by
 the party through Bazar 214558 vide
 challan/DD/BC/Pay order No. 6/6/11 date

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

ప్రస్తుతము 2011 సం. (వ. 1943) వంద
 2123 మొత్తముగా రెండు ముద్రలు చేసి, స్టాంపు
 ముద్రలు సుత్తిన నంబరు 1530-2123/2012
 ఇవ్వబడినది.
 20 Nov 2011 నంబరు 6 వ తేది.

(Signature)
 L. RAVIDER
 చుట్-రిజిస్ట్రార్, కె.ఎస్.ఆర్.



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 23, admeasuring about 122 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	Park
South	Plot No. 22
East	30' wide Road
West	Neighbour's land

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.



(C.H. Venkat Ramana Reddy)

For MODI & MODI CONSTRUCTIONS



Partner

(Soham Modi)
VENDOR

2.



(B.M. Raj Kumar)

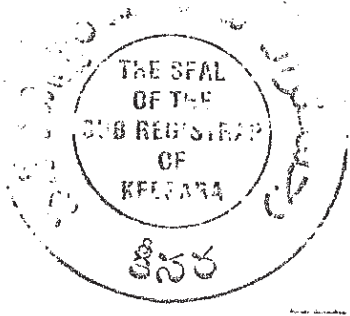

VENDEE

ಎ ಪುಸ್ತಕ ಮುಖಾಂತರ ವರದಿ..... 2123

ಕನ್ನಡ ಮತ್ತು ಅಂಗೀಕರಣ ಸಂಖ್ಯೆ..... 8

ಈ ಅಂಗೀಕರಣ ವರದಿ ಸಂಖ್ಯೆ..... 74

ಕು-ರಬ್-ಸಿ



REGISTRATION PLAN SHOWING

PLOT NO. 23, 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 PARTNER

MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER:

MR. LAXMINATH GOPISETTY, SON OF MR. VENKATESWARLU

REFERENCE:**AREA:**

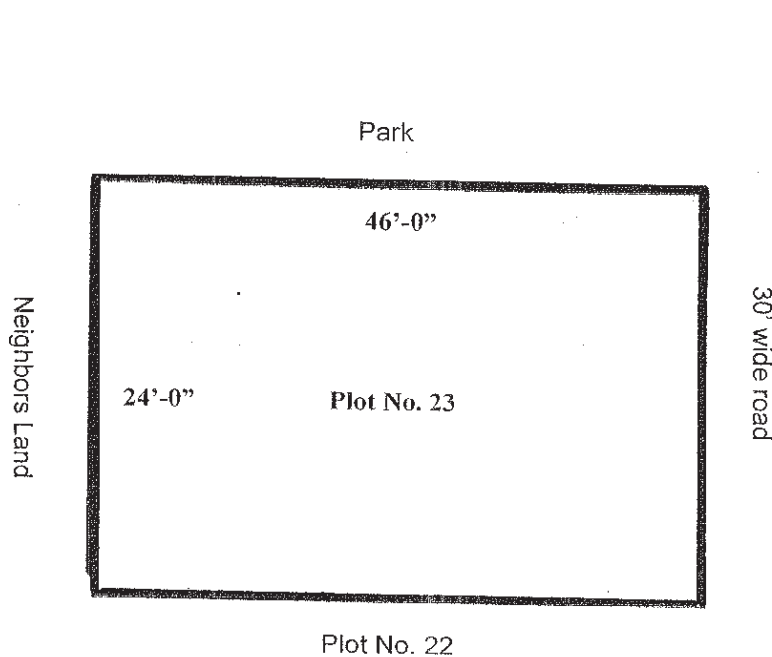
122

SCALE:

SQ. YDS.

INCL:

SQ. MTRS.

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

1.

For MODI & MODI CONSTRUCTIONS

Partner

2.

SIG. OF THE VENDOR

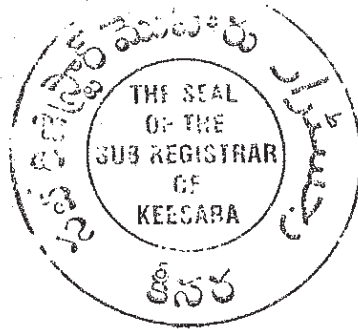
SIG. OF THE BUYER

చిరునామము 2011వ సం॥పు.....2123...

దస్తావేజు మొత్తం కొనుగోలుల సంఖ్య.....8

ఈ కొనుగోలు వయపు సంఖ్య.....5

మన్-రెజిస్ట్రార్



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

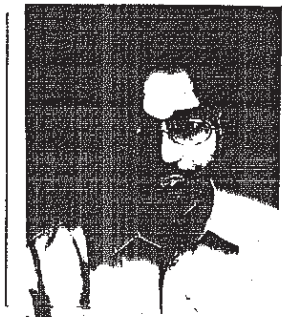
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



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

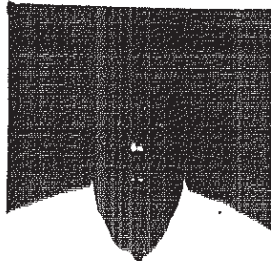
MR. SOHAM MODI
S/O. MR. SATISH MODI



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. LAXMINATH GOPISETTY
S/O. MR. VENKATESWARLU
R/O. B-204, SRI MAHALAXMI MEADOWS
LAKDIKAPOL
HYDERABAD - 500 004.

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

పుస్తకము పేరు / కథ / గుర్తు..... 2123
 పుస్తకము యొక్క వివరములు.....
 పుస్తకము యొక్క వివరములు.....

సమీక్ష
 8

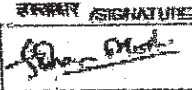


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADMP1672EH

नाम / NAME
SONAR SATESH MODI

पिता का नाम / FATHER'S NAME
SATESH MANLAL 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



भारत सरकार
 GOVT. OF INDIA

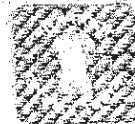
PRABHAKAR REDDY K

PADMA REDDY KANDI

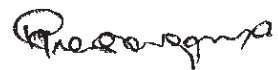
15/01/1974

Permanent Account Number
AWSP8104E


 Signature



10/06/2008

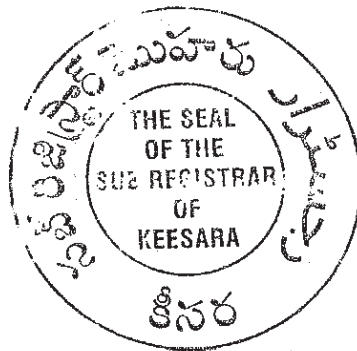


పుస్తకము 2011 వ సం॥ను..... 2/23

సప్తావళి మొత్తం కాగితముల సంఖ్య..... ౪

ఈ కాగితము వరుస సంఖ్య..... ౪

ఈ-ఎడమ



आयकर विभाग
INCOME TAX DEPARTMENT



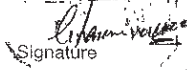
भारत सरकार
GOVT. OF INDIA

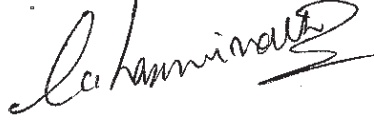
LAXMINATH
VENKATESWARLU GOPISETTY

26/06/1973

Permanent Account Number

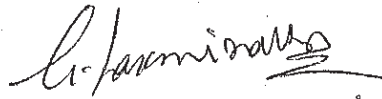
AQPPG0950J


Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूटीएसएल, यूटीएसएल
प्लॉट नं: ३, सेक्टर ११, सीबीडी बेलपुर,
नवी मुंबई-४०० ६१४।



వ పుస్తకము 2011 వ సం॥నం.....2123..

వస్తావేళ మొత్తం కాగితముల సంఖ్య.....5

ఈ కాగితము వరుస సంఖ్య.....2

శ్రీ-రిజిస్ట్రార్

