

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA
INDIAN NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AP 702364

S.No. 22877 Date 06/05/2011
 Sold To B. Purushothama Reddy
 S/o: D/o: V/o: Rama Liza Reddy
 For Whom Modi & Modi constructions, Sec'bad

A. RAGHUNATH
 LICENSED STAMP VENDOR
 Licence No.16-05-15 of 1988
 R.L.No.16-05-10 of 2011
 Shed No.2-12-85, Merredpally, Sec'bad.
 Mobile No:9346384533

SALE DEED

This Sale Deed is made and executed on this the 15th day of May 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

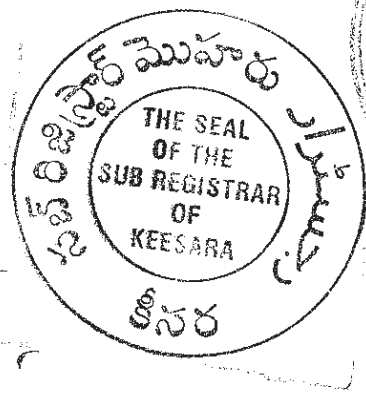
MRS. T. SARADA DEVI, WIFE OF MR. T. S. DASARATHI aged about 47 years, Occupation: Housewife, residing at H. No.1-1-189/13/1, Sri Venkateshwara Nilayam, Balaji Enclave, Kapra, Hyderabad - 500 062., hereinafter referred to as the Vendee (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For MODI & MODI CONSTRUCTIONS

Partner

పన్ను కట్టిన తేదీ: 2004.....
 పన్ను సంఖ్య: 8.....
 ఈ పన్ను కట్టిన తేదీ: 1.....

పట్టణం - మొహర



ENDORSEMENT

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

By Chalan No. 8143.86 .. Dt. 23/5/11

I. Stamp Duty:	
1. in the shape of stamp papers	Rs 100/-
2. in the shape of challan (u/s.41 of I.S.A. 1997)	Rs 9660/-
3. in the shape of cash (u/s.41 of I.S.A. 1997)	Rs
4. in the shape of cash (u/s.16 of I.S.A. 1997)	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 610/-
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	10470/-


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:

- a. Shri M. Hanumath Rao, S/o. Late Shri Chinna Rama Chary
- b. Shri M. Kashinatham, S/o. Late Shri Chinna Rama Chary
- c. Shri M. Venunadham, S/o. Late Shri Chinna Rama Chary
- d. Shri M. Srinivasa Chary, S/o. Late Shri Chinna Rama Chary
- e. Shri M. Narayana, S/o. Late Shri Chinna Rama Chary
- f. Shri M. Pranavanadham, S/o. Hanumath Rao
- g. 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

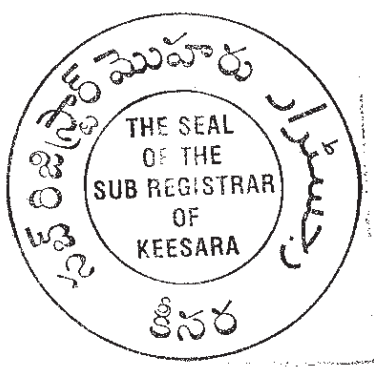


Partner

విద్యుత్తు కమిటీ కేసు నంబర్.....2004.....
 వస్త్రాదేశ మొత్తం రూపాయల సంఖ్య...8.....
 ఈ కాగితము పాఠశాల సంఖ్య.....2.....

సబ్-రెజిస్ట్రార్

2011 యే నెం 27 వ తేది
 1933 వ శా.స. నం. 27 వ తేది
 2 వ తేది మొ. 3 వ తేది



K. Prabhakar Reddy
 వస్త్రాదేశ మొత్తం రూపాయల సంఖ్య 8.00
 ఈ కాగితము పాఠశాల సంఖ్య 2
 ఈ కాగితము పాఠశాల సంఖ్య 2
 సాక్షిగా ఉన్నట్లు ఒకప్పుడు
 ఎక్కడ భాగస్వామి

Prabhakar Reddy
 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. 12/2K19/08
 dated 05.03.08 registerer at SRO
 Keesara
 Nanga Reddy District.

నిరూపించినది

① Venkat Ramona Reddy s/o. Late Anji Reddy
 Occ: Service - R/o 11-15/2, Road No. 2
 Green Hills Colony, Saroornagar, HYDERABAD.

② K. KRISHNA PRASAD s/o. Late K. Kannaiah. S/o
 No. 1-21-54/1/1, Narsapuram, Sect. 15

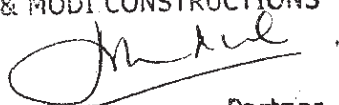
2011 నెంబర్ 27 వ తేది
 1933 వ శా.స. నం. 27 వ తేది మొ. 6 వ తేది కేసర

- 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. 26, 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. 26, 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. 814386, dated 23.5.11, drawn on SBH, Keesara Branch, Ranga Reddy District.

For MODI & MODI CONSTRUCTIONS



Partner

అప్పుకముదిరి తేదీ 2004.....

అప్పుకముదిరి తేదీ 8.....

అప్పుకముదిరి తేదీ 3.....

Handwritten signature

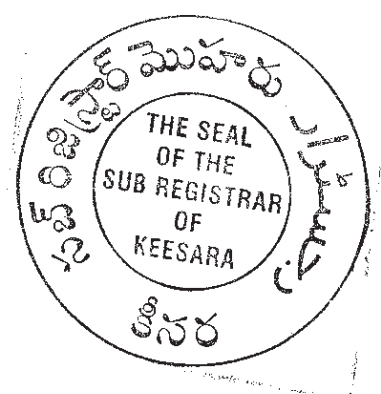
An amount of Rs. 9660/- towards stamp duty including transfer duty and Rs. 610/- towards registration fee on the Market Value of Rs. 1,22,080/- was paid by the Party through challan Receipt No. 814386 dated 23/5/11 at SBH Keesara Br Keesar

[Signature]
Sub-Registrar
Keesara

I certify that the above mentioned amount of Rs. 9660/- towards stamp duty and Rs. 610/- towards registration fee on the Market Value of Rs. 1,22,080/- was paid by the Party through challan Receipt No. 814386 dated 23/5/11 at SBH Keesara Br Keesar

20/5/11 వద్ద నెల 27 వ తేదీ.

[Signature]
L. RAVINDER
Sub-Registrar, Keesara




SCHEDULED PLOT


ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 26, admeasuring about 122 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	Plot No. 27
South	Plot No. 25
East	30' wide Road
West	Neighbour's land

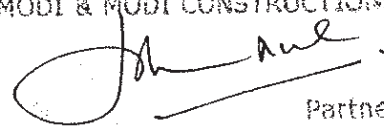
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 
(VENKAT RAMANA REDDY)

2. 
(KRISHNA PRASAD)

For MODI & MODI CONSTRUCTIONS

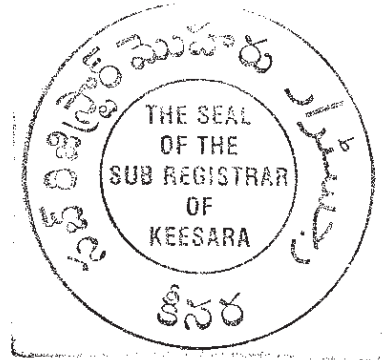

Partner

(Soham Modi)
VENDOR


VENDEE

..... 2004
..... 8
..... 4

పత్ - 2004 - F



REGISTRATION PLAN SHOWING

PLOT NO. 26, 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 PARTNER

MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER: MRS. T. SARADA DEVI, WIFE OF MR. T. S. DASARATHI

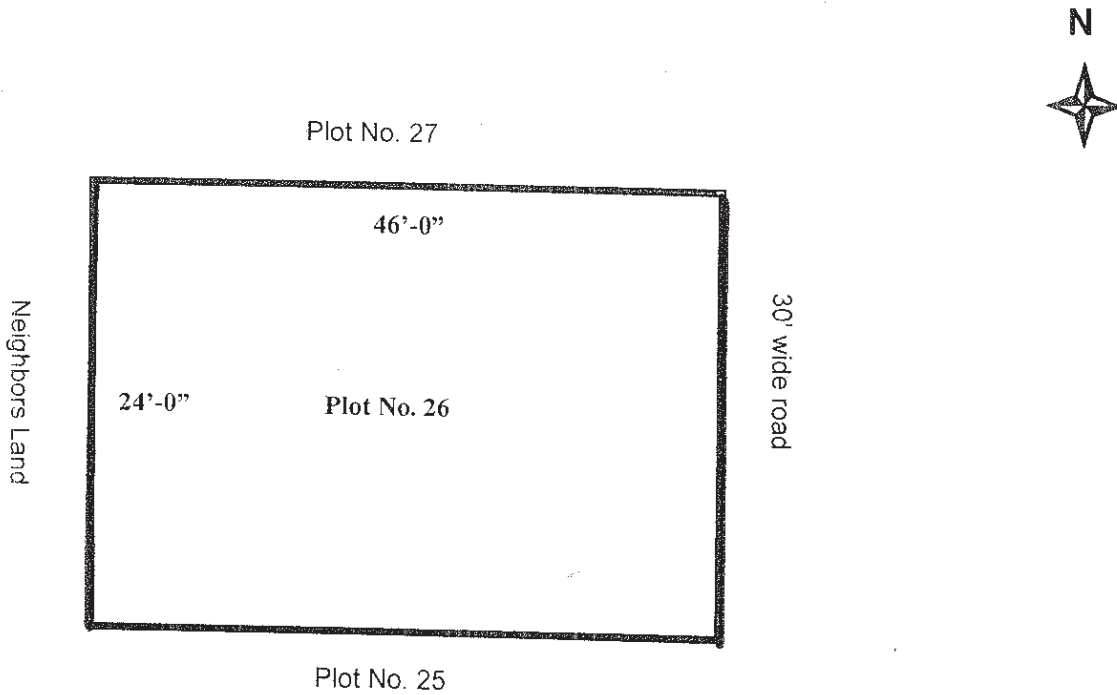
REFERENCE:
AREA: 122

SCALE:
SQ. YDS.

INCL:
SQ. MTRS.



EXCL:



WITNESSES:

- 1.
- 2.

For MODI & MODI CONSTRUCTIONS

Partner

SIG. OF THE VENDOR

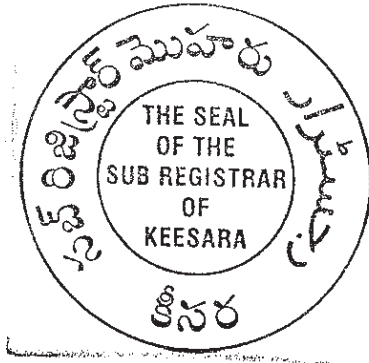
SIG. OF THE BUYER

విద్యార్హతను నిరూపించే తేలికపాటి పత్రం.....2004.....

ఉన్నాడేనా మొదటి కాగితముల సంఖ్య.....8.....

ఈ కాగితము వలన సంఖ్య.....5.....

చుట్టె-విజ్ఞాపన



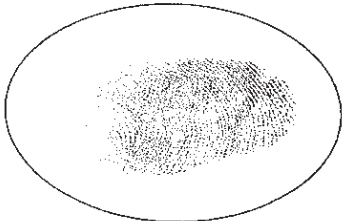
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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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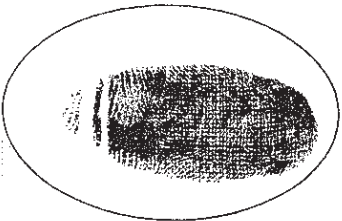
VENDOR:

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.



BUYERS:

MRS. T. SARADA DEVI
W/O. MR. T. S. DASARATHI
R/O. H. NO.1-1-189/13/1
SRI VENKATESHWARA NILAYAM
BALAJI ENCLAVE, KAPRA
HYDERABAD - 500 062.

SIGNATURE OF WITNESSES:

1.

2.

For MODI & MODI CONSTRUCTIONS

Partner

SIGNATURE OF THE 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

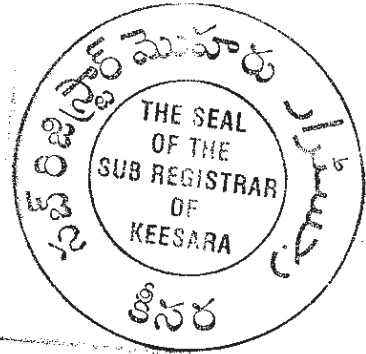
SIGNATURE OF THE BUYER

..... 2004

..... 8

..... 6

చట్ట-అధికారి

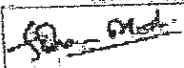


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम / NAME
SONAM SATISH MODI

पिता का नाम / FATHER'S NAME
SATISH 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

हस्ताक्षर / Signature




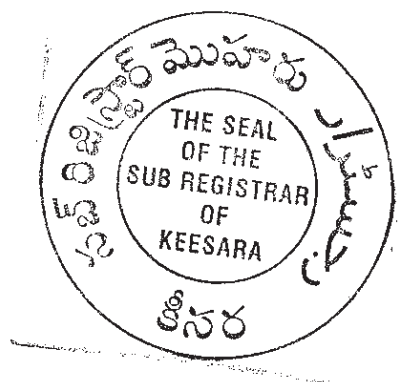
Prabhaakar

..... 2004.....

..... 8.....

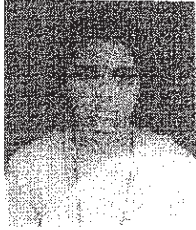
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శ్రీ-శ్రీ



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAWPT7520J



नाम /NAME

SARADADEVI TANGIRALA

पिता का नाम /FATHER'S NAME

BALACHANDRA RAMA MOHANA RAO
TANGIRALA

जन्म तिथि /DATE OF BIRTH

30-01-1964

हस्ताक्षर /SIGNATURE

मुख्य आयकर वायुक्त, आन्ध्र प्रदेश

Chief Commissioner of Income-tax, Andhra Pradesh

Sarada Devi

... పుస్తకము తీసి వదిలి... 2004...
... మొత్తం కాపీలు... 8...
... కాగితము వదులు... 8...

పక్-ఆఫీసర్

