



ఆంధ్రప్రదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH

S.W.L. No. 09/2009 H.No. 8-3-228/678/209 YOUSUFGUDA, HYDERABAD,

AE 594951

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SALE DEED

This Sale Deed is made and executed on this the 1st day of February 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

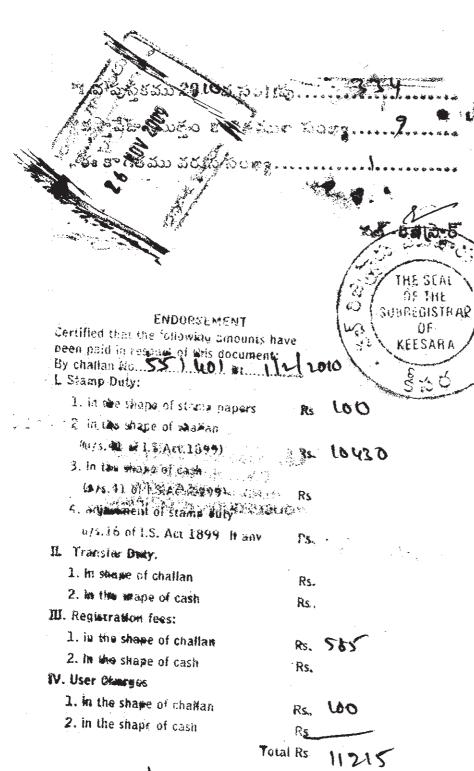
1. MR. ROHIT KUMAR PADMANABHAN, SON OF MR. T. K. PADMANABHAN aged about 34 years, Occupation: Service

2. MRS. DEBARATI- DATTA, WIFE OF MR. ROHIT KUMAR PADMANABHAN aged about 33 years, Occupation: Service, both are residing at Plot no. 6, 1st Floor, Archana Enclave, East Marredpally, Secunderabad - 500 026, 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 & LICONSTRUCTIONS

sale.deed. Partner

-1-



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.	4 - 1	.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

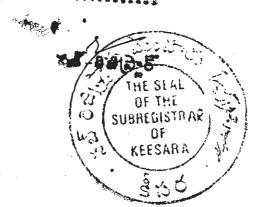
The above executants of the Sale Deeds are hereinafter collectively referred to as Former Owners.

- 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.
- 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.

For MODI & MODI CONSTRUCTIONS

Partner

20 to సంగ్రామ్ సిట్టు ఎల్లో ప్రత్యేమ అఫీసులో సిన్మికున్న ప్రామ్ 1908లోని సేక్షన్ 32.ఎ ను కార్యా కింద్రి సహ చాలలు చేసి రుసుము చూడి కార్యా కంటే సహ చాలలు చేసి రుసుము



టానీయంచ్పినట్లు ఒక్కుకొన్నట ఎసిమ్ బాబ్స్ నట్లు

Prosongony



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 GPASPA for presentation of documents, Vide GPA/SPA No. 12/822/08 registerer at SRO Calaboration (C) 12/822/08 Ranga Reddy District.

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Ventaliamana Reday 5/0, Anji Reddy
oce: Segvice. R10, 11.187/2, Rd No.2
Green Hills Colony, Beroornagar, Hinderalad,

0 g. 10-6

B. RAJ KUMAR 3/0. MUKUND RAD OCC: SERVICE - P/O. ALWAL, SECBOR

2010 నంగాన్ని ... మండ్రామ్ మానము..! మ లేది కినర ... మండ్రామ్ మానము..! మ లేది కినర ... ఇంట్రామ్

D) The Vendee is desirous of purchasing a plot of land bearing no. 28 admeasuring 117 sq. yds. hereinafter referred to as the Scheduled Plot forming part of the Scheduled Land for a consideration of Rs.1,17,000/- (Rupees One Lakh Seventeen Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

### NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLOWS:

- 1. The Vendor do hereby convey, transfer and sell the Plot No. 28 admeasuring 117 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. 1,17,000/- (Rupees One Lakh Seventeen Thousand Only). The Vendor hereby admit and acknowledges 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. 11,115/- is paid by way of challan No. \$\sigma 1401\$, dated 01.02.2010, drawn on SBH, Keesara Branch, Ranga Reddy District.

For MODI & NODI CONSTRUC<mark>ȚIONS</mark>

**Partner** 

sale.deed.

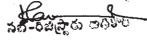
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దస్తావేజు మొక్త	ం కొరితకుంగా స్ట్య	9
	రుస్సంఖ్య	

an amount CIR's LOUSO towards stamp duty including transfer daty and Rs.

towards registration fee on the Market Value of Rs.

Party threating challan height No.

Sub-Registrar Keesara





### **SCHEDULED PLOT**

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 28 admeasuring about 117 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 South

30' wide Road 30' wide Road

East

Park

West

Plot No. 29

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:** 

Board Brand

For MODI & MODI CONSTRUCTIONS

**Partner** 

(Soham Modi) . VENDOR

VENDEE

sale.deed.



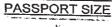
-	AN SHOWING	PLOT NO. 28, FO	RMING A PART	
IN SURVEY NO.	128, 129, 132, 133,	134, 135 & 136		Situated at
RA	MPALLY VILLAGE,		KEESARA	Mandal, R.R. Dist.
VENDOR: M/S.	. MODI & MODI CON	ISTRUCTIONS, REF	PRESENTED BY ITS M	
MR.	SOHAM MODI, SOI	N OF SRI SATISH M	ODI	
BUYER: 1. M	IR. ROHIT KUMAR F	ADMANABHAN, SC	N OF MR. T. K. PADM	IANABHAN
2. M	IRS. DEBARATI DAT	TA, WIFE OF MR.	ROHIT KUMAR PADMA	NABHAN
REFERENCE: AREA: 11	SCALE: 7 SQ. YDS.	INCL: SQ. MTRS.		EXCL:
	30' w	ide road		N 1
	24'-	.0"	]	
Plot No. 29	Pic 44'-0"	ot No. 28	Park	
	30'	wide road	For MOD	1-8 MODI CONSTRUCTIONS
WITNESSES:				Partner
1. book	<b>)</b>	·		SIG. OF THE BUYER



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

SL.NO.

FINGER PRINT
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(LEFT THUMB)



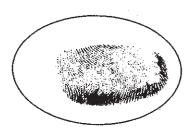
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER





### VENDOR:

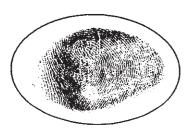
M/S. MODI & MODI CONSTRUCTIONS
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD
REP. BY ITS MANAGING PARTNER
MR. SOHAM MODI
S/O. MR. SATISH MODI





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

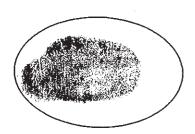
MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3&4, II FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD – 500 003.





### BUYER:

1. MR. ROHIT KUMAR PADMANABHAN S/O. MR. T. K. PADMANABHAN R/O. PLOT NO. 6, 1<sup>ST</sup> FLOOR, ARCHANA ENCLAVE, EAST MARREDPALLY, SECUNDERABAD – 500 026.





2. MRS. DEBARATI DATTA W/O. MR. ROHIT KUMAR PADMANABHAN R/O. PLOT NO. 6, 1<sup>ST</sup> FLOOR, ARCHANA ENCLAVE, EAST MARREDPALLY, SECUNDERABAD – 500 026.

SIGNATURE OF WITNESSES:

1

book

2.

of land

FOR MODI CONSTRUCTIONS

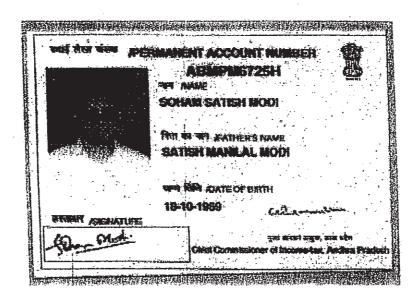
Partner

SIGNATURE OF EXECUTANTS

SIGNATURE OF BUYER

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దస్తానేజు	త్తుత్తం	కాగిత్తమం	శ్రఖు	9
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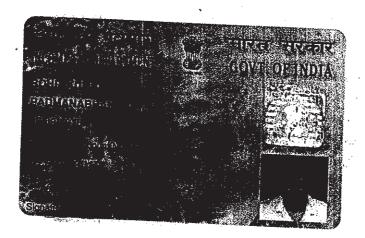


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## Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 335/2010 of SRO: 1530(KEESARA)

01/02/2010 12:02:47

SINo.	Thumb Impression	Photo	Name and Address of the Party	PartySignature
1		OLEGATION IN CONTRACTOR OF THE PROPERTY OF THE	(CL) ROHIT	Janet !!
2	**SEERRAPHS.HXX*1.300.009	0 <u>1.03.300.1.73(1.37) (530-1.30) (533-1.30)</u>	(CL) DEBARATI DATTA R/O. P.NO 6 1ST FLOOR, ARCHANA ENCLAVE,EAST MARREDPALLY, SEC-BAD.	A dadé
3	Manual Enclosure	Manual Enclosure	(EX) M/S MODI & MODI & MODI CONSTRUCTIONS REP BY SOHAM MODI O/O. 5-4-187/3 & 4, SOHAM MANSION M.G.ROAD, SEC-BAD.	

Witness Operator
Signatures Signature

Subregistrar Signature कर-उटावे-ह





# GOVERNMENT OF ANDHRA PRADESH/ఆంధ్రప్రదేశ్ స్థ్రమత్వం

CERTIFICATE OF ENCUMBRANCE ON PROPERTY/ఆస్టిపై తాకట్టు భార దృవీకరణ పత్రము REGISTRATION AND STAMPS DEPARTMENT/రిజిడ్డేషన్ మరియు ప్రాంఫుల శాఖ

Certificate No/ ధృవీకరణ పత్రము సంఖ్య : Application No/ ధరఖాన్న సంఖ్య :

Page/ ಕುಟ:

Date/ ತೆದಿ : .

ROHIT KUMAR KEESARA

(శ్/ (శ్రీమతి

Sri/Smt

SRO/ స. రి. కా.

VILL/COL : RAMPALLE PADMANABHAN

having applied to me for a defitilicate giving particulars of registered acts **శేగితోక**ncumbrances if any, in 1985βతోరోలోగుder mentioned property. ఈ దిగుముదహరించిన ఆస్త్రీ గురించి ఏవైనా రిజిస్టరు కాబడిన తాకట్టు రుణభార చర్యల వివరములు తెలుపు ధృవవుత్రవుంలై చరఖాస్తు చేసిన మీదట

SURVEY: ,128,129,132,133,134,135,136, PLOT: ,28,

NORTH: 30' WIDE ROAD SOUTH: 30' WIDE ROAD EAST: PARK WEST: PLOT NO 29

wing acts and encumbrances appear.

MEE'S TIME of Generation of EC: 09-02-2010 13:57:20

**వ్రువ్వవని ఇందుమూ అముగా నేను ధృవీకరించుచున్నాను.** నం. ల వరకు 1వ పుస్తకము మరియు అందులకు సంబంధించిన ఇండక్సులలో సదరు ఆస్తుల కోసం సంబంధించిన తాకట్టు మైరాలను వెదకిన మీదట ఈ క్రింద నమోదు పరచిన తాకట్టు మైరాలు

	!	1. <u>-</u> .			
					SI.No. కమన సంఖ్య (1)
	မ	N	<u> </u>	ŀ	
HOUSE: / EXTENT: 117 SQ.Yds	OL: RAMPA 128 129	VIIL/COL: RAMPALLE HOUSE SIDE VALUE W-B: SURVEY: 128 129 132 133 134 135 136 PLOT HOUSE: / EXTENT: 117 SQ.Yds Boundires: [N]: 30' WIDE ROAD [S] 30' WIDE ROAD [B]: PARK [W]: PLOT NO 29  LINK DOCT: 1530,334/2010#	VILL/COL: RAMPALLE HOUSE SIDE VALUE W-B: 1-1 SURVEY: 128 129 132 133 134 135 136 PLOT: 2 HOUSE: / EXTENT: 117 SQ.Yds BUILT: 165 Sq.ft Boundires: [N]: 30' WIDE ROAD [S]: PLOT NO 29  LINK DOCT: 1516,6095/2005# 1516,7972/2004# 1516,8657/2004# 1530,334/2010#		(a) Description of Property ఆశ్వీ వివరములు (2)
	PLOT:	PLOT PLOT	AD III		
,	1-1 (R) 01-02- 28 (P) 01-02	1-1 (R) 01-02-2010 28 (F) 01-02-2010 (B) 01-02-2010	1-1 (B) 01-02-2010 28 (P) 01-02-2010 1659 (B) 01-02-2010 S) (B) 01-02-2010		Date of (E)xecution (R)egistration దస్తావేజు (వాయబడిన తేది రజిడ్డేషన్ తేది (3)
	01-02-2010 0101	-2010 0.09 2010 Sale 2010 Mkt. Value: Rs. 93600 Cons. Value: Rs 1083000	2010 0109 2010 Sale -2010 Mrt. Value: Rs. 799676 Cons. Value: Rs. 1800000		(b) Nature & Value of Document దస్తావేజు స్వభావం మరియు విలువ (4)
TONOLLE WOLL COMPANY OF THE PARTY OF THE PAR	7	1 (CL) ROHIT KUMAR PADMANABHAN 1 (EX) M/S MODI & MODI CONSTRUCTIONS REP BY SOHAM MODI 2 (CL) DEBARATI DATT:	1(CL) ROHIT KUMAR PADMANABHAN 1(EX)M/S MODI & MODI CONSTRUCTIONS REP BY SOHAM MODI 2(CL) DEBARATI DATTA		Names of Parties / పార్టీల వివరములు Executants (Ex) and Claimants (Ct) (ాస్ ఇచ్చిన వారు హక్కు దారులు (5) (6)
	0/0	0/0	0/0		Ref. to D డస్తావేజ Voi.No./Page No వాల్యుం/ పుట (7) (8)
	334 /	335 2010 of SRO KEESARA	336 2010 of Sno KBBSARA		Ref. to Document Entry దస్తావేజు కాపీ వివరణ Vol.No/Page No. Document No/Year వాల్యం/పుట దస్తావేజు నెం./ సం.

ఈ ఆస్టికి సంబంధించి పై తెలుపబడిన తాకట్టు వైరా చక్కలు మినహో మరి ఏ విధమైన ఇతర తాకట్లు వైరాలు వమోదు కాబడి యుండలేదని కూడా ధృవీకరించుచున్నాను. l also certify that except the aforesaid acts and encumbrances  $n_{-}$  other act and encumberances affecting the said property have been found

Search made and certificate prepared by/ దృవీకరణ పత్రము తయారు చేసిన వారు

Search verified and certificate examined by/ సరిచూచి దృవీకరణ ష(తము పరేషుంచిన జారు

Office of the Sub-Booksteenwoo/86 Office Stabberakk

REP BY SOHAM MODI

+20

towards EC-Fee aganist Cash

eceipt (No. 141



# REGISTRATION AND STAMPS DEPARTMENT/రిజిస్టేషన్ మరియు ప్రాత్యల శాఖ టీమీస్ నిక్రిత్స్ సిరియా ప్రాత్యల శాఖ టీమీస్ నిక్కల్లో సిరియా ప్రాత్యల శాఖ టీమీస్ నిక్కల్లో సిరియా ప్రత్యల శాఖ టీమీస్ నిక్కల్లో సిరియా ప్రాత్యల శాఖ టీమీస్ నిక్కల్లో సిరియా ప్రత్యల శాఖ టీమీస్ నిక్కల్లో సిరియా ప్రత్యల శాఖ టీమీస్ సిరియా స్ట్రల్లో స్ట్రల్లో సిరియా స్ట్రల్లో సిరియా స్ట్రల్లో సిరియా స్ట్రల్లో స్ట్

CERTIFICATE OF ENCUMBRANCE ON PROPERTY/ఆస్టిపై తాకట్టు భార ధృవీకరణ పత్రము

Certificate No/ ఛ్ఫవీకరణ పత్రము సంఖ్య :

335 Application No/ ధరఖాస్తు సంఖ్య :

Date/ ತೆದಿ : .

Page/ ప్రట :

09-02-2010

SRO/ 5.8.5.

ROHIT KUMAR

PADMANABHAN

VILL/COL : RAMPALLE

్జ్ /్జ్ మతి

Sri/Smt

SURVEY: ,128,129,132,133,134,135,136; PLOT: 928, MORTH: 30 MIDE ROAD SOUTH: 30 MIDE ROAD BAST: PARK WEST: PLOT NO 29 having applied to me for a certificate giving particulars of registered acts and encumbrances if any, in respect of under mentioned property.

I heroby cortify that a search has been made in Book I and in the Indexes relating thereto for g.R.O.XXXXXARA for 4 for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear. DATE & The of Application of EC: 09-02-2010 00:00:00

Years from

01-10-2007

DATE & TIME of Generation of EC: 09-02-2010 13:57:20

08-02-2010

వున్నవని ఇందుమూలముగా నేను దృవీకరించుచున్నాను. సం. ల వరకు 1వ పుస్తకము మరియు అందులకు సంబంధించిన ఇండెక్సులలో సదరు ఆస్తుల కోసం సంబంధించిన తాకట్టు మైరాలను వెదకిన మీదట ఈ (కింద నమోదు పరచిన తాకట్టు మైరాలు

		SKNo వరుప సంఖ్య (1)	
	Boundires: ROAD [E]: PA LINK DOCT: 1516,7972/2	(a) De	
	Boundires: [N]: 30' WIDE ROAD [S] ROAD [E]: PARK [W]: PLOT NO 29 LINK DOCT: 1516,6095/2005# 1516,7972/2004# 1516,8657/2004#	(a) Description of Property అస్టి వివరములు (2)	-
	[N]: 30' WIDE ROAD [S] 30' WIDE ARK [W]: PLOT NO 29 1516,6095/2005# 2004# 1516,8657/2004#		
	(B) 01-20	Date of (E)xecution (R)egistration රාජීක්ෂ [කරාගයේන් මීරි රාස්ලික්ති මීරි (3)	
	2010 Mict. Values: Rs. 93600. Cons. Value: Rs. 117000	(b) Nature & Value of Document దస్తావేజు స్వభావం మరియు విలువ (4)	
To the second	2 (CL) D	Name Execu	
THE SEAL CONTROL SUBRICISION AND SEAL KEESAR A SA	2 (CL) DEBARATI DĀTTĀ	Names of Parties / పార్టీల వివరములు Executants (Ex) and Claimants (Ct) (హాసీ ఇచ్చిన వారు హాక్కు చారులు (5) (6)	
and the second s		ų <u>€</u>	
		/ol.No./Page No వాల్యుం/ ఫుట (7) (8)	. Ref. to D
	KERSARA of SRO	Vol.No./Page No. Document No/Year නපහුර/නුදා රාකුකිස මිර: / තිර. (7) (8) (9) (10)	Ref. to Document Entry దస్తావేజు కాపీ వివరణ

ఈ ఆస్టికి సంబంధించి పై లెలుపబడిన తాకట్టు వూరా చర్యలు వినహా మరి ఏ విధమైన ఇతర తాకట్లు వూరాలు సమోద్దరు కాబడి యుండలేదని కూడా రృవికరించునున్నాను. also certify that except the aforesaid acts and encumbrances n. other act and encumberances affecting the said property have been found

Search made and certificate prepared by/ భృవీకరణ ప(తము తయారు చేసిన వారు

Towards EC-Fee aganist Cash Receipt No. 141

Received Rs. 100

Search verified and certificate examined by/ పరిచూచి దృవీకరణ షత్రము పరీటేంచిన వారు

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