

SCANNED

1876/2011 29

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆन्ध्र प्रदेश ANDHRA PRADESH

U 493218

Sl.No. 2457 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 7th day of May 2011 at S.R.O, Keesara, Ranga Reddy District by and between:

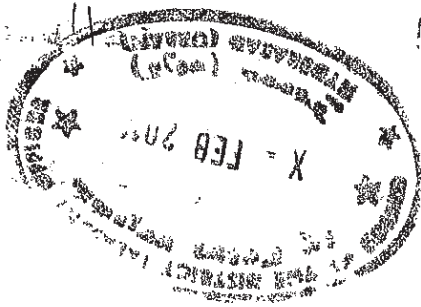
M/s. MODI & MODI CONSTRUCTIONS a registered partnership firm having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 represented by its Managing Partner Mr. Soham Modi, S/o. Sri Satish Modi, aged about 41 years, Occupation: Business, hereinafter referred to as the Vendor (which term shall mean and include its successors in office, administrators, executors / nominees / assignees, etc.)

IN FAVOUR OF

MR. T. KUMAR, SON OF MR. DHARMA RAO aged about 25 years, Occupation: Service, residing at LIG-720, 1st floor, Road No. 5, KPHB Colony, Phase - I, Kukatpally, Hyderabad., 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

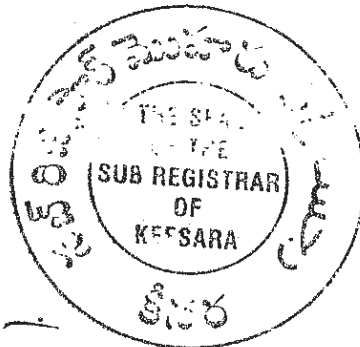


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Certified that the following amounts have been paid in respect of the document By Chatter No. 814 22301.13/5/11

I. Stamp duty:

1. Stamp duty
2. Stamp duty
3. Stamp duty
4. Stamp duty

100/-

9260/-

II. Tax

1. Tax
2. Tax

III. Receipt

1. Receipt
2. Receipt

585/-

IV. User

1. User
2. User

100/-

Total

10045/-

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.

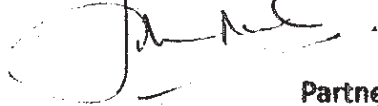
All the above Sale Deeds are registered at the office of Sub-Registrar, Shamirpet, R.R. District and are executed by the following owners:

- 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.

For MODI & MODI CONSTRUCTIONS



Partner

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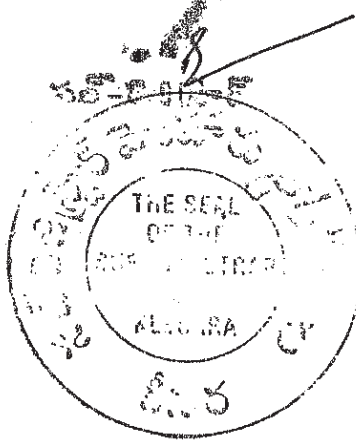
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K. Prabhakar Reddy



585/-

Prabhakar

Prabhakar

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/BK/1/08
dated 05-03-08 registerer at SRO, Keesara,
Ranga Reddy District.

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① V. Ravi

VENKAT RAMANA REDDY
S/o. LATE ANJI REDDY
Occ. SERVICE - R/o. 11-187/1
GREENHILLS COLONY, SAROORNAQAR
HYDERABAD.

② B. Raj Kumar

B. Raj Kumar S/o. MURUGU RAO
Occ. BUSINESS - R/o 1-4/11, ALMAL,
SECUNDERABAD.

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Handwritten signature

- 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. 29, 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 FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot No. 29 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 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. 9,945/- is paid by way of challan No. 814223, dated 13.05.2011, drawn on SBIL Keesara Branch, Ranga Reddy District.

For MODI & MODI CONSTRUCTIONS



Partner

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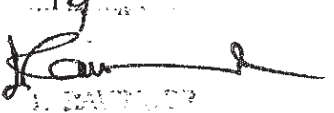
9260/-
585/-

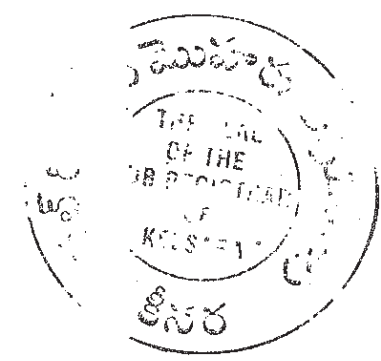
dated 13/5/11

117000/-
814223


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Keesari



SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 29 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: In the Project known as "NLSIRI HOMES."

North	30' Wide Road	
South	30' Wide Road	
East	Plot No. 28	
West	Plot No. 30	

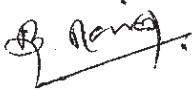
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

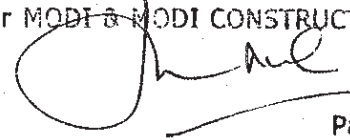
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For MODI & MODI CONSTRUCTIONS



Partner

(Soham Modi)
VENDOR



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REGISTRATION PLAN SHOWING

PLOT NO. 29, 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

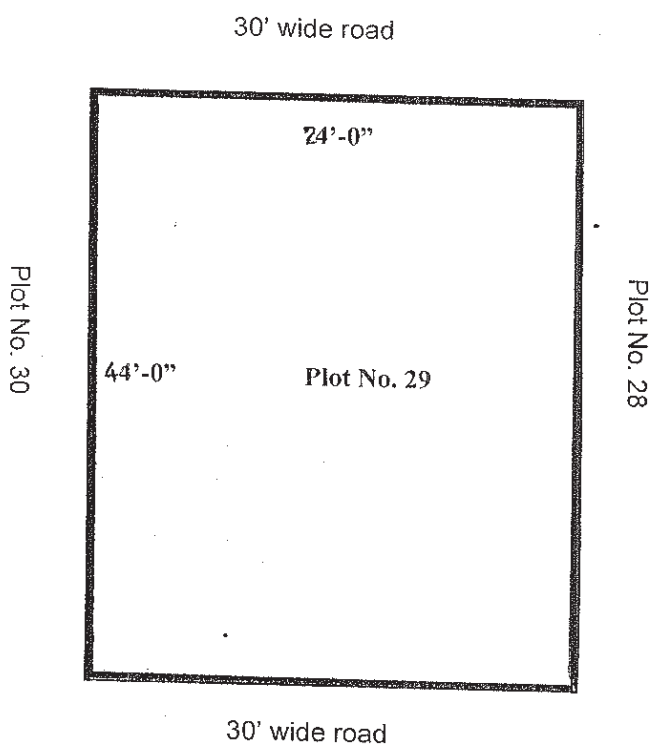
MR. SOHAM MODI, SON OF SRI SATISH MODI

BUYER:

MR. T. KUMAR, SON OF MR. DHARMA RAO

REFERENCE:**AREA:**

117

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

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For MODI & MODI CONSTRUCTIONS

Partner

SIG. OF THE VENDOR

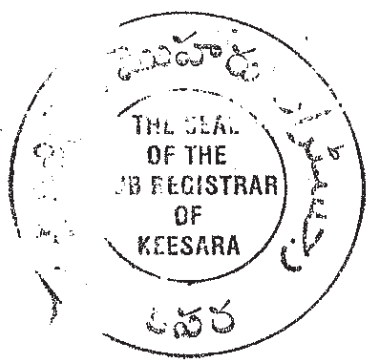
SIG. OF THE BUYER

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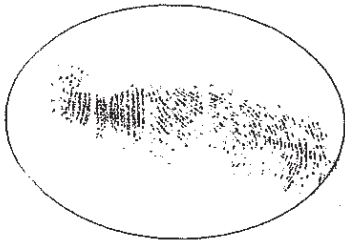
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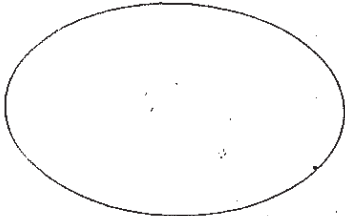
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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:

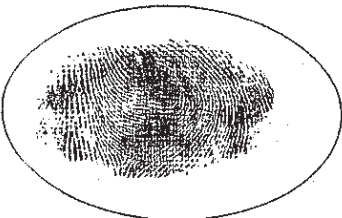
M/S MODI & MODI CONSTRUCTIONS,
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G ROAD, SECUNDERABAD
REP BY ITS MANAGING PARTNER
MR. SOHAM MODI
S/O MR. SATISH MODI



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.



BUYER:

MR. T KUMAR
S/O. MR. DHARMA RAO
R/O. LIG-720, 1ST FLOOR
ROAD NO. 5, KPHB COLONY
PHASE - I, KUKATPALLY
HYDERABAD.

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

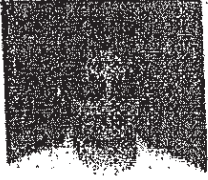
SIGNATURE OF THE BUYER

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स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER ADMPN672BH		
	नाम / NAME SOHAN SATISH MODI	
	पिता का नाम / FATHER'S NAME SATISH HANLAL MODI	
	जन्म तिथि / DATE OF BIRTH 18-10-1959	
हस्ताक्षर / SIGNATURE <i>Sohan Modi</i>	मुख्य आयकर अधिकारी, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh	

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

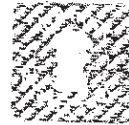
PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number
AWSP8104E

Prabha...
Signature



10082008

Prabha...

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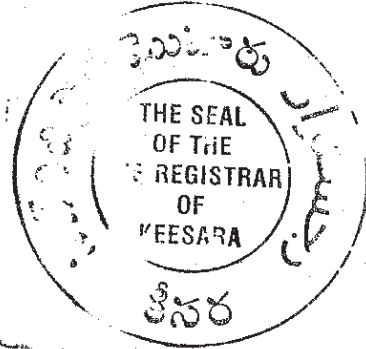
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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TAMMANA KUMAR
DHARMA RAO TAMMANA
19/02/1986

Permanent Account Number

AFHPT3951P

T. Kumar
Signature



T. Kumar

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నమోదించినది ✓

